

**HASTINGS CITY COUNCIL
AGENDA**

**Hastings Municipal Airport
3300 West 12th Street
October 14, 2024
5:30 PM**

ROLL CALL:

PLEDGE OF ALLEGIANCE:

MOTION TO ADOPT CURRENT AGENDA for October 14, 2024 Regular Meeting.

PUBLIC NOTICE - Official Notice of the Regular Meeting was published in the Hastings Tribune on Friday, October 11, 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 Special Council Meeting of September 16, 2024
 - (b) Approval of the minutes of the Council Meeting of September 23, 2024
 - (c) Approval of claims and payroll
 - (d) Approval of Work Order EL-295, replacement of residential LED lights from 7th to 9th, Denver Avenue to Kansas Avenue, to collector LED lights
 - (e) Approval of Release of 60' Public Use Easement for Rief Development LLC
 - (f) Approval of Partial Release of 60' Public Use Easement for Rief Development LLC

REGULAR AGENDA:

2. Unfinished Business of Preceding Meeting.
3. Public Hearings.
 - (a) Motion to adjourn as Mayor and City Council and reconvene as Board of Equalization

Public hearing on the levying of assessments in the Business Improvement District

- (b) Motion to adjourn as Board of Equalization and reconvene as Mayor and City Council
- (c) Resolution No. 2024-59 making assessments in the Business Improvement District of the City of Hastings
- (d) Public hearing on the request to change zoning from R-1A, Single-Family Residential Large Lot District to R-1, Urban Single-Family Residential District for property generally located 850 feet south of the intersection of North Elm Avenue and East 26th Street on the west side of North Elm Avenue, Hastings, Nebraska
- (e) Public hearing on the request of the Community Redevelopment Authority regarding Plan Modification No. 2024-6 to Redevelopment Area #18 generally located 850 feet south of the intersection of North Elm Avenue and East 26th Street on the west side of North Elm Avenue, Hastings, Nebraska

Resolution No. 2024-60 approving Plan Modification No. 2024-6 to Redevelopment Area #18 generally located 850 feet south of the intersection of North Elm Avenue and East 26th Street on the west side of North Elm Avenue, Hastings, Nebraska

- (f) Approval of the final plat for Elm Meadows First Subdivision
- (g) Public hearing on the request of Hastings Property Holdings, LLC for a Conditional Use Permit for proposed expansion of an existing meat packing plant (Noah's Ark Processors) for property commonly addressed as 1009 West M Street, Hastings, Nebraska

Resolution No. 2024-61 approving the request of Hastings Property Holdings, LLC for a Conditional Use Permit for proposed expansion of an existing meat packing plant (Noah's Ark Processors) for property commonly addressed as 1009 West M Street, Hastings, Nebraska

- (h) Public hearing on the request of the Community Redevelopment Authority regarding Plan Modification No. 2024-7 to Redevelopment Area #5 commonly addressed as 1009 West M Street, Hastings, Nebraska

Resolution No. 2024-62 approving Plan Modification No. 2024-7 to Redevelopment Area #5 commonly addressed as 1009 West M Street, Hastings, Nebraska

4. General Business.

- (a) Approval of the expenditure of funds to encourage the retention and hiring of certified law enforcement officers and 911 dispatchers at the Hastings Police Department
- (b) Approval of FNIC for Risk Management and Insurance Consulting Services
- (c) Approval of the agreement with The Diamond Engineering Co. for the Lochland Meadows 17th Addition Sewer Main Project

5. Ordinances and Resolutions.

- (a) Ordinance No. 4779 vacating Hastings College First Subdivision in the City of Hastings, Adams County, Nebraska to correct a previous issue caused by the subdivision and East 9th Street right-of-way vacation
 - (b) Resolution No. 2024-63 requesting assistance from the South Central Economic Development District, Inc. in the completion of a U.S. Environmental Protection Agency Brownfield Clean Up grant for the former Hastings Middle School Building at 714 West 5th Street
 - (c) Resolution No. 2024-64 approving Municipal Annual Certification of Program Compliance 2024
- 6. Final Passage of Ordinances.
- 7. Appointments.
 - (a) Mayor's appointment of Interim Fire Chief
 - (b) Appointments to Boards and Commissions
- 8. Miscellaneous and Other Business.
 - (a) Hastings Pickleball
- 9. Possible Closed Session (if necessary or requested).

ADJOURN:

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

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

Service Anniversaries

October 2024

Name	Department	Assignment	Anniversary	Years
Haase, Jason M	Police	Police Captain	10/01/2024	15
Jones, Todd D	Auditorium	Building Maintenance Assistant	10/03/2024	10
Gosser, Curtis W	Museum	Curator of Exhibits	10/06/2024	10
Roth, Joslynn	Human Resources	Human Resources Generalists	10/21/2024	5
Higgins, Jaci L	Marketing	Analytics Coordinator	10/28/2024	5
Bryan, William Keith	NDS	Dispatch Operator I	10/31/2024	30

CITY OF HASTINGS, NEBRASKA
MINUTES OF CITY COUNCIL SPECIAL MEETING
Monday, September 16, 2024

Pursuant to due call and notice thereof, a Special Meeting of the City Council of the City of Hastings, Nebraska was conducted at the Hastings Municipal Airport, 3300 W. 12th Street, on September 16, 2024.

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

The following City Officials were present: Assistant City Administrator, Mark Funkey; City Attorney, Jesse Oswald; Utility Manager, Derek Zeisler; City Clerk, Kimberly Jacobitz; Police Chief, Adam Story; Assistant Fire Chief, Troy Vorderstrasse; 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; Public Information Manager, Tony Herrman; Safety Director, Trent Clark; Library Director Amy Dissmeyer.

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 September 16, 2024, Special 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 Special Meeting was published in the Hastings Tribune on Friday, September 13, 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.

AGENDA ITEMS

(1.) ORDINANCE NO. 4771 ADOPTING THE ANNUAL APPROPRIATION BILL FOR THE CITY OF HASTINGS AND ADOPTING APPROPRIATE SUMS FOR THE NECESSARY EXPENSES AND LIABILITY FOR THE FISCAL YEAR 2024-2025 (*SECOND AND POSSIBLE FINAL READING*)

Moved by Butch Eley to approve Ordinance No. 4771 adopting the Annual Appropriation Bill for the City of Hastings and adopting appropriate sums for the necessary expenses and liability for the fiscal year 2024-2025 on second reading. The motion died for lack of a second.

Moved by Shawn Hartmann seconded by Steve Huntley to amend Ordinance No. 4771 to include the jet hanger at the Hastings airport in the amount of \$750,000.

Mark Funkey stated that this provides the airport potential to get a jet to the airport. Our status would become a regional airport, which affords the city more funds to support the airport. It is around \$150,000 annually of additional funds because of the higher status. There are additional benefits for grants and applications getting a higher priority status. Matt Kuhr, Airport Manager, stated this allows us to compete for funds with regional including airports in Grand Island, Kearney, and North Platte. It would be a revenue-generating building. It would allow us to compete for federal funds airport.

Matt Kuhr stated there are approximately 40 airplanes on the field at this time and the airport is full. We have a sizable amount of jets coming into the airport for easy refueling. Hastings Economic Development District and Chamber are in support of the regional airport, to assist in economic development. Mark Funkey stated that the project will not be fully realized unless someone commits to housing their jet at the airport. If we do not find someone wanting to house their jet here, we will not build the jet hangar. The money will come out of the cash we have on hand. The revenue would help repay the building. Matt Kuhr said there is interest in bringing jets to Hastings, but there is no guarantee. We have two private hangars on the airport property. Discussion was held on whether to wait to build until a jet commits. Mayor Stutte stated the Airport Advisory Board and Airport Association have shown good faith in getting things done and are heading in a great direction.

Vote on amendment: 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.

Moved by Shawn Hartmann seconded by Butch Eley to adopt amended Ordinance No. 4771 adopting the Annual appropriation bill for the City of Hastings and adopting appropriate sums for the necessary expenses and liability for the fiscal year 2024-25 on second reading. 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.

Moved by Matt Fong seconded by Shawn Hartmann to adopt amended Ordinance No. 4771 adopting the Annual appropriation bill for the City of Hastings and adopting appropriate sums for the necessary expenses and liability for the fiscal year 2024-25 on final reading. 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.

Moved by Steve Huntley seconded by Matt Fong there being no further business to come before the council to adjourn at 5:51 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 REGULAR MEETING
Monday, September 23, 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 September 23, 2024.

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

The following City Officials were present: Interim City Administrator, Mark Funkey; City Attorney, Jesse Oswald; Utility Manager, Derek Zeisler; City Clerk, Kimberly Jacobitz; Police Chief, Adam Story; Asst. Fire Chief, Troy Vorderstrasse; Parks & Recreation Director, Jeff Hassenstab; Finance Director, Roger Nash; Information Technology Director, Erik Nielsen; Director of Engineering, Lee Vrooman; Director of Development Services, Chad Bunker; Director of Human Resources, Lori Hartman; Museum Director, Teresa Kreutzer-Hodson; Public Information Manager, Tony Herrman; Safety Director, Trent Clark; Library Director, Amy Dissmeyer.

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 September 23, 2024, Regular Meeting. 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 Regular Meeting was published in the Hastings Tribune on Friday, September 20, 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 Rowan reported on the Special Olympics Truck Convoy held this past weekend.

CITIZEN COMMUNICATIONS:

Termination of Shawn Metcalf: Willis Hunt, 616 Madden Road; Scott Barwick, 3401 Yost.
Budget: Edward Krantz, 1203 E 9th.

MAYOR'S COMMUNICATIONS:

Mayor Stutte recognized the service anniversary for Police Officer Brad Cunningham, 10 years.

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, Marc Rowan, Shawn Hartmann, Matt Fong. Nays: None. Absent: Joy Huffaker. The motion carried.

(a) Approval of the minutes of the Council Meeting of September 9, 2024

(b) Approval of the minutes of the Special Council Meeting of September 9, 2024

(c) Approval of claims and payroll

(d) Approval of Work Order CO-195, warehouse security cameras

(e) Approval of Work Order GA-383, replacement of low pressure gas distribution system, alley between 1st Street and 2nd Street and from Lincoln Avenue to Hastings Avenue

- (f) Approval of Work Order EL-294, installation of a new single-phase overhead transformer for Woodward's Disposal's new outbuilding at 1400 South Baltimore Avenue
- (g) Approval of Work Order EL-291, installation of three-phase underground electric lines and padmount transformers for new bank at 715 West 4th Street
- (h) Approval of the manager application of Clarence P. Charles in connection with the Class "IK" Liquor Licenses of Central Community College Area dba "Central Community College" located at 550 Technical Boulevard
- (i) Approval of the request of the Hastings Area Chamber of Commerce to utilize city property for the Celebration of Lights on November 21, 2024
- (j) Approval of the request of the Hastings Family YMCA to utilize city property for the YMCA Turkey Trot on November 16, 2024
- (k) Approval of Invoice No. 1805 in the amount of \$1,100.00 from South Central Economic Development District for administrative services for Community Development Block Grant Project 22-ED-003, Pacha Expansion
- (l) Approval of the request for Community Development Block Grant funds, Drawdown #6, in the amount of \$1,100.00 for general administration services for Community Development Block Grant Project 22-ED-003, Pacha Expansion

REGULAR AGENDA:

2. Unfinished Business of Preceding Meeting.

None.

3. Public Hearings.

None.

4. General Business.

(a) Moved by Butch Eley seconded by Shawn Hartmann to approve the City's insurance coverage for FY2024-25 to Travelers' Insurance Company for Property, Casualty, Crime, and Workers' Compensation; Starr Companies for Airport; Corvus for Cyber; AEGIS for Utility Excess Liability; FM Global for Utility Property coverage; and Chubb for Utility Inland Marine. Mayor Stutte introduced Mark Frantz and Jeff Scanlan, FNIC Insurance Consultants. They gave a high overview of the city's insurance renewal. The property market has been a tough environment with sizable increases. Nebraska is an extreme hail zone, and has the second-highest homeowner insurance rates. The City has a favorable renewal. There is an increase in premiums, primarily because of the changes in exposure. The bright spot is workers' compensation coverage. The experience modifier is .57, which is a great modifier, saving the city well over \$100,000 in premiums this year. The cyber market has stabilized. Mayor Stutte thanked the Safety Directors for their work on the safety programs and helping to improve the safety culture. 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.

(b) Moved by Shawn Hartmann seconded by Butch Eley to terminate the employment of Shawn Metcalf as City Administrator for the City of Hastings. Council President Matt Fong stated that the City of Hastings and most other businesses and organizations make it a point not to comment on HR related decisions that affect individuals. We obviously regret the fact that we are here today, and know that this decision is not made lightly. He stated that we are grateful for the work Shawn Metcalf did on behalf of the City of Hastings and wish his family the best. He told citizens that the community is in good hands under the leadership of Mark Funkey and all the department heads who oversee the vital work they do each day. Mayor Stutte thanked Mark Funkey and the department heads for their work while moving through this process. Roll Call: Ayes: Steve Huntley, Jeniffer Beahm, Brad Consbruck, Butch Eley, Shawn Hartmann, Matt Fong. Nays: Marc Rowan. Absent: Joy Huffaker. The motion carried.

5. Ordinances and Resolutions.

None.

6. Final Passage of Ordinances.

None.

7. Appointments.

(a) Appointments to Boards and Commissions

Moved by Shawn Hartmann seconded by Matt Fong to approve Mayor Stutte's appointment of Scott Kvols to the Utility Advisory Board, term of 9/23/2024 to 07/01/2028, replacing Scott Snell. 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.

(b) Moved by Shawn Hartmann seconded by Steve Huntley to approve Mark Funkey as Interim City Administrator. Mayor Stutte thanked Mark Funkey for stepping into the role, especially during the budget season. He also thanked the department heads, who took a hard look at the budget with Mark to get it done. He announced that the plan moving forward is that Mark Funkey will serve as Interim City Administrator until the next mayor takes office. The next mayor and council will decide on any appointment. 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.

8. Miscellaneous and Other Business.

None.

Moved by Steve Huntley seconded by Shawn Hartmann there being no further business to adjourn at 5:50 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.

APPROVED:

Corey Stutte, Mayor

ATTEST:

Kimberly S. Jacobitz, City Clerk

(S E A L)

CITY OF HASTINGS



ACCOUNTS PAYABLE CHECK RUN REPORT

Detail Invoice List

CHECK RUN: 240930 09/30/2024
DUE DATE: 09/30/2024

CASH ACCOUNT: 999		11010		CASH IN BANK - CITY					
VENDOR		REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK
126	FRIESEN CHEVROLET, IN	0001		INV	10/30/2024	31451 093024			
ACCOUNT DETAIL						LINE AMOUNT			
1	10002000 74380	DS	VEH			37,291.05			
							37,291.05		
						CHECK TOTAL	37,291.05		
1	INVOICES	WARRANT TOTAL				37,291.05	37,291.05		
		CASH ACCOUNT BALANCE					0.00		

CITY OF HASTINGS



ACCOUNTS PAYABLE CHECK RUN REPORT

Check Run Summary

CHECK RUN: 240930 09/30/2024
DUE DATE: 09/30/2024

FUND	ORG	ACCOUNT	AMOUNT	AVLB BUDGET
100	10002000	DEVELOPMENT SERVICES 100-10-020-00-0000-00000-74380-	37,291.05	166,700.19
			FUND TOTAL	37,291.05
CASH ACCOUNT 999 11010			BALANCE .00	
			WARRANT SUMMARY TOTAL	37,291.05
			GRAND TOTAL	37,291.05

CITY OF HASTINGS

ACCOUNTS PAYABLE CHECK RUN REPORT

Detail Invoice List

CHECK RUN: 240926 09/26/2024

DUE DATE: 09/26/2024

CASH ACCOUNT: 999 11010		CASH IN BANK - CITY							
VENDOR	REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK	
152 ADAMS COUNTY CONVENTI	0001		INV	08/31/2024	JULY 2024				
ACCOUNT DETAIL					LINE AMOUNT				
1 270 72306		MUSEUM	PROMO CVB		16,286.99				
					CHECK TOTAL	16,286.99			
						16,286.99			
2405 MATT ADAMS	0001		INV	10/03/2024	173154				
ACCOUNT DETAIL					LINE AMOUNT				
1 10003024 73141		PR-REC	SUPP-ADULT		800.00				
					CHECK TOTAL	800.00			
						800.00			
714 ALAN WITTE SALES & SE	0001		INV	10/13/2024	20753				
ACCOUNT DETAIL					LINE AMOUNT				
1 270 73710		MUSEUM	LANDSCAPE		409.18				
					CHECK TOTAL	409.18			
						409.18			
437 ALLO COMMUNICATIONS	0001		INV	10/24/2024	1728009 092424				
ACCOUNT DETAIL					LINE AMOUNT				
1 720 73725		IT FUND	COMPT SOFT		4,197.62				
2 720 73727		IT FUND	SFTW UTIL		3,434.42				
					CHECK TOTAL	7,632.04			
						7,632.04			
437 ALLO COMMUNICATIONS	0001		INV	09/23/2024	1398929 082424				
ACCOUNT DETAIL					LINE AMOUNT				
1 10003022 72620		PR-PARKS	TELEPHONE		360.54				
					CHECK TOTAL	360.54			
						360.54			
437 ALLO COMMUNICATIONS	0001		INV	09/23/2024	911069 082424				
ACCOUNT DETAIL					LINE AMOUNT				
1 10008000 72620		AIRPORT	TELEPHONE		177.36				
					CHECK TOTAL	177.36			
						177.36			

CITY OF HASTINGS

ACCOUNTS PAYABLE CHECK RUN REPORT

Detail Invoice List

CHECK RUN: 240926 09/26/2024

DUE DATE: 09/26/2024

CASH ACCOUNT: 999 11010		CASH IN BANK - CITY							
VENDOR		REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK
402	AMAZON CAPITAL SERVIC	0001		INV	10/06/2024	16LY-WNVN-N7LK			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10003022 73772		PR-PARKS	SUPP-SHOP		135.56	135.56		
402	AMAZON CAPITAL SERVIC	0001		INV	09/30/2024	1GLQ-YFWF-FXXX			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10003023 73720		PR-WP	SUPP-BM		24.98	24.98		
402	AMAZON CAPITAL SERVIC	0001		INV	10/06/2024	1H3K-KX3P-LW39			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10005031 73850		POLICE	FIELD EQ		1,220.76	1,220.76		
402	AMAZON CAPITAL SERVIC	0001		INV	10/04/2024	1TJQ-3HTD-CGWK			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10005031 73850		POLICE	FIELD EQ		169.85	169.85		
402	AMAZON CAPITAL SERVIC	0001		INV	10/03/2024	1GRY-CPN4-7D4T			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10005031 73165		POLICE	UNIFORM		12.49	12.49		
402	AMAZON CAPITAL SERVIC	0001		INV	09/28/2024	1NC9-V6KV-FL6K			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10005031 73001		POLICE	OFF SUPP		50.53	50.53		
402	AMAZON CAPITAL SERVIC	0001		INV	10/10/2024	1GXQ-3M69-3HHM			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 610 72750		LANDFILL	RM-HEAVY		169.99	169.99		
402	AMAZON CAPITAL SERVIC	0001		INV	10/14/2024	117N-9W9T-KWXR			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10001013 73001		FINANCE	OFF SUPP		37.05	37.05		
402	AMAZON CAPITAL SERVIC	0001		INV	10/09/2024	1RJ1-YT9Q-4RDY			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10003024 73141		PR-REC	SUPP-ADULT		241.46			
	2 10003024 73142		PR-REC	SUPP-YOUTH		326.94			
	3 10003024 73870		PR-REC	YOUTH EQ		724.74			
							1,293.14		

CITY OF HASTINGS

ACCOUNTS PAYABLE CHECK RUN REPORT

Detail Invoice List

CHECK RUN: 240926 09/26/2024

DUE DATE: 09/26/2024

CASH ACCOUNT: 999		11010	CASH IN BANK - CITY							
VENDOR			REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK
402	AMAZON CAPITAL SERVIC		0001		INV	10/13/2024	1K7C-4MMP-DYLN			
	ACCOUNT DETAIL						LINE AMOUNT			
	1 10001011 72053		HR	EE PROG			135.75	135.75		
402	AMAZON CAPITAL SERVIC		0001		INV	10/13/2024	1FMC-K14N-DCHQ			
	ACCOUNT DETAIL						LINE AMOUNT			
	1 10005031 73001		POLICE	OFF SUPP			179.24	179.24		
402	AMAZON CAPITAL SERVIC		0001		INV	10/14/2024	1J4G-GFJY-KLWP			
	ACCOUNT DETAIL						LINE AMOUNT			
	1 10005030 73001		911	OFF SUPP			34.99	34.99		
402	AMAZON CAPITAL SERVIC		0001		INV	10/14/2024	11W3-CYW4-JPK9			
	ACCOUNT DETAIL						LINE AMOUNT			
	1 10001010 73001		CITY ADMIN	OFF SUPP			13.38			
	2 10001012 73001		ATTORNEY	OFF SUPP			61.95	75.33		
402	AMAZON CAPITAL SERVIC		0001		INV	10/06/2024	193H-6DWW-N4NH			
	ACCOUNT DETAIL						LINE AMOUNT			
	1 230 72054		LIB GRANT	LIB PROG			85.25	85.25		
402	AMAZON CAPITAL SERVIC		0001		INV	10/10/2024	176T-HXWL-99NT			
	ACCOUNT DETAIL						LINE AMOUNT			
	1 10004000 73012		LIBRARY	LIB COLL			42.05	42.05		
402	AMAZON CAPITAL SERVIC		0001		INV	10/10/2024	11QF-9CJM-66PD			
	ACCOUNT DETAIL						LINE AMOUNT			
	1 10004000 73012		LIBRARY	LIB COLL			80.67	80.67		
402	AMAZON CAPITAL SERVIC		0001		INV	10/11/2024	1YYC-6Q4Y-64JK			
	ACCOUNT DETAIL						LINE AMOUNT			
	1 230 72054		LIB GRANT	LIB PROG			16.82	16.82		
402	AMAZON CAPITAL SERVIC		0001		INV	10/11/2024	1PNR-674M-4W7R			
	ACCOUNT DETAIL						LINE AMOUNT			
	1 10004000 73012		LIBRARY	LIB COLL			34.77	34.77		

CITY OF HASTINGS

ACCOUNTS PAYABLE CHECK RUN REPORT

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DUE DATE: 09/26/2024

CASH ACCOUNT: 999 11010		CASH IN BANK - CITY							
VENDOR		REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK
402	AMAZON CAPITAL SERVIC	0001		INV	10/12/2024	1VFY-P3YD-9TVY			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 230 72054		LIB GRANT	LIB PROG		59.32			
							59.32		
402	AMAZON CAPITAL SERVIC	0001		INV	10/13/2024	119C-L7TQ-9LJV			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10004000 73012		LIBRARY	LIB COLL		14.68			
	2 10004000 73005		LIBRARY	LIB MAKER		7.99			
							22.67		
402	AMAZON CAPITAL SERVIC	0001		INV	10/13/2024	1GWV-7LT9-DRW7			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10004000 73012		LIBRARY	LIB COLL		44.98			
							44.98		
402	AMAZON CAPITAL SERVIC	0001		INV	10/16/2024	1KG4-XC9Q-3LYV			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 230 72054		LIB GRANT	LIB PROG		17.99			
							17.99		
402	AMAZON CAPITAL SERVIC	0001		INV	10/17/2024	13QY-64C1-F9KT			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10004000 73012		LIBRARY	LIB COLL		61.19			
							61.19		
402	AMAZON CAPITAL SERVIC	0001		INV	10/20/2024	1WJR-VYHL-4GRF			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10004000 73012		LIBRARY	LIB COLL		75.27			
							75.27		
402	AMAZON CAPITAL SERVIC	0001		CRM	10/20/2024	143M-H7KW-4V64			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 270 73146		MUSEUM	ED EXP		-20.95			
							-20.95		
402	AMAZON CAPITAL SERVIC	0001		INV	10/18/2024	1X67-CKXM-PN19			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 270 73001		MUSEUM	OFF SUPP		141.36			
							141.36		
402	AMAZON CAPITAL SERVIC	0001		INV	10/22/2024	1YHD-9T77-NLN4			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10004000 73012		LIBRARY	LIB COLL		41.95			
	2 10004000 73005		LIBRARY	LIB MAKER		96.87			
							138.82		

CITY OF HASTINGS

ACCOUNTS PAYABLE CHECK RUN REPORT

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CHECK RUN: 240926 09/26/2024

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CASH ACCOUNT: 999		11010	CASH IN BANK - CITY							
VENDOR			REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK
402	AMAZON CAPITAL SERVIC		0001		INV	10/22/2024	133W-4WWT-NK6F			
	ACCOUNT DETAIL						LINE AMOUNT			
	1 10004000 73012			LIBRARY	LIB COLL		13.69	13.69		
402	AMAZON CAPITAL SERVIC		0001		INV	10/23/2024	1LLQ-7GLM-WPYT			
	ACCOUNT DETAIL						LINE AMOUNT			
	1 230 72054			LIB GRANT	LIB PROG		15.99	15.99		
402	AMAZON CAPITAL SERVIC		0001		INV	10/13/2024	1DPT-LPF6-GFDD			
	ACCOUNT DETAIL						LINE AMOUNT			
	1 10003024 73141			PR-REC	SUPP-ADULT		195.21	195.21		
402	AMAZON CAPITAL SERVIC		0001		INV	10/19/2024	1WCT-HJQH-WT4X			
	ACCOUNT DETAIL						LINE AMOUNT			
	1 10009000 72015			OTHER-GOVTCONT			182.99	182.99		
402	AMAZON CAPITAL SERVIC		0001		INV	10/07/2024	1MTM-W4DL-QCMD			
	ACCOUNT DETAIL						LINE AMOUNT			
	1 10003024 73142			PR-REC	SUPP-YOUTH		49.99	49.99		
402	AMAZON CAPITAL SERVIC		0001		INV	10/24/2024	1TGR-LPNR-71Q4			
	ACCOUNT DETAIL						LINE AMOUNT			
	1 10003024 73142			PR-REC	SUPP-YOUTH		77.67	77.67		
402	AMAZON CAPITAL SERVIC		0001		INV	10/20/2024	1LRM-M9KR-6K73			
	ACCOUNT DETAIL						LINE AMOUNT			
	1 10003022 73135			PR-PARKS	MED SUPP		7.50	7.50		
402	AMAZON CAPITAL SERVIC		0001		INV	10/19/2024	13Q7-6GCR-1NNL			
	ACCOUNT DETAIL						LINE AMOUNT			
	1 720 73001			IT FUND	OFF SUPP		205.61	205.61		
402	AMAZON CAPITAL SERVIC		0001		INV	10/12/2024	1DNG-49XY-CMHX			
	ACCOUNT DETAIL						LINE AMOUNT			
	1 720 74355			IT FUND	COMP EQ		10.69	10.69		

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CASH ACCOUNT: 999 11010			CASH IN BANK - CITY							
VENDOR			REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK
402	AMAZON CAPITAL SERVIC		0001		INV	10/17/2024	1DKG-1YL3-C4VW			
	ACCOUNT DETAIL						LINE AMOUNT			
	1 720	74355		IT FUND	COMP EQ			537.99		
	2 720	74357		IT FUND	EQUIP UTIL			1,589.95		
								2,127.94		
402	AMAZON CAPITAL SERVIC		0001		INV	10/21/2024	13RQ-4J7G-GJMY			
	ACCOUNT DETAIL						LINE AMOUNT			
	1 720	74357		IT FUND	EQUIP UTIL			21.54		
								21.54		
402	AMAZON CAPITAL SERVIC		0001		INV	10/19/2024	13QQ-17P4-Y49Q			
	ACCOUNT DETAIL						LINE AMOUNT			
	1 720	73001		IT FUND	OFF SUPP			61.11		
	2 720	74355		IT FUND	COMP EQ			252.10		
	3 720	74357		IT FUND	EQUIP UTIL			206.26		
								519.47		
402	AMAZON CAPITAL SERVIC		0001		INV	10/19/2024	11R6-HLYY-TKLT			
	ACCOUNT DETAIL						LINE AMOUNT			
	1 720	73001		IT FUND	OFF SUPP			47.71		
	2 720	74355		IT FUND	COMP EQ			284.61		
	3 720	74357		IT FUND	EQUIP UTIL			232.86		
								565.18		
402	AMAZON CAPITAL SERVIC		0001		INV	10/21/2024	1Q43-QFMJ-DJ4H			
	ACCOUNT DETAIL						LINE AMOUNT			
	1 720	74355		IT FUND	COMP EQ			396.99		
	2 720	74357		IT FUND	EQUIP UTIL			396.99		
								793.98		
402	AMAZON CAPITAL SERVIC		0001		INV	10/17/2024	1F7L-D1DQ-GFKT			
	ACCOUNT DETAIL						LINE AMOUNT			
	1 720	73765		IT FUND	OFF EQ			28.49		
								28.49		
402	AMAZON CAPITAL SERVIC		0001		INV	10/23/2024	1RYN-KJMD-Y6MG			
	ACCOUNT DETAIL						LINE AMOUNT			
	1 10005031	72720		POLICE	RM-BLDG			39.99		
								39.99		
402	AMAZON CAPITAL SERVIC		0001		INV	10/23/2024	14TY-9RVC-TCGM			
	ACCOUNT DETAIL						LINE AMOUNT			
	1 10005031	73850		POLICE	FIELD EQ			630.08		
								630.08		

CITY OF HASTINGS



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CASH ACCOUNT: 999 11010		CASH IN BANK - CITY				INVOICE	AMOUNT	VOUCHER	CHECK
VENDOR		REMIT	PO	TYPE	DUE DATE				
						CHECK TOTAL	9,825.88		
717	AMERICAN FENCE COMPAN	0001	22400135	INV	05/26/2024	GIIN00002767			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 261 72720		NAT DISAST RM-BLDGS			8,535.00			
							8,535.00		
						CHECK TOTAL	8,535.00		
2416	AUTEL ROBOTICS USA LL	0001		INV	10/10/2024	00089678			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10005031 73850		POLICE FIELD EQ			7,049.10			
							7,049.10		
						CHECK TOTAL	7,049.10		
270	AUTO GLASS EXPERTS LL	0001		INV	10/26/2024	58359			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10005031 72780		POLICE RM-VEH			585.00			
							585.00		
						CHECK TOTAL	585.00		
707	AUTO VALUE PARTS STOR	0001		INV	10/14/2024	70NV127793			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10008000 73126		AIRPORT FUEL/OIL			1,009.80			
							1,009.80		
707	AUTO VALUE PARTS STOR	0001		INV	10/24/2024	70NV128301			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10008000 72722		AIRPORT RM-AIR			39.98			
							39.98		
						CHECK TOTAL	1,049.78		
1436	AUTOSPA HASTINGS	0001		INV	08/31/2024	3310517			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10002000 72780		DS RM-VEH			11.90			
							11.90		
						CHECK TOTAL	11.90		

CITY OF HASTINGS

ACCOUNTS PAYABLE CHECK RUN REPORT

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CHECK RUN: 240926 09/26/2024

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CASH ACCOUNT: 999		11010	CASH IN BANK - CITY							
VENDOR			REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK
54	BAKER & TAYLOR, INC.		0001		CRM	10/17/2024	0003303768			
	ACCOUNT DETAIL						LINE AMOUNT			
	1 10004000 73012			LIBRARY	LIB COLL			-10.99		
								-10.99		
54	BAKER & TAYLOR, INC.		0001		INV	10/10/2024	2038510095			
	ACCOUNT DETAIL						LINE AMOUNT			
	1 10004000 73012			LIBRARY	LIB COLL			611.98		
	2 10004000 72914			LIBRARY	PROC FEE			191.44		
								803.42		
54	BAKER & TAYLOR, INC.		0001		INV	10/03/2024	2038525833			
	ACCOUNT DETAIL						LINE AMOUNT			
	1 10004000 73012			LIBRARY	LIB COLL			161.88		
								161.88		
54	BAKER & TAYLOR, INC.		0001		INV	10/03/2024	2038525843			
	ACCOUNT DETAIL						LINE AMOUNT			
	1 10004000 73012			LIBRARY	LIB COLL			175.01		
								175.01		
54	BAKER & TAYLOR, INC.		0001		INV	10/03/2024	2038527890			
	ACCOUNT DETAIL						LINE AMOUNT			
	1 10004000 73012			LIBRARY	LIB COLL			19.37		
								19.37		
54	BAKER & TAYLOR, INC.		0001		INV	10/24/2024	2038541255			
	ACCOUNT DETAIL						LINE AMOUNT			
	1 10004000 73012			LIBRARY	LIB COLL			259.50		
	2 10004000 72914			LIBRARY	PROC FEE			103.79		
								363.29		
54	BAKER & TAYLOR, INC.		0001		INV	10/10/2024	2038541444			
	ACCOUNT DETAIL						LINE AMOUNT			
	1 10004000 73012			LIBRARY	LIB COLL			170.92		
								170.92		
54	BAKER & TAYLOR, INC.		0001		INV	10/09/2024	2038541460			
	ACCOUNT DETAIL						LINE AMOUNT			
	1 10004000 73012			LIBRARY	LIB COLL			110.81		
								110.81		
54	BAKER & TAYLOR, INC.		0001		INV	10/23/2024	2038546289			
	ACCOUNT DETAIL						LINE AMOUNT			
	1 10004000 73012			LIBRARY	LIB COLL			95.96		
	2 10004000 72914			LIBRARY	PROC FEE			33.42		

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CASH ACCOUNT: 999 11010		CASH IN BANK - CITY					AMOUNT	VOUCHER	CHECK
VENDOR		REMIT	PO	TYPE	DUE DATE	INVOICE			
54	BAKER & TAYLOR, INC.	0001		INV	10/13/2024	2038558991	129.38		
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10004000 73012		LIBRARY	LIB COLL			164.70		
							164.70		
54	BAKER & TAYLOR, INC.	0001		INV	10/17/2024	2038562621			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10004000 73012		LIBRARY	LIB COLL			12.41		
							12.41		
54	BAKER & TAYLOR, INC.	0001		INV	10/18/2024	2038569753			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10004000 73012		LIBRARY	LIB COLL			37.29		
							37.29		
						CHECK TOTAL	2,137.49		
2060	MARY BEAVE	0001		INV	10/21/2024	4			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 211 73720		BID	SUPP-BM			287.50		
							287.50		
						CHECK TOTAL	287.50		
708	BEYKE SIGNS	0001		INV	10/25/2024	29426			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 610 72405		LANDFILL	PRINTING			1,520.00		
							1,520.00		
						CHECK TOTAL	1,520.00		
1450	BIG DALLY'S DELI	0001		INV	10/19/2024	241839			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 270 73146		MUSEUM	ED EXP			96.73		
							96.73		
						CHECK TOTAL	96.73		
709	BIG G ACE	0001		INV	10/06/2024	742581/1			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 270 73772		MUSEUM	SUPP-SHOP			120.39		
							120.39		

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Detail Invoice List

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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	09/29/2024	742308/1			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10003022 73772		PR-PARKS	SUPP-SHOP			17.96		
							17.96		
709	BIG G ACE	0001		INV	10/12/2024	742913/1			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10003022 73772		PR-PARKS	SUPP-SHOP			45.57		
							45.57		
709	BIG G ACE	0001		INV	10/18/2024	743203/1			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 280 72720		STREET	RM-BLDG			61.18		
							61.18		
709	BIG G ACE	0001		INV	10/17/2024	743149/1			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 280 72915		STREET	OTHER			23.39		
							23.39		
709	BIG G ACE	0001		INV	10/16/2024	743073/1			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 280 72720		STREET	RM-BLDG			30.59		
							30.59		
709	BIG G ACE	0001		INV	10/11/2024	742811/1			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 280 72720		STREET	RM-BLDG			0.31		
							0.31		
709	BIG G ACE	0001		INV	10/10/2024	742760/1			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 280 73160		STREET	SIGNS			50.20		
							50.20		
709	BIG G ACE	0001		INV	10/20/2024	743313/1			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 280 72720		STREET	RM-BLDG			23.53		
							23.53		
709	BIG G ACE	0001		INV	10/16/2024	743046/1			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 280 72720		STREET	RM-BLDG			3.08		
							3.08		

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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	10/09/2024	742661/1			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 280 73105		STREET	ASP/CEMENT		103.93			
							103.93		
709	BIG G ACE	0001		INV	09/14/2024	741498/1			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 280 72915		STREET	OTHER		50.38			
							50.38		
						CHECK TOTAL	530.51		
12	BLACK HILLS ENERGY	0001		INV	09/29/2024	8770 4669 50 240830			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 610 72610		LANDFILL	NAT GAS		53.18			
							53.18		
						CHECK TOTAL	53.18		
267	BRAND'S PROMOTIONAL P	0001		INV	10/24/2024	44839			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10001011 72053		HR	EE PROG		609.89			
							609.89		
						CHECK TOTAL	609.89		
615	BUSINESS WORLD PRODUC	0001		INV	10/04/2024	024331			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10001011 73001		HR	OFF SUPP		22.53			
							22.53		
615	BUSINESS WORLD PRODUC	0001		INV	10/11/2024	680353-01			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10003024 73001		PR-REC	OFF SUPP		13.58			
							13.58		
615	BUSINESS WORLD PRODUC	0001		INV	10/19/2024	681016			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10002000 73001		DS	OFF SUPP		30.75			
							30.75		
615	BUSINESS WORLD PRODUC	0001		INV	10/18/2024	680988			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10001012 73170		ATTORNEY	WEARING		50.00			
							50.00		

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CASH ACCOUNT: 999 11010		CASH IN BANK - CITY							
VENDOR		REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK
615	BUSINESS WORLD PRODUC	0001		INV	10/20/2024	681038			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10001013 73170		FINANCE	WEARING		50.00			
							50.00		
615	BUSINESS WORLD PRODUC	0001		INV	10/19/2024	024351			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10003024 72720		PR-REC	RM-BLDG		56.29			
							56.29		
615	BUSINESS WORLD PRODUC	0001		INV	10/20/2024	681022			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10001012 73001		ATTORNEY	OFF SUPP		30.00			
							30.00		
615	BUSINESS WORLD PRODUC	0001		INV	10/10/2024	024342			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10004000 73001		LIBRARY	OFF SUPP		115.98			
							115.98		
						CHECK TOTAL	369.13		
920	C E I SECURITY & SOUN	0001	22400282	INV	10/11/2024	2023610			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 610 74120		LANDFILL	BDLG IMP		3,410.00			
							3,410.00		
920	C E I SECURITY & SOUN	0001	22400389	INV	10/11/2024	2023606			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 420 74001		FIRE EQUIP	CAP RES		23,598.00			
							23,598.00		
920	C E I SECURITY & SOUN	0001		INV	08/28/2024	WO-2492			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 720 74357		IT FUND	EQUIP UTIL		1,381.00			
							1,381.00		
920	C E I SECURITY & SOUN	0001		INV	10/03/2024	WO-2459			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 720 74355		IT FUND	COMP EQ		1,550.00			
							1,550.00		
920	C E I SECURITY & SOUN	0001		INV	10/11/2024	WO-2547			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 720 74357		IT FUND	EQUIP UTIL		246.00			
							246.00		

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CASH ACCOUNT: 999 11010		CASH IN BANK - CITY							
VENDOR	REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK	
920 C E I SECURITY & SOUN	0001		INV	10/03/2024	WO-2483				
ACCOUNT DETAIL					LINE AMOUNT				
1 720 74357		IT FUND	EQUIP UTIL		3,358.90				
						3,358.90			
920 C E I SECURITY & SOUN	0001		INV	10/08/2024	2023608				
ACCOUNT DETAIL					LINE AMOUNT				
1 720 74357		IT FUND	EQUIP UTIL		2,372.50				
						2,372.50			
					CHECK TOTAL	35,916.40			
673 CHARTER COMMUNICATION	0001		INV	10/01/2024	176221701090124				
ACCOUNT DETAIL					LINE AMOUNT				
1 10005031 72620		POLICE	TELEPHONE		500.00				
						500.00			
					CHECK TOTAL	500.00			
673 CHARTER COMMUNICATION	0001		INV	10/01/2024	176221601090124				
ACCOUNT DETAIL					LINE AMOUNT				
1 10005031 72620		POLICE	TELEPHONE		79.38				
						79.38			
					CHECK TOTAL	79.38			
673 CHARTER COMMUNICATION	0001		INV	10/01/2024	176221101090124				
ACCOUNT DETAIL					LINE AMOUNT				
1 10003020 72620		PR-AUD	TELEPHONE		135.86				
						135.86			
					CHECK TOTAL	135.86			
673 CHARTER COMMUNICATION	0001		INV	10/01/2024	176221901090124				
ACCOUNT DETAIL					LINE AMOUNT				
1 10003022 72620		PR-PARKS	TELEPHONE		88.41				
						88.41			
					CHECK TOTAL	88.41			
673 CHARTER COMMUNICATION	0001		INV	10/01/2024	176219401090124				
ACCOUNT DETAIL					LINE AMOUNT				
1 10006040 72620		FIRE	TELEPHONE		53.77				
						53.77			

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CASH ACCOUNT: 999 11010		CASH IN BANK - CITY				INVOICE	AMOUNT	VOUCHER	CHECK
VENDOR		REMIT	PO	TYPE	DUE DATE				
						CHECK TOTAL	53.77		
673	CHARTER COMMUNICATION	0001		INV	10/01/2024	176222701090124			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10006040 72620	FIRE		TELEPHONE		102.67			
						CHECK TOTAL	102.67		
673	CHARTER COMMUNICATION	0001		INV	10/09/2024	0008425090924			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10003021 72620	PR-CEM		TELEPHONE		110.00			
						CHECK TOTAL	110.00		
36	CITY CLERK - PETTY CA	0001		INV	10/19/2024	HASTINGS CHAMBER			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10002000 72915	DS		OTHER		150.00			
							150.00		
36	CITY CLERK - PETTY CA	0001		INV	10/13/2024	091324			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10005031 72030	POLICE		PROF SERV		150.00			
							150.00		
36	CITY CLERK - PETTY CA	0001		INV	10/25/2024	ADAMS CO TREAS			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10002000 74380	DS		VEH		15.00			
						CHECK TOTAL	315.00		
645	CONSOLIDATED CONCRETE	0001		INV	09/14/2024	299968			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10003022 73105	PR-PARKS		ASP/CEMENT		1,436.88			
							1,436.88		
645	CONSOLIDATED CONCRETE	0001		INV	09/20/2024	300165			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10003022 73105	PR-PARKS		ASP/CEMENT		1,285.63			
							1,285.63		

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Detail Invoice List

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DUE DATE: 09/26/2024

CASH ACCOUNT: 999 11010		CASH IN BANK - CITY				INVOICE	AMOUNT	VOUCHER	CHECK
VENDOR		REMIT	PO	TYPE	DUE DATE				
645	CONSOLIDATED CONCRETE	0001		INV	09/21/2024	300232			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10003022 73105		PR-PARKS	ASP/CEMENT		403.13			
						CHECK TOTAL	403.13		
							3,125.64		
314	CONSOLIDATED MANAGEME	0001		INV	10/11/2024	CMC-INV-2403356			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10005031 72035		POLICE	TRAIN/CONF		155.85			
							155.85		
314	CONSOLIDATED MANAGEME	0001		INV	10/18/2024	CMC-INV-2403430			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10005031 72035		POLICE	TRAIN/CONF		179.05			
							179.05		
314	CONSOLIDATED MANAGEME	0001		INV	10/25/2024	CMC-INV-2403511			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10005031 72035		POLICE	TRAIN/CONF		132.65			
							132.65		
						CHECK TOTAL	467.55		
630	COOPERATIVE PRODUCERS	0002		INV	10/04/2024	255502			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 610 72610		LANDFILL	NAT GAS		30.00			
							30.00		
630	COOPERATIVE PRODUCERS	0002		INV	10/18/2024	J91167			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 610 72750		LANDFILL	RM-HEAVY		105.00			
							105.00		
630	COOPERATIVE PRODUCERS	0002		INV	10/19/2024	142476			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 610 72750		LANDFILL	RM-HEAVY		234.36			
							234.36		
630	COOPERATIVE PRODUCERS	0002		INV	10/19/2024	142488			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 610 73126		LANDFILL	FUEL/OIL		548.80			
							548.80		
						CHECK TOTAL	918.16		

CITY OF HASTINGS

ACCOUNTS PAYABLE CHECK RUN REPORT

Detail Invoice List

CHECK RUN: 240926 09/26/2024

DUE DATE: 09/26/2024

CASH ACCOUNT: 999 11010		CASH IN BANK - CITY				DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK
VENDOR		REMIT	PO	TYPE						
647	CORNHUSKER PRESS	0001		INV	10/09/2024	P203340				
	ACCOUNT DETAIL					LINE AMOUNT				
	1 10001011 73001	HR	OFF SUPP			222.18		222.18		
647	CORNHUSKER PRESS	0001		INV	10/19/2024	P203446				
	ACCOUNT DETAIL					LINE AMOUNT				
	1 10005031 72405	POLICE	PRINTING			120.00		120.00		
647	CORNHUSKER PRESS	0001		INV	10/25/2024	P203473				
	ACCOUNT DETAIL					LINE AMOUNT				
	1 10001010 72405	CITY ADMIN	PRINTING			5,308.45		5,308.45		
						CHECK TOTAL		5,650.63		
207	CULLIGAN OF HASTINGS	0001		INV	09/19/2024	5250951				
	ACCOUNT DETAIL					LINE AMOUNT				
	1 10001010 72030	CITY ADMIN	PROF SERV			37.95		37.95		
						CHECK TOTAL		37.95		
954	CUSTOM RENTAL SERVICE	0001		INV	10/24/2024	CGK-12691				
	ACCOUNT DETAIL					LINE AMOUNT				
	1 10003022 74350	PR-PARKS	HEAVY EQ			4,650.00		4,650.00		
						CHECK TOTAL		4,650.00		
653	DELL MARKETING L.P.	0001	22400427	INV	10/20/2024	10772864586				
	ACCOUNT DETAIL					LINE AMOUNT				
	1 720 74355	IT FUND	COMP EQ			49,138.20				
	2 720 74357	IT FUND	EQUIP UTIL			40,203.99				
								89,342.19		
						CHECK TOTAL		89,342.19		
2152	DH PACE COMPANY, INC	0001	22400026	INV	06/30/2024	ACR/271-5475				
	ACCOUNT DETAIL					LINE AMOUNT				
	1 10006040 74120	FIRE	BDLG IMP			10,241.00		10,241.00		

CITY OF HASTINGS

ACCOUNTS PAYABLE CHECK RUN REPORT

Detail Invoice List

CHECK RUN: 240926 09/26/2024

DUE DATE: 09/26/2024

CASH ACCOUNT: 999 11010		CASH IN BANK - CITY							
VENDOR		REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK
2152	DH PACE COMPANY, INC	0001	22400027	INV	06/30/2024	ACR/271-5476			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10006040 72720		FIRE	RM-BLDG		93.00			
	2 10006040 74120		FIRE	BDLG IMP		11,509.00			
							11,602.00		
						CHECK TOTAL	21,843.00		
648	DUTTON-LAINSON CO.	0001		INV	10/05/2024	901658-1			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10003020 72720		PR-AUD	RM-BLDG		244.48			
							244.48		
						CHECK TOTAL	244.48		
6	EAKES OFFICE SOLUTION	0001		INV	10/06/2024	9001206-0			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10001010 73001		CITY ADMIN	OFF SUPP		96.14			
							96.14		
6	EAKES OFFICE SOLUTION	0001		INV	10/06/2024	9001176-0			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10002000 73001		DS	OFF SUPP		37.79			
							37.79		
6	EAKES OFFICE SOLUTION	0001		INV	10/01/2024	INV581538			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10005031 72760		POLICE	RM-OFFICE		288.78			
							288.78		
6	EAKES OFFICE SOLUTION	0001		INV	10/09/2024	INV583876			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10002000 72405		DS	PRINTING		13.17			
	2 10001010 72405		CITY ADMIN	PRINTING		13.16			
	3 10001013 72405		FINANCE	PRINTING		13.16			
							39.49		
6	EAKES OFFICE SOLUTION	0001		INV	10/16/2024	8994831-0			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10005031 72760		POLICE	RM-OFFICE		6,189.00			
							6,189.00		
						CHECK TOTAL	6,651.20		

CITY OF HASTINGS

ACCOUNTS PAYABLE CHECK RUN REPORT

Detail Invoice List

CHECK RUN: 240926 09/26/2024

DUE DATE: 09/26/2024

CASH ACCOUNT: 999 11010		CASH IN BANK - CITY							
VENDOR		REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK
607	ELECTRIC PUMP	0001		INV	10/18/2024	026032			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 610 72750		LANDFILL	RM-HEAVY		3,533.07			
							3,533.07		
607	ELECTRIC PUMP	0001		INV	10/23/2024	026174			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 610 72750		LANDFILL	RM-HEAVY		1,819.20			
							1,819.20		
						CHECK TOTAL	5,352.27		
432	ERGOMETRICS & APPL PE	0001		INV	09/30/2024	146164			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10005031 72030		POLICE	PROF SERV		857.39			
							857.39		
432	ERGOMETRICS & APPL PE	0001		INV	09/30/2024	146155			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10005031 72030		POLICE	PROF SERV		175.00			
							175.00		
						CHECK TOTAL	1,032.39		
578	ESSENTIAL SCREENS	0001		INV	10/01/2024	202408151			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10001012 72030		ATTORNEY	PROF SERV		19.98			
	2 280 72915		STREET	OTHER		77.06			
							97.04		
						CHECK TOTAL	97.04		
122	FILL-N-CHILL	0001		INV	10/06/2024	090624			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10005031 72780		POLICE	RM-VEH		343.00			
							343.00		
						CHECK TOTAL	343.00		
567	FLATWATER TECHNOLOGIE	0001		INV	10/24/2024	51398			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 720 72030		IT FUND	PROF SERV		166.25			
							166.25		
						CHECK TOTAL	166.25		

CITY OF HASTINGS

ACCOUNTS PAYABLE CHECK RUN REPORT

Detail Invoice List

CHECK RUN: 240926 09/26/2024

DUE DATE: 09/26/2024

CASH ACCOUNT: 999 11010		CASH IN BANK - CITY							
VENDOR		REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK
2084	FLOOD COMMUNICATIONS	0001		INV	07/30/2024	IN-1240617293			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 270 72305		MUSEUM	ADVERTISE		1,120.00			
							1,120.00		
						CHECK TOTAL	1,120.00		
89	GALL'S, LLC	0001		INV	10/12/2024	029051051			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10005031 73165		POLICE	UNIFORM		47.52			
							47.52		
89	GALL'S, LLC	0001		INV	10/11/2024	029040123			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10005031 73165		POLICE	UNIFORM		333.30			
							333.30		
89	GALL'S, LLC	0001		INV	10/13/2024	029065184			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10005031 73165		POLICE	UNIFORM		1,257.80			
							1,257.80		
						CHECK TOTAL	1,638.62		
191	GLENWOOD TELECOMMUNIC	0001		INV	10/01/2024	10932573			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10005031 72620		POLICE	TELEPHONE		54.54			
							54.54		
						CHECK TOTAL	54.54		
2138	GRANICUS LLC	0001	22400433	INV	09/29/2024	189093			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 720 73725		IT FUND	COMPT SOFT		8,827.50			
	2 720 73727		IT FUND	SFTW UTIL		7,222.50			
							16,050.00		
						CHECK TOTAL	16,050.00		
1826	HALL COUNTY SHERIFF'S	0001		INV	09/21/2024	719			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 760 72960		CANDO	CANDO		2,131.64			
							2,131.64		

CITY OF HASTINGS

ACCOUNTS PAYABLE CHECK RUN REPORT

Detail Invoice List

CHECK RUN: 240926 09/26/2024

DUE DATE: 09/26/2024

CASH ACCOUNT: 999 11010		CASH IN BANK - CITY				INVOICE	AMOUNT	VOUCHER	CHECK
VENDOR		REMIT	PO	TYPE	DUE DATE				
						CHECK TOTAL	2,131.64		
2325	SAMUEL HANSEN	0001		INV	10/13/2024	091324			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10003024 72051	PR-REC	CL-ADULT			60.00			
						CHECK TOTAL	60.00		
635	HASTINGS AREA CHAMBER	0001		INV	10/15/2024	718149			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 211 72405	BID	PRINTING			7.23			
							7.23		
635	HASTINGS AREA CHAMBER	0001		INV	09/14/2024	#COL112124			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 211 72311	BID	PI - PROMO			10,000.00			
							10,000.00		
						CHECK TOTAL	10,007.23		
597	HASTINGS FORD LINCOLN	0001		INV	10/09/2024	88400			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10005031 72780	POLICE	RM-VEH			59.95			
							59.95		
597	HASTINGS FORD LINCOLN	0001		INV	10/16/2024	88768			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10005031 72780	POLICE	RM-VEH			59.95			
							59.95		
597	HASTINGS FORD LINCOLN	0001		INV	10/26/2024	89348			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10005031 72780	POLICE	RM-VEH			59.95			
							59.95		
						CHECK TOTAL	179.85		
87	HASTINGS HONDA	0001		INV	10/10/2024	091024			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10008000 72722	AIRPORT	RM-AIR			1,000.00			
							1,000.00		
						CHECK TOTAL	1,000.00		

CITY OF HASTINGS

ACCOUNTS PAYABLE CHECK RUN REPORT

Detail Invoice List

CHECK RUN: 240926 09/26/2024

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CASH ACCOUNT: 999				11010		CASH IN BANK - CITY					
VENDOR				REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK
623	HASTINGS OUTDOOR POWE			0001		INV	10/13/2024	50054			
ACCOUNT DETAIL				LINE AMOUNT							
1	610	72750			LANDFILL	RM-HEAVY			39.00		
				CHECK TOTAL							
				39.00							
585	HASTINGS PHYSICAL THE			0001		INV	09/30/2024	389922			
ACCOUNT DETAIL				LINE AMOUNT							
1	10001012	72030			ATTORNEY	PROF SERV			77.00		
2	270	72915			MUSEUM	OTHER			77.00		
3	280	72915			STREET	OTHER			154.00		
				CHECK TOTAL							
				308.00							
				308.00							
33	HASTINGS PUBLIC SCHOO			0001		INV	10/20/2024	FY 23-24			
ACCOUNT DETAIL				LINE AMOUNT							
1	100	21145			GENERAL	LIQ LIC PY			19,450.00		
2	100	21152			GENERAL	PRK TCKTS			11,600.00		
3	100	21155			GENERAL	TOB LIC PY			465.00		
				CHECK TOTAL							
				31,515.00							
				31,515.00							
652	HASTINGS TRIBUNE			0001		INV	09/30/2024	228 08312024			
ACCOUNT DETAIL				LINE AMOUNT							
1	10001015	72305			CLERK	ADVERTISE			579.96		
				579.96							
652	HASTINGS TRIBUNE			0001		INV	09/09/2024	300150276			
ACCOUNT DETAIL				LINE AMOUNT							
1	10002000	72305			DS	ADVERTISE			58.04		
				58.04							
652	HASTINGS TRIBUNE			0001		INV	09/09/2024	300150320			
ACCOUNT DETAIL				LINE AMOUNT							
1	10002000	72305			DS	ADVERTISE			8.59		
				8.59							
652	HASTINGS TRIBUNE			0001		INV	09/09/2024	300150321			
ACCOUNT DETAIL				LINE AMOUNT							
1	10002000	72305			DS	ADVERTISE			22.91		
				22.91							

CITY OF HASTINGS

ACCOUNTS PAYABLE CHECK RUN REPORT

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CASH ACCOUNT: 999 11010		CASH IN BANK - CITY				DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK
VENDOR		REMIT	PO	TYPE						
652	HASTINGS TRIBUNE	0001		INV	09/15/2024	300150368				
	ACCOUNT DETAIL					LINE AMOUNT				
	1 10002000 72305	DS	ADVERTISE			57.27		57.27		
652	HASTINGS TRIBUNE	0001		INV	09/15/2024	300150367				
	ACCOUNT DETAIL					LINE AMOUNT				
	1 10002000 72305	DS	ADVERTISE			54.82		54.82		
652	HASTINGS TRIBUNE	0001		INV	09/30/2024	300150268				
	ACCOUNT DETAIL					LINE AMOUNT				
	1 280 72915	STREET	OTHER			87.06		87.06		
652	HASTINGS TRIBUNE	0001		INV	09/30/2024	300150238				
	ACCOUNT DETAIL					LINE AMOUNT				
	1 280 72915	STREET	OTHER			80.95		80.95		
652	HASTINGS TRIBUNE	0001		INV	09/30/2024	300150243				
	ACCOUNT DETAIL					LINE AMOUNT				
	1 10001010 72305	CITY ADMIN	ADVERTISE			88.59		88.59		
652	HASTINGS TRIBUNE	0001		INV	09/30/2024	300150239				
	ACCOUNT DETAIL					LINE AMOUNT				
	1 610 74229	LANDFILL	CAP IMP			88.59		88.59		
652	HASTINGS TRIBUNE	0001		INV	09/30/2024	300150026				
	ACCOUNT DETAIL					LINE AMOUNT				
	1 270 72305	MUSEUM	ADVERTISE			430.00		430.00		
652	HASTINGS TRIBUNE	0001		INV	09/30/2024	300150047				
	ACCOUNT DETAIL					LINE AMOUNT				
	1 270 72305	MUSEUM	ADVERTISE			540.00		540.00		
652	HASTINGS TRIBUNE	0001		INV	09/30/2024	300150332				
	ACCOUNT DETAIL					LINE AMOUNT				
	1 270 72305	MUSEUM	ADVERTISE			90.12		90.12		

CITY OF HASTINGS

ACCOUNTS PAYABLE CHECK RUN REPORT

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CASH ACCOUNT: 999 11010		CASH IN BANK - CITY							
VENDOR		REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK
652	HASTINGS TRIBUNE	0001		INV	10/19/2024	00100893			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10001010 72305		CITY ADMIN	ADVERTISE		160.00			
							160.00		
652	HASTINGS TRIBUNE	0001		INV	09/30/2024	300150323			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10004000 72305		LIBRARY	ADVERTISE		5.32			
							5.32		
						CHECK TOTAL	2,352.22		
720	HASTINGS UTILITIES	0001		INV	10/04/2024	02070932-00 090424			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10001010 72605		CITY ADMIN	ELECTRICIT		98.27			
							98.27		
720	HASTINGS UTILITIES	0001		INV	08/31/2024	10152 083124			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 280 72606		STREET	TRAFF SIG		631.08			
							631.08		
720	HASTINGS UTILITIES	0001		INV	10/04/2024	09330010-00 090424			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 280 72605		STREET	ELECTRICIT		593.45			
	2 280 72610		STREET	NAT GAS		20.68			
	3 280 72625		STREET	WATER		43.41			
							657.54		
720	HASTINGS UTILITIES	0001		INV	10/04/2024	09330020-00 090424			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 280 72605		STREET	ELECTRICIT		26.20			
	2 280 72610		STREET	NAT GAS		53.37			
	3 280 72625		STREET	WATER		35.41			
	4 280 72615		STREET	SEWER		22.88			
							137.86		
720	HASTINGS UTILITIES	0001		INV	10/04/2024	10391125-00 090424			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 280 72605		STREET	ELECTRICIT		15.82			
							15.82		
720	HASTINGS UTILITIES	0001		INV	10/04/2024	09340668-00 090424			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 280 72605		STREET	ELECTRICIT		25.13			

CITY OF HASTINGS



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CASH ACCOUNT: 999 11010		CASH IN BANK - CITY							
VENDOR		REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK
720	HASTINGS UTILITIES	0001		INV	10/04/2024	08300215-00 090424	25.13		
	ACCOUNT DETAIL					LINE AMOUNT			
	1 280 72605		STREET	ELECTRICIT			17.56		
							17.56		
720	HASTINGS UTILITIES	0001		INV	10/04/2024	09340740-00 090424			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10005031 72625		POLICE	WATER			340.24		
	2 10005031 72615		POLICE	SEWER			47.99		
	3 10005031 72610		POLICE	NAT GAS			1,984.51		
	4 10005031 72605		POLICE	ELECTRICIT			5,763.65		
							8,136.39		
720	HASTINGS UTILITIES	0001		INV	10/04/2024	22830504-00 090424			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10005031 72605		POLICE	ELECTRICIT			17.76		
							17.76		
720	HASTINGS UTILITIES	0001		INV	10/04/2024	22841912-00 090424			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 610 72605		LANDFILL	ELECTRICIT			349.30		
							349.30		

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CASH ACCOUNT: 999 11010		CASH IN BANK - CITY							
VENDOR		REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK
720	HASTINGS UTILITIES	0001		INV	09/30/2024	1052 083124			
ACCOUNT DETAIL						LINE AMOUNT			
1	10003020 72605		PR-AUD	ELECTRICIT		3,016.61			
2	10003020 72610		PR-AUD	NAT GAS		55.00			
3	10003020 72615		PR-AUD	SEWER		162.38			
4	10003020 72625		PR-AUD	WATER		213.51			
5	10003021 72605		PR-CEM	ELECTRICIT		174.32			
6	10003021 72610		PR-CEM	NAT GAS		85.42			
7	10003021 72615		PR-CEM	SEWER		37.39			
8	10003021 72625		PR-CEM	WATER		1,717.78			
9	10003023 72605		PR-WP	ELECTRICIT		2,182.41			
10	10003023 72610		PR-WP	NAT GAS		137.37			
11	10003023 72615		PR-WP	SEWER		120.53			
12	10003023 72625		PR-WP	WATER		727.42			
13	10003024 72605		PR-REC	ELECTRICIT		735.17			
14	10003024 72610		PR-REC	NAT GAS		51.95			
15	10003024 72615		PR-REC	SEWER		25.67			
16	10003024 72625		PR-REC	WATER		187.70			
17	10003022 72605		PR-PARKS	ELECTRICIT		3,966.63			
18	10003022 72610		PR-PARKS	NAT GAS		68.52			
19	10003022 72615		PR-PARKS	SEWER		1,185.22			
20	10003022 72625		PR-PARKS	WATER		30,113.58			
							44,964.58		
720	HASTINGS UTILITIES	0001		INV	10/04/2024	18711790-00 090424			
ACCOUNT DETAIL						LINE AMOUNT			
1	10001015 72605		CLERK	ELECTRICIT		122.13			
2	10001015 72610		CLERK	NAT GAS		15.00			
3	10001015 72615		CLERK	SEWER		14.51			
4	10001015 72625		CLERK	WATER		98.10			
							249.74		
720	HASTINGS UTILITIES	0001		INV	10/04/2024	02070930-00 090424			
ACCOUNT DETAIL						LINE AMOUNT			
1	270 72605		MUSEUM	ELECTRICIT		11,036.12			
2	270 72610		MUSEUM	NAT GAS		85.05			
3	270 72615		MUSEUM	SEWER		360.47			
4	270 72625		MUSEUM	WATER		798.32			
							12,279.96		

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Detail Invoice List

CHECK RUN: 240926 09/26/2024

DUE DATE: 09/26/2024

CASH ACCOUNT: 999 11010		CASH IN BANK - CITY							
VENDOR		REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK
720	HASTINGS UTILITIES	0001		INV	10/04/2024	20751290-00 090424			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10006040 72605		FIRE	ELECTRICIT		735.17			
	2 10006040 72610		FIRE	NAT GAS		54.79			
	3 10006040 72615		FIRE	SEWER		87.05			
	4 10006040 72625		FIRE	WATER		173.30			
							1,050.31		
720	HASTINGS UTILITIES	0001		INV	10/04/2024	2070920-00 090424			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10006040 72605		FIRE	ELECTRICIT		1,334.63			
	2 10006040 72610		FIRE	NAT GAS		20.68			
	3 10006040 72615		FIRE	SEWER		73.10			
	4 10006040 72625		FIRE	WATER		131.70			
							1,560.11		
720	HASTINGS UTILITIES	0001		INV	10/04/2024	111627 083124			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10008000 72605		AIRPORT	ELECTRICIT		1,098.25			
	2 10008000 72610		AIRPORT	NAT GAS		71.37			
	3 10008000 72615		AIRPORT	SEWER		122.21			
	4 10008000 72625		AIRPORT	WATER		1,320.85			
							2,612.68		
720	HASTINGS UTILITIES	0001		INV	10/04/2024	18721090-02 090424			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10004000 72625		LIBRARY	WATER		239.42			
	2 10004000 72615		LIBRARY	SEWER		89.84			
	3 10004000 72610		LIBRARY	NAT GAS		360.30			
	4 10004000 72605		LIBRARY	ELECTRICIT		2,573.01			
							3,262.57		
						CHECK TOTAL	76,066.66		
720	HASTINGS UTILITIES	0001		INV	09/30/2024	5287			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 260 74235		ARPA FUNDS	ARPA FUNDS		10,472.27			
	2 285 74229		CONST PROJ	CAP IMP		373.48			
							10,845.75		
						CHECK TOTAL	10,845.75		

CITY OF HASTINGS

ACCOUNTS PAYABLE CHECK RUN REPORT

Detail Invoice List

CHECK RUN: 240926 09/26/2024

DUE DATE: 09/26/2024

CASH ACCOUNT: 999 11010		CASH IN BANK - CITY							
VENDOR		REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK
720	HASTINGS UTILITIES	0001		INV	06/30/2024	MAY 2024			
ACCOUNT DETAIL						LINE AMOUNT			
1	10001010 72728		CITY ADMIN	BUILD SUPP		186.49			
2	10008000 72728		AIRPORT	BUILD SUPP		730.43			
3	10003020 72728		PR-AUD	BUILD SUPP		4,323.23			
4	10003021 72728		PR-CEM	BUILD SUPP		48.84			
5	10006040 72728		FIRE	BUILD SUPP		632.35			
6	610 72728		LANDFILL	BUILD SUPP		77.26			
7	10004000 72728		LIBRARY	BUILD SUPP		897.14			
8	270 72728		MUSEUM	BUILD SUPP		3,538.89			
9	10003022 72728		PR-PARKS	BUILD SUPP		2,514.30			
10	10005031 72728		POLICE	BUILD SUPP		266.41			
11	280 72728		STREET	BUILD SUPP		297.24			
							13,512.58		
CHECK TOTAL							13,512.58		
720	HASTINGS UTILITIES	0001		INV	07/30/2024	JUNE 2024			
ACCOUNT DETAIL						LINE AMOUNT			
1	10001010 72728		CITY ADMIN	BUILD SUPP		542.50			
2	10008000 72728		AIRPORT	BUILD SUPP		2,133.30			
3	10003020 72728		PR-AUD	BUILD SUPP		5,351.24			
4	10003021 72728		PR-CEM	BUILD SUPP		142.08			
5	10006040 72728		FIRE	BUILD SUPP		1,849.65			
6	10004000 72728		LIBRARY	BUILD SUPP		1,185.34			
7	10003022 72728		PR-PARKS	BUILD SUPP		2,689.67			
8	10005031 72728		POLICE	BUILD SUPP		1,207.64			
9	270 72728		MUSEUM	BUILD SUPP		5,456.80			
10	280 72728		STREET	BUILD SUPP		639.38			
11	610 72728		LANDFILL	BUILD SUPP		224.75			
							21,422.35		
CHECK TOTAL							21,422.35		

CITY OF HASTINGS

ACCOUNTS PAYABLE CHECK RUN REPORT

Detail Invoice List

CHECK RUN: 240926 09/26/2024

DUE DATE: 09/26/2024

CASH ACCOUNT: 999 11010		CASH IN BANK - CITY							
VENDOR		REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK
720	HASTINGS UTILITIES	0001		INV	08/30/2024	JULY 2024			
ACCOUNT DETAIL						LINE AMOUNT			
1	10001010 72728		CITY ADMIN	BUILD SUPP		1,751.81			
2	10008000 72728		AIRPORT	BUILD SUPP		6,687.17			
3	10003020 72728		PR-AUD	BUILD SUPP		4,503.23			
4	10003021 72728		PR-CEM	BUILD SUPP		436.19			
5	10006040 72728		FIRE	BUILD SUPP		2,216.89			
6	10004000 72728		LIBRARY	BUILD SUPP		2,673.63			
7	10003022 72728		PR-PARKS	BUILD SUPP		6,441.25			
8	10005031 72728		POLICE	BUILD SUPP		2,379.19			
9	270 72728		MUSEUM	BUILD SUPP		11,171.93			
10	280 72728		STREET	BUILD SUPP		1,962.84			
11	610 72728		LANDFILL	BUILD SUPP		689.97			
							40,914.10		
						CHECK TOTAL	40,914.10		
720	HASTINGS UTILITIES	0001		INV	06/30/2024	053124			
ACCOUNT DETAIL						LINE AMOUNT			
1	280 73733		STREET	ENG SUPORT		10,396.86			
2	285 74229		CONST PROJ	CAP IMP		-19,168.87			
3	610 74229		LANDFILL	CAP IMP		70.12			
4	260 74235		ARPA FUNDS	ARPA FUNDS		68.71			
5	10009000 72015		OTHER-GOV	CONT		-69.65			
6	10003021 74242		PR-CEM	DEPT CAP		-690.03			
7	10002000 72030		DS	PROF SERV		-68.71			
8	236 74229		PR SALES	CAP IMP		6,330.66			
9	10009000 74120		OTHER-GOV	BDLG IMP		183.28			
10	283 74229		STREET ST	CAP IMP		24,479.48			
11	285 74229		CONST PROJ	CAP IMP		25,414.76			
12	280 73733		STREET	ENG SUPORT		17,955.26			
							64,901.87		
						CHECK TOTAL	64,901.87		

CITY OF HASTINGS

ACCOUNTS PAYABLE CHECK RUN REPORT

Detail Invoice List

CHECK RUN: 240926 09/26/2024

DUE DATE: 09/26/2024

CASH ACCOUNT: 999 11010		CASH IN BANK - CITY							
VENDOR		REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK
720	HASTINGS UTILITIES	0001		INV	07/30/2024	063024			
ACCOUNT DETAIL						LINE AMOUNT			
1	280 73733		STREET	ENG SUPORT		28,350.38			
2	285 74229		CONST PROJ	CAP IMP		2,515.32			
3	610 74229		LANDFILL	CAP IMP		98.64			
4	260 74235		ARPA FUNDS	SARPA FUNDS		206.13			
5	10003021 74242		PR-CEM	DEPT CAP		5,872.51			
6	261 72720		NAT DISAST	RM-BLDGS		137.46			
7	236 74229		PR SALES	CAP IMP		7,885.51			
8	10009000 74120		OTHER-GOV	BDLG IMP		1,260.06			
9	280 73733		STREET	ENG SUPORT		12,614.87			
							58,940.88		
						CHECK TOTAL	58,940.88		
720	HASTINGS UTILITIES	0001		INV	08/30/2024	073124			
ACCOUNT DETAIL						LINE AMOUNT			
1	280 73733		STREET	ENG SUPORT		24,385.14			
2	610 74229		LANDFILL	CAP IMP		5,607.23			
3	260 74235		ARPA FUNDS	SARPA FUNDS		206.13			
4	10003021 74242		PR-CEM	DEPT CAP		1,935.62			
5	261 72720		NAT DISAST	RM-BLDGS		229.10			
6	236 74229		PR SALES	CAP IMP		5,626.06			
7	10009000 74120		OTHER-GOV	BDLG IMP		561.22			
8	283 74229		STREET ST	CAP IMP		5,464.86			
9	285 74229		CONST PROJ	CAP IMP		2,857.18			
10	280 73733		STREET	ENG SUPORT		22,350.59			
							69,223.13		
						CHECK TOTAL	69,223.13		
720	HASTINGS UTILITIES	0001		INV	10/23/2024	092324			
ACCOUNT DETAIL						LINE AMOUNT			
1	320 72513		SP ASSESS	HU PI		413,274.32			
							413,274.32		
						CHECK TOTAL	413,274.32		
2348	JESSI HOEFT	0001		INV	10/05/2024	MILAGE 090524			
ACCOUNT DETAIL						LINE AMOUNT			
1	211 72010		BID	CONTRACT		142.04			

CITY OF HASTINGS

ACCOUNTS PAYABLE CHECK RUN REPORT

Detail Invoice List

CHECK RUN: 240926 09/26/2024

DUE DATE: 09/26/2024

CASH ACCOUNT: 999 11010		CASH IN BANK - CITY							
VENDOR		REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK
							142.04		
						CHECK TOTAL	142.04		
84	HUSKER POWER PRODUCTS	0001		INV	10/09/2024	262111			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10005031 72720		POLICE	RM-BLDG			1,025.48		
							1,025.48		
						CHECK TOTAL	1,025.48		
157	IDEA BANK MARKETING	0001		INV	09/30/2024	INV-16649			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 720 73725		IT FUND	COMPT SOFT			171.88		
	2 720 73727		IT FUND	SFTW UTIL			140.62		
							312.50		
						CHECK TOTAL	312.50		
1075	INSTAMATION SYSTEMS I	0001		INV	10/26/2024	106723			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 720 73727		IT FUND	SFTW UTIL			750.00		
							750.00		
						CHECK TOTAL	750.00		
576	INTEGRATED SECURITY S	0001		INV	10/19/2024	20243540			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10001010 73718		CITY ADMIN	SAFETY SUP			126.00		
							126.00		
						CHECK TOTAL	126.00		
97	J.I.L. ASPHALT PAVING	0001		INV	09/27/2024	240448			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 280 73105		STREET	ASP/CEMENT			372.46		
							372.46		
97	J.I.L. ASPHALT PAVING	0001		INV	10/06/2024	240488			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 280 73105		STREET	ASP/CEMENT			289.33		
							289.33		

CITY OF HASTINGS

ACCOUNTS PAYABLE CHECK RUN REPORT

Detail Invoice List

CHECK RUN: 240926 09/26/2024

DUE DATE: 09/26/2024

CASH ACCOUNT: 999 11010				CASH IN BANK - CITY							
VENDOR				REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK
97	J.I.L. ASPHALT PAVING			0001		INV	10/05/2024	240477			
	ACCOUNT DETAIL							LINE AMOUNT			
	1	280	73105		STREET	ASP/CEMENT			285.25		
									285.25		
97	J.I.L. ASPHALT PAVING			0001		INV	10/04/2024	240469			
	ACCOUNT DETAIL							LINE AMOUNT			
	1	280	73105		STREET	ASP/CEMENT			339.86		
									339.86		
97	J.I.L. ASPHALT PAVING			0001		INV	10/03/2024	240461			
	ACCOUNT DETAIL							LINE AMOUNT			
	1	280	73105		STREET	ASP/CEMENT			490.63		
									490.63		
97	J.I.L. ASPHALT PAVING			0001		INV	10/12/2024	240527			
	ACCOUNT DETAIL							LINE AMOUNT			
	1	280	73105		STREET	ASP/CEMENT			307.26		
									307.26		
97	J.I.L. ASPHALT PAVING			0001		INV	10/13/2024	240536			
	ACCOUNT DETAIL							LINE AMOUNT			
	1	280	73105		STREET	ASP/CEMENT			287.70		
									287.70		
97	J.I.L. ASPHALT PAVING			0001		INV	10/11/2024	240516			
	ACCOUNT DETAIL							LINE AMOUNT			
	1	280	73105		STREET	ASP/CEMENT			289.33		
									289.33		
97	J.I.L. ASPHALT PAVING			0001		INV	10/09/2024	240498			
	ACCOUNT DETAIL							LINE AMOUNT			
	1	280	73105		STREET	ASP/CEMENT			370.83		
									370.83		
97	J.I.L. ASPHALT PAVING			0001		INV	10/10/2024	240502			
	ACCOUNT DETAIL							LINE AMOUNT			
	1	280	73105		STREET	ASP/CEMENT			163.82		
									163.82		
								CHECK TOTAL	3,196.47		
327	JACKSON SERVICES INC.			0001		INV	08/31/2024	5359700			
	ACCOUNT DETAIL							LINE AMOUNT			
	1	10003023	72720		PR-WP	RM-BLDG			87.60		
									87.60		

CITY OF HASTINGS

ACCOUNTS PAYABLE CHECK RUN REPORT

Detail Invoice List

CHECK RUN: 240926 09/26/2024

DUE DATE: 09/26/2024

CASH ACCOUNT: 999 11010		CASH IN BANK - CITY							
VENDOR		REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK
						CHECK TOTAL	87.60		
1085	JCO COMMERCIAL FLOORI	0001	22400365	INV	08/21/2024	43227			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10005031 72720		POLICE	RM-BLDG			28,519.00		
						CHECK TOTAL	28,519.00		
2408	DAVID JOHNSON	0001		INV	10/23/2024	09302024			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 211 72010		BID	CONTRACT			270.00		
						CHECK TOTAL	270.00		
182	JONES AUTOMOTIVE	0001		INV	09/29/2024	2-60372			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10005031 72780		POLICE	RM-VEH			331.93		
									331.93
182	JONES AUTOMOTIVE	0001	22400434	INV	10/10/2024	2-57920			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 420 74380		FIRE EQUIP	VEH			15,871.20		
									15,871.20
182	JONES AUTOMOTIVE	0001	22400435	INV	10/10/2024	3810			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10006040 72770		FIRE	RM-TOOLS			1,300.00		
	2 420 74001		FIRE EQUIP	CAP RES			17,214.91		
	3 420 74380		FIRE EQUIP	VEH			3,900.00		
									22,414.91
182	JONES AUTOMOTIVE	0001	22400255	INV	10/12/2024	3982			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 260 74235		ARPA FUNDS	ARPA FUNDS			17,768.20		
									17,768.20
182	JONES AUTOMOTIVE	0001	22400256	INV	10/12/2024	58945			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 260 74235		ARPA FUNDS	ARPA FUNDS			17,768.20		
									17,768.20

CITY OF HASTINGS

ACCOUNTS PAYABLE CHECK RUN REPORT

Detail Invoice List

CHECK RUN: 240926 09/26/2024

DUE DATE: 09/26/2024

CASH ACCOUNT: 999 11010		CASH IN BANK - CITY								
VENDOR		REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK	
182	JONES AUTOMOTIVE	0001		INV	10/12/2024	4338				
	ACCOUNT DETAIL					LINE AMOUNT				
	1 10005031 74380		POLICE	VEH		4,700.53				
							4,700.53			
						CHECK TOTAL	78,854.97			
229	K2 COMMUNICATION CORP	0001		INV	10/16/2024	00007422				
	ACCOUNT DETAIL					LINE AMOUNT				
	1 270 72815		MUSEUM	FILM ROY		182.00				
							182.00			
						CHECK TOTAL	182.00			
684	KELLY SUPPLY COMPANY	0001		INV	10/12/2024	S15117936-0				
	ACCOUNT DETAIL					LINE AMOUNT				
	1 610 74011		LANDFILL	TREES/LAND		83.68				
							83.68			
684	KELLY SUPPLY COMPANY	0001		INV	10/13/2024	S15117936-1				
	ACCOUNT DETAIL					LINE AMOUNT				
	1 610 74011		LANDFILL	TREES/LAND		49.54				
							49.54			
						CHECK TOTAL	133.22			
600	KIDWELL, INC.	0001	22400446	INV	10/18/2024	253870				
	ACCOUNT DETAIL					LINE AMOUNT				
	1 720 74355		IT FUND	COMP EQ		6,514.97				
	2 720 74357		IT FUND	EQUIP UTIL		5,330.43				
							11,845.40			
600	KIDWELL, INC.	0001		INV	10/25/2024	253871				
	ACCOUNT DETAIL					LINE AMOUNT				
	1 720 74355		IT FUND	COMP EQ		30,473.00				
	2 720 74357		IT FUND	EQUIP UTIL		37,245.00				
							67,718.00			
						CHECK TOTAL	79,563.40			
131	KNOX COMPANY	0001		INV	10/10/2024	INV-KA-329914				
	ACCOUNT DETAIL					LINE AMOUNT				
	1 720 73725		IT FUND	COMPT SOFT		721.00				
							721.00			

CITY OF HASTINGS

ACCOUNTS PAYABLE CHECK RUN REPORT

Detail Invoice List

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CASH ACCOUNT: 999 11010		CASH IN BANK - CITY				INVOICE	AMOUNT	VOUCHER	CHECK
VENDOR		REMIT	PO	TYPE	DUE DATE				
						CHECK TOTAL	721.00		
187	KSNB TV	0001		INV	09/30/2024	3659471A-1			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10005031 72305		POLICE	ADVERTISE			195.00		
							195.00		
187	KSNB TV	0001		INV	09/24/2024	3657615-1			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10005031 72305		POLICE	ADVERTISE			350.00		
						CHECK TOTAL	350.00		
							545.00		
658	KULLY PIPE & STEEL CO	0001		INV	10/19/2024	817244			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 610 74229		LANDFILL	CAP IMP			2,163.63		
							2,163.63		
						CHECK TOTAL	2,163.63		
670	L C L TRUCK EQUIPMENT	0001		INV	10/06/2024	INV1009806			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 420 74380		FIRE EQUIP	VEH			226.80		
							226.80		
						CHECK TOTAL	226.80		
86	LAMAR COMPANIES	0001		INV	10/01/2024	116276234			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 270 72305		MUSEUM	ADVERTISE			300.00		
							300.00		
						CHECK TOTAL	300.00		
336	LEXJET LLC	0001		INV	08/30/2024	INVLJUSDS0520109			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 270 73723		MUSEUM	SUPP-EX			33.62		
							33.62		
336	LEXJET LLC	0001		INV	09/27/2024	INVLJUSDS0525545			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 270 73723		MUSEUM	SUPP-EX			1,250.20		
							1,250.20		

CITY OF HASTINGS

ACCOUNTS PAYABLE CHECK RUN REPORT

Detail Invoice List

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DUE DATE: 09/26/2024

CASH ACCOUNT: 999 11010		CASH IN BANK - CITY				INVOICE	AMOUNT	VOUCHER	CHECK
VENDOR		REMIT	PO	TYPE	DUE DATE				
						CHECK TOTAL	1,283.82		
2212	LUMEN TECHNOLOGIES GR	0001		INV	10/16/2024	704619372			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10005030 72620	911		TELEPHONE		3,312.94			
							3,312.94		
						CHECK TOTAL	3,312.94		
77	M&S BUILDERS, INC.	0001		INV	10/05/2024	3553			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10006040 72035	FIRE		TRAIN/CONF		2,050.00			
							2,050.00		
						CHECK TOTAL	2,050.00		
589	MALOUF JR AND ASSOCIA	0001		INV	10/23/2024	IN-37018			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10005031 73720	POLICE		SUPP-BM		46.74			
							46.74		
						CHECK TOTAL	46.74		
601	MENARDS	0001		INV	10/06/2024	74929			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 270 73003	MUSEUM		STORE FIX		124.97			
							124.97		
601	MENARDS	0001		INV	10/09/2024	75035			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 270 73146	MUSEUM		ED EXP		41.87			
							41.87		
601	MENARDS	0001		INV	10/06/2024	74923			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10003022 73140	PR-PARKS		OTHER SUPP		25.83			
							25.83		
601	MENARDS	0001		INV	10/12/2024	75185			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 610 74011	LANDFILL		TREES/LAND		29.98			
							29.98		

CITY OF HASTINGS

ACCOUNTS PAYABLE CHECK RUN REPORT

Detail Invoice List

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DUE DATE: 09/26/2024

CASH ACCOUNT: 999 11010		CASH IN BANK - CITY							
VENDOR		REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK
601	MENARDS	0001		INV	10/06/2024	74904			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10005031 73850		POLICE	FIELD EQ			99.26		
							99.26		
601	MENARDS	0001		INV	10/09/2024	75025			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10005031 73850		POLICE	FIELD EQ			2.00		
							2.00		
601	MENARDS	0001		INV	09/22/2024	74285			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 280 72915		STREET	OTHER			13.98		
							13.98		
601	MENARDS	0001		INV	09/27/2024	74492			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 261 72720		NAT DISAST RM-BLDGS				43.96		
							43.96		
601	MENARDS	0001		INV	10/17/2024	75406			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 261 72720		NAT DISAST RM-BLDGS				231.72		
							231.72		
601	MENARDS	0001		INV	10/11/2024	75125			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 261 72720		NAT DISAST RM-BLDGS				970.76		
							970.76		
601	MENARDS	0001		INV	10/19/2024	75508			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 261 72720		NAT DISAST RM-BLDGS				106.99		
							106.99		
601	MENARDS	0001		INV	10/12/2024	75194			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 280 73772		STREET	SUPP-SHOP			32.98		
							32.98		
601	MENARDS	0001		INV	10/11/2024	75115			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 261 72720		NAT DISAST RM-BLDGS				2,056.18		
							2,056.18		

CITY OF HASTINGS

ACCOUNTS PAYABLE CHECK RUN REPORT

Detail Invoice List

CHECK RUN: 240926 09/26/2024

DUE DATE: 09/26/2024

CASH ACCOUNT: 999 11010		CASH IN BANK - CITY							
VENDOR		REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK
601	MENARDS	0001		INV	10/13/2024	75254			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 270 73772		MUSEUM	SUPP-SHOP		14.33			
							14.33		
601	MENARDS	0001		INV	10/20/2024	75564			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 610 73772		LANDFILL	SUPP-SHOP		7.02			
							7.02		
601	MENARDS	0001		INV	10/23/2024	75703			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 610 73805		LANDFILL	HAND TOOL		178.08			
							178.08		
601	MENARDS	0001		INV	10/26/2024	75838			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 610 72720		LANDFILL	RM-BLDG		21.33			
							21.33		
601	MENARDS	0001		INV	10/18/2024	75458			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10004000 73720		LIBRARY	SUPP-BM		11.52			
							11.52		
601	MENARDS	0001		INV	10/19/2024	75471			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10004000 73720		LIBRARY	SUPP-BM		24.63			
							24.63		
						CHECK TOTAL	4,037.39		
147	MID-STATE ENGINEERING	0001		INV	10/09/2024	1927-0			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 285 74229		CONST PROJCAP IMP			290.00			
							290.00		
147	MID-STATE ENGINEERING	0001		INV	10/05/2024	1888-0			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 260 74235		ARPA FUNDSARPA FUNDS			600.00			
							600.00		
						CHECK TOTAL	890.00		

CITY OF HASTINGS

ACCOUNTS PAYABLE CHECK RUN REPORT

Detail Invoice List

CHECK RUN: 240926 09/26/2024

DUE DATE: 09/26/2024

CASH ACCOUNT: 999 11010		CASH IN BANK - CITY							
VENDOR		REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK
218	MIDWEST TAPE	0001		INV	10/11/2024	506033086			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10004000 73012		LIBRARY	LIB COLL		14.24			
	2 10004000 72914		LIBRARY	PROC FEE		2.25			
							16.49		
218	MIDWEST TAPE	0001		INV	10/17/2024	506060723			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10004000 73012		LIBRARY	LIB COLL		209.91			
	2 10004000 72914		LIBRARY	PROC FEE		28.20			
							238.11		
218	MIDWEST TAPE	0001		INV	10/24/2024	506094091			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10004000 73012		LIBRARY	LIB COLL		154.43			
	2 10004000 72914		LIBRARY	PROC FEE		18.80			
							173.23		
						CHECK TOTAL	427.83		
1992	MORTEN CONSTRUCTION,	0001		INV	10/11/2024	CH2023-09 EST #4			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10003021 74242		PR-CEM	DEPT CAP		34,837.78			
							34,837.78		
						CHECK TOTAL	34,837.78		
487	MOTOROLA SOLUTIONS, I	0001	22400167	INV	10/10/2024	8281976943			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 260 74235		ARPA FUNDS	ARPA FUNDS		12,520.36			
							12,520.36		
						CHECK TOTAL	12,520.36		
1849	MR. SPARKLES CLEANING	0001		INV	10/09/2024	38065			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10005031 72720		POLICE	RM-BLDG		1,080.00			
							1,080.00		
1849	MR. SPARKLES CLEANING	0001		INV	10/23/2024	38281			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10005031 72720		POLICE	RM-BLDG		1,206.00			
							1,206.00		
						CHECK TOTAL	2,286.00		

CITY OF HASTINGS

ACCOUNTS PAYABLE CHECK RUN REPORT

Detail Invoice List

CHECK RUN: 240926 09/26/2024

DUE DATE: 09/26/2024

CASH ACCOUNT: 999 11010		CASH IN BANK - CITY							
VENDOR		REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK
640	MUNICIPAL SUPPLY, INC	0001		INV	10/23/2024	0921180-IN			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10003023 73720		PR-WP	SUPP-BM		1,062.00			
							1,062.00		
						CHECK TOTAL	1,062.00		
688	NAPA AUTO PARTS	0001		INV	10/18/2024	293442			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 610 72750		LANDFILL	RM-HEAVY		72.66			
	2 610 72750		LANDFILL	RM-HEAVY		412.31			
	3 610 72750		LANDFILL	RM-HEAVY		9.44			
							494.41		
688	NAPA AUTO PARTS	0001		INV	10/18/2024	293443			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 610 72750		LANDFILL	RM-HEAVY		71.96			
	2 610 72750		LANDFILL	RM-HEAVY		96.42			
							168.38		
688	NAPA AUTO PARTS	0001		INV	04/12/2024	255198			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10003022 72780		PR-PARKS	RM-VEH		45.04			
							45.04		
688	NAPA AUTO PARTS	0001		CRM	02/18/2024	243547			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10003022 72780		PR-PARKS	RM-VEH		-54.00			
							-54.00		
688	NAPA AUTO PARTS	0001		INV	11/10/2023	223766			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10003022 72780		PR-PARKS	RM-VEH		45.98			
							45.98		
						CHECK TOTAL	699.81		
393	NE APCO-NENA	0001		INV	10/25/2024	092524			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10005030 72035	911		TRAIN/CONF		380.00			
							380.00		
						CHECK TOTAL	380.00		

CITY OF HASTINGS

ACCOUNTS PAYABLE CHECK RUN REPORT

Detail Invoice List

CHECK RUN: 240926 09/26/2024

DUE DATE: 09/26/2024

CASH ACCOUNT: 999 11010				CASH IN BANK - CITY						
VENDOR			REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK
130	NE LIBRARY ASSOCIATIO		0001		INV	10/23/2024	NLA CONFERENCE			
	ACCOUNT DETAIL						LINE AMOUNT			
	1 230 72035			LIB GRANT	TRAIN/CONF		140.00			
								140.00		
130	NE LIBRARY ASSOCIATIO		0001		INV	10/23/2024	NLA CONFERENCE TC			
	ACCOUNT DETAIL						LINE AMOUNT			
	1 230 72035			LIB GRANT	TRAIN/CONF		110.00			
								110.00		
							CHECK TOTAL	250.00		
62	NE PUBLIC HEALTH ENVI		0001		INV	10/17/2024	582117			
	ACCOUNT DETAIL						LINE AMOUNT			
	1 10005031 72030			POLICE	PROF SERV		1,470.00			
								1,470.00		
							CHECK TOTAL	1,470.00		
656	NEBRASKA MACHINERY CO		0001		INV	10/09/2024	CUI1395593			
	ACCOUNT DETAIL						LINE AMOUNT			
	1 610 72750			LANDFILL	RM-HEAVY		17.90			
								17.90		
656	NEBRASKA MACHINERY CO		0001		INV	10/12/2024	INV666274			
	ACCOUNT DETAIL						LINE AMOUNT			
	1 610 72750			LANDFILL	RM-HEAVY		473.42			
								473.42		
656	NEBRASKA MACHINERY CO		0001		INV	10/18/2024	INV667279			
	ACCOUNT DETAIL						LINE AMOUNT			
	1 610 72750			LANDFILL	RM-HEAVY		959.66			
								959.66		
656	NEBRASKA MACHINERY CO		0001		CRM	09/11/2024	SCN102969			
	ACCOUNT DETAIL						LINE AMOUNT			
	1 610 72750			LANDFILL	RM-HEAVY		-495.82			
								-495.82		
							CHECK TOTAL	955.16		
588	NE STATE FIRE MARSHAL		0002		INV	10/12/2024	131925			
	ACCOUNT DETAIL						LINE AMOUNT			
	1 10004000 72720			LIBRARY	RM-BLDG		72.00			
								72.00		

CITY OF HASTINGS

ACCOUNTS PAYABLE CHECK RUN REPORT

Detail Invoice List

CHECK RUN: 240926 09/26/2024

DUE DATE: 09/26/2024

CASH ACCOUNT: 999 11010		CASH IN BANK - CITY							
VENDOR		REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK
						CHECK TOTAL	72.00		
690	OLSSON	0001		INV	10/18/2024	510812			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 610 72030		LANDFILL	PROF SERV		1,750.00			
							1,750.00		
						CHECK TOTAL	1,750.00		
429	ON TARGET AMMUNITION	0001		INV	10/17/2024	108844			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10005031 73131		POLICE	AMMUNITION		9,580.00			
							9,580.00		
						CHECK TOTAL	9,580.00		
1400	ELVIRA BATELAAN	0000		INV	10/12/2024	MILEAGE			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10002000 72035		DS	TRAIN/CONF		231.99			
							231.99		
						CHECK TOTAL	231.99		
1400	JOSH FINK	0000		INV	10/25/2024	RUSS 094877			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 770 72035		SCALES	TRAIN/CONF		48.92			
							48.92		
						CHECK TOTAL	48.92		
1400	M & TEAM CUSTOM HOMES	0000		INV	10/23/2024	20240028			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 100 42206		GENERAL	CERT OCC		250.00			
							250.00		
						CHECK TOTAL	250.00		
1400	RUSSANNE HOFF	0000		INV	10/03/2024	HOFF9.3.2024			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 270 72035		MUSEUM	TRAIN/CONF		30.82			
							30.82		
						CHECK TOTAL	30.82		

CITY OF HASTINGS

ACCOUNTS PAYABLE CHECK RUN REPORT

Detail Invoice List

CHECK RUN: 240926 09/26/2024

DUE DATE: 09/26/2024

CASH ACCOUNT: 999 11010		CASH IN BANK - CITY							
VENDOR	REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK	
1400 SAMANTHA RUNDLE	0000		INV	10/06/2024	MILEAGE FOR SR				
ACCOUNT DETAIL						LINE AMOUNT			
1 230 72035		LIB GRANT	TRAIN/CONF			87.10			
						CHECK TOTAL			
									87.10
									87.10
514 OPTUM BANK	0002		INV	10/12/2024	0001643788				
ACCOUNT DETAIL						LINE AMOUNT			
1 710 72044		HEALTH INS	ADMIN FEE			319.00			
						CHECK TOTAL			
									319.00
									319.00
18 PEPSI-COLA BOTTLING C	0001		INV	10/13/2024	6100117644				
ACCOUNT DETAIL						LINE AMOUNT			
1 270 73121		MUSEUM	CONC-RES			259.15			
						CHECK TOTAL			
									259.15
									259.15
544 PINE PATCH TREE FARM	0001	22400394	INV	09/18/2024	000223				
ACCOUNT DETAIL						LINE AMOUNT			
1 10003021 74242		PR-CEM	DEPT CAP			14,550.00			
						CHECK TOTAL			
									14,550.00
									14,550.00
448 PLATTE VALLEY COMM IN	0001		INV	10/20/2024	042400153				
ACCOUNT DETAIL						LINE AMOUNT			
1 10005030 72740		911	RM-COM EQ			150.00			
						CHECK TOTAL			
									150.00
									150.00
31 POLICE DEPT. - PETTY	0001		INV	10/10/2024	091024				
ACCOUNT DETAIL						LINE AMOUNT			
1 10005031 72030		POLICE	PROF SERV			9.00			
						CHECK TOTAL			
									9.00
31 POLICE DEPT. - PETTY	0001		INV	10/19/2024	091924				
ACCOUNT DETAIL						LINE AMOUNT			
1 10005031 72105		POLICE	POSTAGE			14.78			
						CHECK TOTAL			
									14.78

CITY OF HASTINGS

ACCOUNTS PAYABLE CHECK RUN REPORT

Detail Invoice List

CHECK RUN: 240926 09/26/2024

DUE DATE: 09/26/2024

CASH ACCOUNT: 999 11010		CASH IN BANK - CITY				INVOICE	AMOUNT	VOUCHER	CHECK
VENDOR		REMIT	PO	TYPE	DUE DATE				
						CHECK TOTAL	23.78		
641	PRECISION SPRINKLERS,	0001		INV	10/13/2024	2906			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 211 72010	BID		CONTRACT			87.00		
						CHECK TOTAL	87.00		
2418	PREPARED	0001		INV	10/17/2024	P29			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10005030 72740	911		RM-COM EQ			7,200.00		
						CHECK TOTAL	7,200.00		
712	PRIME SECURED	0001	22400428	INV	10/16/2024	92566			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 720 74355	IT FUND		COMP EQ			32,805.12		
	2 720 74357	IT FUND		EQUIP UTIL			26,933.35		
							59,738.47		
712	PRIME SECURED	0001	22400424	INV	10/16/2024	92567			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 720 74355	IT FUND		COMP EQ			20,642.43		
	2 720 74357	IT FUND		EQUIP UTIL			16,891.52		
							37,533.95		
712	PRIME SECURED	0001	22400444	INV	10/16/2024	92664			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 720 74355	IT FUND		COMP EQ			13,375.82		
	2 720 74357	IT FUND		EQUIP UTIL			11,009.78		
							24,385.60		
712	PRIME SECURED	0001	22400425	INV	10/16/2024	92569			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 720 74357	IT FUND		EQUIP UTIL			13,095.24		
							13,095.24		
712	PRIME SECURED	0001		INV	10/16/2024	92572			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 720 72030	IT FUND		PROF SERV			4,669.00		
							4,669.00		

CITY OF HASTINGS



ACCOUNTS PAYABLE CHECK RUN REPORT

Detail Invoice List

CHECK RUN: 240926 09/26/2024

DUE DATE: 09/26/2024

CASH ACCOUNT: 999 11010		CASH IN BANK - CITY							
VENDOR	REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK	
712 PRIME SECURED	0001		INV	10/25/2024	92829				
ACCOUNT DETAIL					LINE AMOUNT				
1 720 73725		IT FUND	COMPT SOFT		1,384.57				
2 720 73727		IT FUND	SFTW UTIL		1,132.83				
						2,517.40			
					CHECK TOTAL	141,939.66			
318 PROFORMA	0001		INV	10/09/2024	BG16006704A				
ACCOUNT DETAIL					LINE AMOUNT				
1 10006040 72305		FIRE	ADVERTISE		357.22				
						357.22			
					CHECK TOTAL	357.22			
638 PROTEX CENTRAL, INC.	0001		INV	10/25/2024	155795				
ACCOUNT DETAIL					LINE AMOUNT				
1 270 72720		MUSEUM	RM-BLDG		137.50				
						137.50			
					CHECK TOTAL	137.50			
438 PSYCHOLOGICAL RESOURC	0001		INV	09/04/2024	2408054				
ACCOUNT DETAIL					LINE AMOUNT				
1 10005030 72030		911	PROF SERV		300.00				
						300.00			
					CHECK TOTAL	300.00			
1852 PTRSR OF HASTINGS	0001		INV	09/29/2024	AUG 2024				
ACCOUNT DETAIL					LINE AMOUNT				
1 10009000 72056		OTHER-GOVTEE WELL			760.00				
						760.00			
					CHECK TOTAL	760.00			
565 QUAD-C CONSULTING	0001		INV	10/13/2024	242210103				
ACCOUNT DETAIL					LINE AMOUNT				
1 285 74229		CONST PROJCAP IMP			245.00				
						245.00			
					CHECK TOTAL	245.00			

CITY OF HASTINGS

ACCOUNTS PAYABLE CHECK RUN REPORT

Detail Invoice List

CHECK RUN: 240926 09/26/2024

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CASH ACCOUNT: 999 11010		CASH IN BANK - CITY							
VENDOR	REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK	
609 RAYNOR GARAGE DOORS O	0001		INV	10/09/2024	42593				
ACCOUNT DETAIL					LINE AMOUNT				
1 10003022 73720		PR-PARKS	SUPP-BM		3,017.00				
						3,017.00			
					CHECK TOTAL	3,017.00			
378 REAL TIME TRANSLATION	0001		INV	10/09/2024	118146				
ACCOUNT DETAIL					LINE AMOUNT				
1 10005031 72030		POLICE	PROF SERV		544.50				
						544.50			
					CHECK TOTAL	544.50			
541 RIVOLI THEATRE	0001		INV	10/07/2024	7724				
ACCOUNT DETAIL					LINE AMOUNT				
1 270 73121		MUSEUM	CONC-RES		80.00				
						80.00			
					CHECK TOTAL	80.00			
1944 RLR ASSOCIATES, INC	0001		INV	10/24/2024	2024-074				
ACCOUNT DETAIL					LINE AMOUNT				
1 271 74229		MUSEUM ST CAP IMP			12,189.40				
						12,189.40			
					CHECK TOTAL	12,189.40			
2421 ROGUE FITNESS	0001		INV	10/25/2024	171522				
ACCOUNT DETAIL					LINE AMOUNT				
1 10005031 73850		POLICE	FIELD EQ		3,781.70				
						3,781.70			
					CHECK TOTAL	3,781.70			
611 RUSS'S MARKET	0001		INV	10/12/2024	17875				
ACCOUNT DETAIL					LINE AMOUNT				
1 230 72054		LIB GRANT	LIB PROG		24.99				
						24.99			
611 RUSS'S MARKET	0001		INV	10/18/2024	17907				
ACCOUNT DETAIL					LINE AMOUNT				
1 230 72054		LIB GRANT	LIB PROG		23.98				
						23.98			

CITY OF HASTINGS

ACCOUNTS PAYABLE CHECK RUN REPORT

Detail Invoice List

CHECK RUN: 240926 09/26/2024

DUE DATE: 09/26/2024

CASH ACCOUNT: 999 11010		CASH IN BANK - CITY								
VENDOR		REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK	
611	RUSS'S MARKET	0001		INV	10/12/2024	17805				
	ACCOUNT DETAIL					LINE AMOUNT				
	1 230 72054		LIB GRANT	LIB PROG		20.58				
							20.58			
611	RUSS'S MARKET	0001		INV	10/06/2024	17870				
	ACCOUNT DETAIL					LINE AMOUNT				
	1 230 72735		LIB GRANT	GRANT EXP		21.33				
							21.33			
611	RUSS'S MARKET	0001		INV	10/24/2024	17916				
	ACCOUNT DETAIL					LINE AMOUNT				
	1 230 72054		LIB GRANT	LIB PROG		13.99				
							13.99			
611	RUSS'S MARKET	0001		INV	10/24/2024	17962				
	ACCOUNT DETAIL					LINE AMOUNT				
	1 230 72054		LIB GRANT	LIB PROG		67.58				
							67.58			
						CHECK TOTAL	172.45			
657	SAPP BROTHERS PETROLE	0001		INV	09/27/2024	IN4528120				
	ACCOUNT DETAIL					LINE AMOUNT				
	1 280 73126		STREET	FUEL/OIL		290.00				
							290.00			
657	SAPP BROTHERS PETROLE	0001		INV	10/09/2024	IN4537229				
	ACCOUNT DETAIL					LINE AMOUNT				
	1 610 73126		LANDFILL	FUEL/OIL		1,754.22				
							1,754.22			
657	SAPP BROTHERS PETROLE	0001		INV	10/17/2024	IN4543693				
	ACCOUNT DETAIL					LINE AMOUNT				
	1 610 73126		LANDFILL	FUEL/OIL		1,058.99				
							1,058.99			
657	SAPP BROTHERS PETROLE	0001		INV	10/23/2024	IN4548503				
	ACCOUNT DETAIL					LINE AMOUNT				
	1 610 73126		LANDFILL	FUEL/OIL		729.67				
							729.67			
						CHECK TOTAL	3,832.88			

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CASH ACCOUNT: 999 11010		CASH IN BANK - CITY							
VENDOR		REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK
451	SCIENS CONSULTING	0001		INV	09/30/2024	220989			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10009000 72013		OTHER-GOVERP FEES			6,825.00			
							6,825.00		
						CHECK TOTAL	6,825.00		
480	SMALL TOWN FAMOUS	0001		INV	07/18/2024	2205			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 230 72735		LIB GRANT GRANT EXP			1,271.61			
							1,271.61		
480	SMALL TOWN FAMOUS	0001		INV	10/06/2024	2429			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 270 73170		MUSEUM WEARING			179.32			
							179.32		
						CHECK TOTAL	1,450.93		
625	SOS PORTABLE TOILETS,	0001		INV	10/14/2024	54172			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10005031 72030		POLICE PROF SERV			50.00			
							50.00		
625	SOS PORTABLE TOILETS,	0001		INV	10/18/2024	54354			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10008000 72722		AIRPORT RM-AIR			374.50			
							374.50		
625	SOS PORTABLE TOILETS,	0001		INV	10/22/2024	54390			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 285 74229		CONST PROJCAP IMP			152.00			
							152.00		
						CHECK TOTAL	576.50		
190	SOUTH CENTRAL BOBCAT,	0001		INV	10/13/2024	HM2282			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 610 72750		LANDFILL RM-HEAVY			89.50			
							89.50		
						CHECK TOTAL	89.50		

CITY OF HASTINGS

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CASH ACCOUNT: 999 11010		CASH IN BANK - CITY									
VENDOR		REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK		
453	SOUTH CENTRAL ECONOMI	0001		INV	10/13/2024	1805					
	ACCOUNT DETAIL					LINE AMOUNT					
	1 220 72039		CD	ADMIN		1,100.00					
							1,100.00				
						CHECK TOTAL	1,100.00				
125	STATE OF NE - DAS STA	0001		INV	10/19/2024	1448056					
	ACCOUNT DETAIL					LINE AMOUNT					
	1 10005031 72620		POLICE	TELEPHONE		844.80					
							844.80				
						CHECK TOTAL	844.80				
299	STATE TREASURER	0001		INV	10/20/2024	FY 23-24					
	ACCOUNT DETAIL					LINE AMOUNT					
	1 100 21150		GENERAL	PET LIC PY		717.36					
							717.36				
						CHECK TOTAL	717.36				
2413	STRIPES PARKING LOT S	0001		INV	10/10/2024	1158					
	ACCOUNT DETAIL					LINE AMOUNT					
	1 260 74235		ARPA FUNDS	ARPA FUNDS		775.00					
							775.00				
						CHECK TOTAL	775.00				
347	TARGETS ONLINE	0001		INV	10/06/2024	120368					
	ACCOUNT DETAIL					LINE AMOUNT					
	1 10005031 72720		POLICE	RM-BLDG		270.35					
							270.35				
						CHECK TOTAL	270.35				
377	TG TECHNICAL SERVICES	0001		INV	10/04/2024	06366					
	ACCOUNT DETAIL					LINE AMOUNT					
	1 610 72750		LANDFILL	RM-HEAVY		167.48					
							167.48				
						CHECK TOTAL	167.48				

CITY OF HASTINGS

ACCOUNTS PAYABLE CHECK RUN REPORT

Detail Invoice List

CHECK RUN: 240926 09/26/2024

DUE DATE: 09/26/2024

CASH ACCOUNT: 999 11010		CASH IN BANK - CITY				DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK
VENDOR		REMIT	PO	TYPE						
49	THE LIBRARY STORE INC	0001		INV	10/18/2024	708144				
	ACCOUNT DETAIL					LINE AMOUNT				
	1 10004000 73001		LIBRARY	OFF SUPP		107.45		107.45		
						CHECK TOTAL		107.45		
156	THE PIN CENTER	0001		INV	10/16/2024	0924049				
	ACCOUNT DETAIL					LINE AMOUNT				
	1 10001011 72053		HR	EE PROG		147.75		147.75		
						CHECK TOTAL		147.75		
150	THOMSON REUTERS - WES	0001		INV	10/01/2024	850681278				
	ACCOUNT DETAIL					LINE AMOUNT				
	1 10001012 72905		ATTORNEY	DUE/SUBS		567.39		567.39		
						CHECK TOTAL		567.39		
23	TERRY HAINES	0001		INV	10/13/2024	0613				
	ACCOUNT DETAIL					LINE AMOUNT				
	1 610 72780		LANDFILL	RM-VEH		52.00		52.00		
						CHECK TOTAL		52.00		
17	TK ELEVATOR CORPORATI	0001		INV	10/01/2024	1000632883				
	ACCOUNT DETAIL					LINE AMOUNT				
	1 10004000 72720		LIBRARY	RM-BLDG		235.23		235.23		
						CHECK TOTAL		235.23		
95	TYLER TECHNOLOGIES, I	0001		INV	09/20/2024	045-481798				
	ACCOUNT DETAIL					LINE AMOUNT				
	1 10009000 74356		OTHER-GOV	COMP SOFT		800.00		800.00		
95	TYLER TECHNOLOGIES, I	0001		INV	09/13/2024	045-480082				
	ACCOUNT DETAIL					LINE AMOUNT				
	1 10009000 74356		OTHER-GOV	COMP SOFT		700.00		700.00		

CITY OF HASTINGS

ACCOUNTS PAYABLE CHECK RUN REPORT

Detail Invoice List

CHECK RUN: 240926 09/26/2024

DUE DATE: 09/26/2024

CASH ACCOUNT: 999 11010		CASH IN BANK - CITY							
VENDOR		REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK
95	TYLER TECHNOLOGIES, I	0001		INV	09/30/2024	045-483693			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10009000 74356		OTHER-GOV	COMP SOFT		2,800.00			
							2,800.00		
95	TYLER TECHNOLOGIES, I	0001	22300355	INV	09/30/2024	045-483692			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10009000 74356		OTHER-GOV	COMP SOFT		4,800.00			
							4,800.00		
						CHECK TOTAL	9,100.00		
372	UNIQUE MANAGEMENT SVC	0001		INV	10/01/2024	6130088			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10004000 72030		LIBRARY	PROF SERV		139.80			
							139.80		
						CHECK TOTAL	139.80		
1969	UPPER BIG BLUE NATURA	0001		INV	07/07/2024	11802			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 285 74229		CONST PROJ	CAP IMP		2,458.98			
							2,458.98		
						CHECK TOTAL	2,458.98		
294	US BANK	0001		INV	09/28/2024	CERTIFIED MAIL			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10001010 72105		CITY ADMIN	POSTAGE		200.00			
							200.00		
294	US BANK	0001		INV	09/25/2024	AMERICAN PUBLIC POWE			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10001010 72035		CITY ADMIN	TRAIN/CONF		975.00			
							975.00		
294	US BANK	0001		INV	09/25/2024	AMERICAN AIRLINES			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10001010 72035		CITY ADMIN	TRAIN/CONF		498.16			
							498.16		
294	US BANK	0001		INV	09/25/2024	OMNI			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10001010 72035		CITY ADMIN	TRAIN/CONF		984.84			
							984.84		

CITY OF HASTINGS

ACCOUNTS PAYABLE CHECK RUN REPORT

Detail Invoice List

CHECK RUN: 240926 09/26/2024

DUE DATE: 09/26/2024

CASH ACCOUNT: 999 11010		CASH IN BANK - CITY							
VENDOR		REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK
294	US BANK	0001		INV	10/04/2024	USPS			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10005031 72105		POLICE	POSTAGE			18.45		
							18.45		
294	US BANK	0001		INV	10/03/2024	USPS			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10005031 72105		POLICE	POSTAGE			18.45		
							18.45		
294	US BANK	0001		INV	09/29/2024	USPS			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10005031 72105		POLICE	POSTAGE			5.00		
							5.00		
294	US BANK	0001		INV	09/26/2024	USPS			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10005031 72105		POLICE	POSTAGE			36.90		
							36.90		
294	US BANK	0001		INV	09/04/2024	DELTA			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10001010 72035		CITY ADMIN	TRAIN/CONF			466.96		
							466.96		
294	US BANK	0001		INV	09/05/2024	SUPERSHUTTLE			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10001010 72035		CITY ADMIN	TRAIN/CONF			60.52		
							60.52		
294	US BANK	0001		INV	10/10/2024	LATE FEES			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10005031 72912		POLICE	CC PRO FEE			73.86		
							73.86		
294	US BANK	0001		INV	09/21/2024	CHEWY			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10005031 73136		POLICE	K-9 UNIT			108.64		
							108.64		
294	US BANK	0001		INV	09/21/2024	CHEWY			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10005031 73136		POLICE	K-9 UNIT			427.37		
							427.37		

CITY OF HASTINGS

ACCOUNTS PAYABLE CHECK RUN REPORT

Detail Invoice List

CHECK RUN: 240926 09/26/2024

DUE DATE: 09/26/2024

CASH ACCOUNT: 999 11010		CASH IN BANK - CITY				INVOICE	AMOUNT	VOUCHER	CHECK
VENDOR		REMIT	PO	TYPE	DUE DATE				
294	US BANK	0001		CRM	10/10/2024	USPS			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10005031 72105		POLICE	POSTAGE		-5.95			
							-5.95		
294	US BANK	0001		INV	09/29/2024	TEXTMAGIC.COM			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10003024 72905		PR-REC	DUE/SUBS		20.00			
							20.00		
294	US BANK	0001		INV	10/09/2024	WEVIDEO.COM/CHARGE			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10003024 72905		PR-REC	DUE/SUBS		9.99			
							9.99		
294	US BANK	0001		INV	10/06/2024	CITY OF COLUMBUS NE			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10003023 72035		PR-WP	TRAIN/CONF		350.00			
							350.00		
294	US BANK	0001		INV	10/06/2024	CITY OF COLUMBUS NE			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10003023 72035		PR-WP	TRAIN/CONF		350.00			
							350.00		
294	US BANK	0001		INV	10/09/2024	USPS			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10005031 72105		POLICE	POSTAGE		36.90			
							36.90		
294	US BANK	0001		INV	10/04/2024	USPS			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10005031 72105		POLICE	POSTAGE		413.01			
							413.01		
294	US BANK	0001		INV	10/05/2024	USPS			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10005031 72105		POLICE	POSTAGE		9.68			
							9.68		
294	US BANK	0001		INV	10/06/2024	ULINE			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10005031 73850		POLICE	FIELD EQ		124.66			
							124.66		

CITY OF HASTINGS

ACCOUNTS PAYABLE CHECK RUN REPORT

Detail Invoice List

CHECK RUN: 240926 09/26/2024

DUE DATE: 09/26/2024

CASH ACCOUNT: 999 11010		CASH IN BANK - CITY							
VENDOR		REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK
294	US BANK	0001		INV	10/09/2024	PELLET 1962792536352			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 270 73146		MUSEUM	ED EXP		601.00	601.00		
294	US BANK	0001		INV	10/01/2024	HOME DEPOT WM8035903			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 270 72770		MUSEUM	RM-TOOLS		1,348.62	1,348.62		
294	US BANK	0001		CRM	10/06/2024	WEBSTRAUNT CR 962024			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 270 73146		MUSEUM	ED EXP		-82.20	-82.20		
294	US BANK	0001		INV	09/20/2024	KELLY 1570417492			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 270 72750		MUSEUM	RM-HEAVY		7.60	7.60		
294	US BANK	0001		INV	09/20/2024	EDC PUB FPCXSG9JKZ			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 270 73122		MUSEUM	STORE MERC		70.00	70.00		
294	US BANK	0001		INV	09/28/2024	USPS PO 3040800390			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10003021 72105		PR-CEM	POSTAGE		73.00	73.00		
294	US BANK	0001		INV	10/17/2024	CLEANFREAK.COM			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10003020 73720		PR-AUD	SUPP-BM		271.99			
	2 10003024 73720		PR-REC	SUPP-BM		271.99			
294	US BANK	0001		INV	10/16/2024	TOO FAST TOOL SUPPLY			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 280 72915		STREET	OTHER		36.99	36.99		
294	US BANK	0001		INV	10/16/2024	SAGE INT'L LTD			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10005031 73131		POLICE	AMMUNITION		1,933.80	1,933.80		

CITY OF HASTINGS

ACCOUNTS PAYABLE CHECK RUN REPORT

Detail Invoice List

CHECK RUN: 240926 09/26/2024

DUE DATE: 09/26/2024

CASH ACCOUNT: 999 11010		CASH IN BANK - CITY							
VENDOR		REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK
294	US BANK	0001		INV	10/11/2024	HILTON			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10005031 72035		POLICE	TRAIN/CONF		373.74			
							373.74		
294	US BANK	0001		INV	10/10/2024	PILOT			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10005031 73126		POLICE	FUEL/OIL		30.61			
							30.61		
294	US BANK	0001		INV	10/04/2024	NASRO			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10005031 72035		POLICE	TRAIN/CONF		400.00			
							400.00		
294	US BANK	0001		INV	10/13/2024	SHEEPDOG GUARDIAN			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10005031 73136		POLICE	K-9 UNIT		350.00			
							350.00		
294	US BANK	0001		INV	10/03/2024	ASS'N OF LE CHAPLAIN			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10005031 72035		POLICE	TRAIN/CONF		55.00			
							55.00		
294	US BANK	0001		INV	10/12/2024	SAFARILAND - DEFENSE			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10005031 73131		POLICE	AMMUNITION		4,843.05			
							4,843.05		
294	US BANK	0001		INV	10/12/2024	PEPPERBALL			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10005031 73131		POLICE	AMMUNITION		1,906.00			
							1,906.00		
294	US BANK	0001		INV	10/11/2024	SQ RIGHT SIZES PLUS			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10005031 72780		POLICE	RM-VEH		356.09			
							356.09		
294	US BANK	0001		INV	10/11/2024	AMERICAN HEART SHOPC			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10005030 72035	911		TRAIN/CONF		44.08			
							44.08		

CITY OF HASTINGS



ACCOUNTS PAYABLE CHECK RUN REPORT

Detail Invoice List

CHECK RUN: 240926 09/26/2024

DUE DATE: 09/26/2024

CASH ACCOUNT: 999 11010		CASH IN BANK - CITY				INVOICE	AMOUNT	VOUCHER	CHECK
VENDOR		REMIT	PO	TYPE	DUE DATE				
294	US BANK	0001		INV	10/11/2024	BLUE TO GOLD			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10005031 73010		POLICE	BOOKS/MAP		436.09	436.09		
294	US BANK	0001		INV	10/16/2024	USPS			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10005031 72105		POLICE	POSTAGE		73.80	73.80		
294	US BANK	0001		INV	10/12/2024	USPS			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10005031 72105		POLICE	POSTAGE		11.60	11.60		
294	US BANK	0001		INV	10/17/2024	NSA/POAN			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10005031 72035		POLICE	TRAIN/CONF		220.00	220.00		
294	US BANK	0001		INV	10/19/2024	USPS			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10001010 72305		CITY ADMIN	ADVERTISE		2,990.69	2,990.69		
294	US BANK	0001		INV	10/12/2024	WALMART			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10009000 72056		OTHER-GOVTEE	WELL		5.36	5.36		
294	US BANK	0001		INV	10/18/2024	SORINEX EXERCISE			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10005031 73850		POLICE	FIELD EQ		269.97	269.97		
294	US BANK	0001		INV	10/18/2024	BELLS OF STEEL USA			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10005031 73850		POLICE	FIELD EQ		899.99	899.99		
294	US BANK	0001		INV	10/11/2024	AMAZON			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10004000 73012		LIBRARY	LIB COLL		14.99	14.99		

CITY OF HASTINGS

ACCOUNTS PAYABLE CHECK RUN REPORT

Detail Invoice List

CHECK RUN: 240926 09/26/2024

DUE DATE: 09/26/2024

CASH ACCOUNT: 999 11010		CASH IN BANK - CITY							
VENDOR		REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK
294	US BANK	0001		INV	10/11/2024	AMAZON			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10004000 73012		LIBRARY	LIB COLL			7.49		
							7.49		
294	US BANK	0001		INV	10/05/2024	AMAZON			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10004000 73012		LIBRARY	LIB COLL			14.99		
							14.99		
294	US BANK	0001		INV	10/16/2024	CHICAGO DIST. CENTER			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 230 72054		LIB GRANT	LIB PROG			59.78		
							59.78		
294	US BANK	0001		INV	10/11/2024	4IMPRINT			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10004000 73724		LIBRARY	EVENT EX			595.12		
							595.12		
294	US BANK	0001		INV	10/04/2024	IAAI			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10006040 72905		FIRE	DUE/SUBS			500.00		
							500.00		
294	US BANK	0001		INV	10/03/2024	NFPA NATL FIRE PROTE			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10006040 73010		FIRE	BOOKS/MAP			1,184.11		
							1,184.11		
294	US BANK	0001		INV	10/06/2024	POSITIVE PROMOTIONS			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10006040 73148		FIRE	FIRE PREV			255.95		
							255.95		
294	US BANK	0001		INV	10/16/2024	USPS PO 3040800390			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10006040 72105		FIRE	POSTAGE			19.36		
							19.36		
294	US BANK	0001		INV	10/09/2024	DIXIE EMS			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10006041 73135		AMBULANCEMED SUPP				189.72		
							189.72		

CITY OF HASTINGS

ACCOUNTS PAYABLE CHECK RUN REPORT

Detail Invoice List

CHECK RUN: 240926 09/26/2024

DUE DATE: 09/26/2024

CASH ACCOUNT: 999 11010		CASH IN BANK - CITY							
VENDOR		REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK
294	US BANK	0001		INV	10/12/2024	EMS SUCCESS			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10006041 72035		AMBULANCETRAIN/CONF			125.00			
							125.00		
294	US BANK	0001		INV	10/23/2024	HAST SYMPHONY ORCHE			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 211 72010		BID CONTRACT			150.00			
							150.00		
294	US BANK	0001		INV	10/12/2024	NI LCC 9.12.2024			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 270 73724		MUSEUM EVENT EX			42.75			
							42.75		
294	US BANK	0001		CRM	10/13/2024	MPMA CREDIT 9.13.202			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 270 72035		MUSEUM TRAIN/CONF			-30.00			
							-30.00		
294	US BANK	0001		INV	10/16/2024	WALMART 200012351178			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 270 73146		MUSEUM ED EXP			54.83			
							54.83		
294	US BANK	0001		INV	10/16/2024	ADOBE 2875656120			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 270 72905		MUSEUM DUE/SUBS			32.09			
							32.09		
294	US BANK	0001		INV	10/09/2024	HUMANITIES 9.9.2024			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 270 73146		MUSEUM ED EXP			100.00			
							100.00		
294	US BANK	0001		INV	09/29/2024	UNITED STATES POSTAL			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10006040 72105		FIRE POSTAGE			18.80			
							18.80		
294	US BANK	0001		INV	10/10/2024	BUSINESS WORLD			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10003024 73170		PR-REC WEARING			10.50			
							10.50		

CITY OF HASTINGS

ACCOUNTS PAYABLE CHECK RUN REPORT

Detail Invoice List

CHECK RUN: 240926 09/26/2024

DUE DATE: 09/26/2024

CASH ACCOUNT: 999 11010		CASH IN BANK - CITY							
VENDOR		REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK
294	US BANK	0001		INV	10/20/2024	DOLLAR TREE			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 610 73001		LANDFILL	OFF SUPP		17.39			
							17.39		
294	US BANK	0001		INV	10/06/2024	DIGICERT			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 720 73727		IT FUND	SFTW UTIL		738.00			
							738.00		
294	US BANK	0001		INV	10/06/2024	DIGICERT			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 720 73725		IT FUND	COMPT SOFT		405.90			
	2 720 73727		IT FUND	SFTW UTIL		332.10			
							738.00		
294	US BANK	0001		INV	10/09/2024	MICROSOFT			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 720 73725		IT FUND	COMPT SOFT		16.43			
	2 720 73727		IT FUND	SFTW UTIL		13.45			
							29.88		
294	US BANK	0001		INV	10/12/2024	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	10/13/2024	GOTOCOM			
	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	10/17/2024	MSFT			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 720 73725		IT FUND	COMPT SOFT		104.50			
	2 720 73727		IT FUND	SFTW UTIL		85.50			
							190.00		
294	US BANK	0001		INV	10/17/2024	MSFT			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 720 73725		IT FUND	COMPT SOFT		120.00			
							120.00		

CITY OF HASTINGS

ACCOUNTS PAYABLE CHECK RUN REPORT

Detail Invoice List

CHECK RUN: 240926 09/26/2024

DUE DATE: 09/26/2024

CASH ACCOUNT: 999 11010		CASH IN BANK - CITY				INVOICE	AMOUNT	VOUCHER	CHECK
VENDOR		REMIT	PO	TYPE	DUE DATE				
294	US BANK	0001		INV	10/17/2024	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	10/17/2024	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	10/17/2024	MSFT			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 720 73725		IT FUND	COMPT SOFT		9,147.60			
	2 720 73727		IT FUND	SFTW UTIL		7,484.40			
							16,632.00		
294	US BANK	0001		INV	10/17/2024	DNH*DOMAIN			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 720 73725		IT FUND	COMPT SOFT		38.17			
							38.17		
294	US BANK	0001		INV	10/26/2024	NWEA			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 610 72035		LANDFILL	TRAIN/CONF		480.00			
							480.00		
294	US BANK	0001		INV	10/23/2024	WALMART			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 770 72035		SCALES	TRAIN/CONF		77.67			
							77.67		
294	US BANK	0001		INV	10/24/2024	USPS			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10005031 72105		POLICE	POSTAGE		4.35			
							4.35		
294	US BANK	0001		INV	10/23/2024	USPS			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10005031 72105		POLICE	POSTAGE		36.90			
							36.90		
294	US BANK	0001		INV	10/24/2024	APEX GUN PARTS			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10005031 72770		POLICE	RM-TOOLS		231.45			

CITY OF HASTINGS

ACCOUNTS PAYABLE CHECK RUN REPORT

Detail Invoice List

CHECK RUN: 240926 09/26/2024

DUE DATE: 09/26/2024

CASH ACCOUNT: 999 11010		CASH IN BANK - CITY							
VENDOR		REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK
294	US BANK	0001		INV	10/24/2024	THE EMBLEM AUTHORITY	231.45		
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10005031 73165		POLICE	UNIFORM		220.00			
294	US BANK	0001		INV	10/18/2024	MAGNUM	220.00		
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10005031 73165		POLICE	UNIFORM		183.37			
294	US BANK	0001		INV	10/19/2024	SIRCHIE ACQUISITION	183.37		
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10005031 73850		POLICE	FIELD EQ		182.46			
294	US BANK	0001		INV	10/18/2024	INTERSTATE ALL BATTE	182.46		
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10005031 72740		POLICE	RM-COM EQ		5,289.00			
294	US BANK	0001		INV	10/06/2024	4IMPRINT	5,289.00		
	ACCOUNT DETAIL					LINE AMOUNT			
	1 230 72735		LIB GRANT	GRANT EXP		475.37			
294	US BANK	0001		INV	10/12/2024	NLA	475.37		
	ACCOUNT DETAIL					LINE AMOUNT			
	1 230 72035		LIB GRANT	TRAIN/CONF		140.00			
294	US BANK	0001		INV	10/24/2024	NLA	140.00		
	ACCOUNT DETAIL					LINE AMOUNT			
	1 230 72035		LIB GRANT	TRAIN/CONF		140.00			
						CHECK TOTAL	52,496.83		
160	VAN DIEST SUPPLY COMP	0001		INV	10/19/2024	174117			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10008000 72722		AIRPORT	RM-AIR		214.20			
160	VAN DIEST SUPPLY COMP	0001		INV	10/19/2024	174116	214.20		
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10008000 72722		AIRPORT	RM-AIR		87.15			

CITY OF HASTINGS

ACCOUNTS PAYABLE CHECK RUN REPORT

Detail Invoice List

CHECK RUN: 240926 09/26/2024

DUE DATE: 09/26/2024

CASH ACCOUNT: 999 11010		CASH IN BANK - CITY							
VENDOR		REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK
160	VAN DIEST SUPPLY COMP	0001		INV	10/19/2024	174115	87.15		
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10008000 72722		AIRPORT	RM-AIR		276.00			
						CHECK TOTAL	276.00		
							577.35		
636	VAUGHAN'S PRINTERS, I	0001		INV	09/29/2024	112724			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10008000 72305		AIRPORT	ADVERTISE		117.00			
						CHECK TOTAL	117.00		
							117.00		
354	VENUPLUS INC	0001		INV	09/30/2024	CI2406509			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 270 73123		MUSEUM	PENN PRESS		97.85			
						CHECK TOTAL	97.85		
							97.85		
725	VERIZON WIRELESS	0001		INV	10/06/2024	9973212179			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10001010 72620		CITY ADMIN	TELEPHONE		85.86			
	2 10008000 72620		AIRPORT	TELEPHONE		42.93			
	3 10006041 72620		AMBULANCE	TELEPHONE		587.68			
	4 10003021 72620		PR-CEM	TELEPHONE		42.93			
	5 10002000 72620		DS	TELEPHONE		469.71			
	6 280 72620		STREET	TELEPHONE		248.82			
	7 10006040 72620		FIRE	TELEPHONE		1,013.34			
	8 720 72620		IT FUND	TELEPHONE		80.02			
	9 610 72620		LANDFILL	TELEPHONE		130.87			
	10 10004000 72620		LIBRARY	TELEPHONE		105.85			
	11 10003022 72620		PR-PARKS	TELEPHONE		137.52			
	12 280 72620		STREET	TELEPHONE		111.69			
						CHECK TOTAL	3,057.22		
							3,057.22		

CITY OF HASTINGS

ACCOUNTS PAYABLE CHECK RUN REPORT

Detail Invoice List

CHECK RUN: 240926 09/26/2024

DUE DATE: 09/26/2024

CASH ACCOUNT: 999			11010		CASH IN BANK - CITY					
VENDOR			REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK
725	VERIZON WIRELESS		0002		INV	10/10/2024	9973629672			
	ACCOUNT DETAIL						LINE AMOUNT			
	1	10005031 72620		POLICE	TELEPHONE		2,257.45			
								2,257.45		
							CHECK TOTAL	2,257.45		
2304	VESTIS		0001		INV	10/09/2024	6280404951			
	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	10/16/2024	6280407830			
	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	10/11/2024	6280406347			
	ACCOUNT DETAIL						LINE AMOUNT			
	1	10005031 73720		POLICE	SUPP-BM		35.00			
								35.00		
2304	VESTIS		0001		INV	10/23/2024	6280410670			
	ACCOUNT DETAIL						LINE AMOUNT			
	1	610 73170		LANDFILL	WEARING		7.65			
	2	610 72720		LANDFILL	RM-BLDG		24.24			
								31.89		
							CHECK TOTAL	127.67		
176	VIAERO WIRELESS		0001		INV	10/26/2024	638575 101424			
	ACCOUNT DETAIL						LINE AMOUNT			
	1	720 73725		IT FUND	COMPT SOFT		317.77			
								317.77		
							CHECK TOTAL	317.77		
179	WAL-MART COMMUNITY		0001		INV	10/16/2024	02737			
	ACCOUNT DETAIL						LINE AMOUNT			
	1	10005031 73720		POLICE	SUPP-BM		35.94			
	2	10005031 72780		POLICE	RM-VEH		44.38			
								80.32		

CITY OF HASTINGS

ACCOUNTS PAYABLE CHECK RUN REPORT

Detail Invoice List

CHECK RUN: 240926 09/26/2024

DUE DATE: 09/26/2024

CASH ACCOUNT: 999				11010		CASH IN BANK - CITY					
VENDOR				REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK
179	WAL-MART COMMUNITY			0001		INV	10/12/2024	09791			
	ACCOUNT DETAIL							LINE AMOUNT			
	1	230	72054		LIB GRANT	LIB PROG			21.97		
									21.97		
179	WAL-MART COMMUNITY			0001		INV	10/23/2024	03288			
	ACCOUNT DETAIL							LINE AMOUNT			
	1	10005031	72780		POLICE	RM-VEH			213.31		
									213.31		
179	WAL-MART COMMUNITY			0001		INV	10/26/2024	05086			
	ACCOUNT DETAIL							LINE AMOUNT			
	1	230	72735		LIB GRANT	GRANT EXP			27.91		
	2	230	72054		LIB GRANT	LIB PROG			6.18		
									34.09		
179	WAL-MART COMMUNITY			0001		INV	10/24/2024	03512			
	ACCOUNT DETAIL							LINE AMOUNT			
	1	270	73724		MUSEUM	EVENT EX			31.96		
	2	270	73723		MUSEUM	SUPP-EX			83.71		
									115.67		
179	WAL-MART COMMUNITY			0001		CRM	10/26/2024	02755			
	ACCOUNT DETAIL							LINE AMOUNT			
	1	270	73724		MUSEUM	EVENT EX			-31.96		
									-31.96		
									CHECK TOTAL		
									433.40		
112	WILLIAMS EXTERMINATIN			0001		INV	10/01/2024	61206			
	ACCOUNT DETAIL							LINE AMOUNT			
	1	270	72720		MUSEUM	RM-BLDG			45.00		
									45.00		
112	WILLIAMS EXTERMINATIN			0001		INV	10/01/2024	61129			
	ACCOUNT DETAIL							LINE AMOUNT			
	1	10003020	72720		PR-AUD	RM-BLDG			46.00		
									46.00		
									CHECK TOTAL		
									91.00		
14	WINDSTREAM			0001		INV	10/06/2024	090239051 090624			
	ACCOUNT DETAIL							LINE AMOUNT			
	1	10005030	72620		911	TELEPHONE			154.27		
									154.27		

CITY OF HASTINGS

ACCOUNTS PAYABLE CHECK RUN REPORT

Detail Invoice List

CHECK RUN: 240926 09/26/2024

DUE DATE: 09/26/2024

CASH ACCOUNT: 999 11010		CASH IN BANK - CITY							
VENDOR		REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK
						CHECK TOTAL	154.27		
14	WINDSTREAM	0001		INV	10/06/2024	090229721 090624			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10005030 72620	911		TELEPHONE		116.98			
							116.98		
						CHECK TOTAL	116.98		
14	WINDSTREAM	0001		INV	10/06/2024	090229718 090624			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10005030 72620	911		TELEPHONE		160.48			
							160.48		
						CHECK TOTAL	160.48		
14	WINDSTREAM	0001		INV	10/06/2024	090212727 090624			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 760 72960	CANDO	CANDO			173.88			
							173.88		
						CHECK TOTAL	173.88		
14	WINDSTREAM	0001		INV	09/20/2024	091989819 082124			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10003022 72620	PR-PARKS	TELEPHONE			48.40			
							48.40		
						CHECK TOTAL	48.40		
14	WINDSTREAM	0001		INV	09/20/2024	091989818 082124			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10003022 72620	PR-PARKS	TELEPHONE			47.77			
							47.77		
						CHECK TOTAL	47.77		
14	WINDSTREAM	0001		INV	10/06/2024	090231819 090624			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 610 72620	LANDFILL	TELEPHONE			259.96			
							259.96		
						CHECK TOTAL	259.96		

CITY OF HASTINGS

ACCOUNTS PAYABLE CHECK RUN REPORT

Detail Invoice List

CHECK RUN: 240926 09/26/2024

DUE DATE: 09/26/2024

CASH ACCOUNT: 999 11010		CASH IN BANK - CITY							
VENDOR		REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK
14	WINDSTREAM	0001		INV	10/06/2024	090212392 090624			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10005030 72620	911		TELEPHONE		4,509.86			
							4,509.86		
						CHECK TOTAL	4,509.86		
14	WINDSTREAM	0001		INV	09/20/2024	090766033 082124			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10003023 72620	PR-WP		TELEPHONE		64.30			
							64.30		
						CHECK TOTAL	64.30		
14	WINDSTREAM	0001		INV	10/06/2024	090229723 090624			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10005030 72620	911		TELEPHONE		119.74			
							119.74		
						CHECK TOTAL	119.74		
14	WINDSTREAM	0001		INV	10/06/2024	090223890 090624			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10005030 72620	911		TELEPHONE		16.83			
							16.83		
						CHECK TOTAL	16.83		
14	WINDSTREAM	0001		INV	10/06/2024	090223889 090624			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10005030 72620	911		TELEPHONE		16.83			
							16.83		
						CHECK TOTAL	16.83		
14	WINDSTREAM	0001		INV	10/06/2024	090223888 090624			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10005030 72620	911		TELEPHONE		16.83			
							16.83		
						CHECK TOTAL	16.83		

CITY OF HASTINGS

ACCOUNTS PAYABLE CHECK RUN REPORT

Detail Invoice List

CHECK RUN: 240926 09/26/2024

DUE DATE: 09/26/2024

CASH ACCOUNT: 999 11010		CASH IN BANK - CITY							
VENDOR		REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK
14	WINDSTREAM	0001		INV	10/06/2024	090219386 090624			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10005030 72620	911	TELEPHONE			98.50			
						CHECK TOTAL	98.50		
							98.50		
14	WINDSTREAM	0001		INV	10/06/2024	090212738 090624			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 760 72960	CANDO	CANDO			86.96			
						CHECK TOTAL	86.96		
							86.96		
14	WINDSTREAM	0001		INV	10/10/2024	090937657 091024			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10008000 72620	AIRPORT	TELEPHONE			52.88			
						CHECK TOTAL	52.88		
							52.88		
726	WOODWARD'S DISPOSAL S	0001		INV	10/23/2024	9220-643			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10009000 72630	OTHER-GOVTWASTE DISP				3,630.00			
						CHECK TOTAL	3,630.00		
							3,630.00		
426	WPCI	0001		INV	09/30/2024	S 165279			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10004000 72030	LIBRARY	PROF SERV			32.00			
	2 720 72915	IT FUND	OTHER OP			32.00			
						CHECK TOTAL	64.00		
							64.00		
475	INVOICES		WARRANT TOTAL			1,631,571.72	1,631,571.72		
			CASH ACCOUNT BALANCE				0.00		

CITY OF HASTINGS

ACCOUNTS PAYABLE CHECK RUN REPORT

Check Run Summary

CHECK RUN: 240926 09/26/2024
DUE DATE: 09/26/2024

FUND	ORG	ACCOUNT	AMOUNT	AVLB BUDGET
100	100	GENERAL FUND 100-00-000-00-0000-00000-21145-	LIQUOR LICENSE PAYABL	19,450.00
100	100	GENERAL FUND 100-00-000-00-0000-00000-21150-	STATE PET LIC. PAYABL	717.36
100	100	GENERAL FUND 100-00-000-00-0000-00000-21152-	PARKING TICKET PAYABL	11,600.00
100	100	GENERAL FUND 100-00-000-00-0000-00000-21155-	TOBACCO LICENSE PAYAB	465.00
100	100	GENERAL FUND 100-00-000-00-0000-00000-42206-	CERT OF OCCUPANCY FEE	250.00 0.00
100	10001010	ADMIN - CITY ADMINIST 100-10-010-10-0000-00000-72030-	PROFESSIONAL SERVICES	37.95 221,437.89
100	10001010	ADMIN - CITY ADMINIST 100-10-010-10-0000-00000-72035-	TRAINING/CONFERENCES	2,985.48 221,437.89
100	10001010	ADMIN - CITY ADMINIST 100-10-010-10-0000-00000-72105-	POSTAGE	200.00 221,437.89
100	10001010	ADMIN - CITY ADMINIST 100-10-010-10-0000-00000-72305-	ADVERTISING	3,239.28 221,437.89
100	10001010	ADMIN - CITY ADMINIST 100-10-010-10-0000-00000-72405-	PRINTING	5,321.61 221,437.89
100	10001010	ADMIN - CITY ADMINIST 100-10-010-10-0000-00000-72605-	ELECTRICITY	98.27 221,437.89
100	10001010	ADMIN - CITY ADMINIST 100-10-010-10-0000-00000-72620-	TELEPHONE	85.86 221,437.89
100	10001010	ADMIN - CITY ADMINIST 100-10-010-10-0000-00000-72728-	BUILDING MAINTENANCE	2,480.80 221,437.89
100	10001010	ADMIN - CITY ADMINIST 100-10-010-10-0000-00000-73001-	OFFICE SUPPLIES	109.52 221,437.89
100	10001010	ADMIN - CITY ADMINIST 100-10-010-10-0000-00000-73718-	SAFETY EXPENSE/SUPPLI	126.00 221,437.89
100	10001011	ADMIN - HR 100-10-010-11-0000-00000-72053-	EMPLOYEE PROGRAMS	893.39 87,291.48
100	10001011	ADMIN - HR 100-10-010-11-0000-00000-73001-	OFFICE SUPPLIES	244.71 87,291.48
100	10001012	ADMIN - CITY ATTORNEY 100-10-010-12-0000-00000-72030-	PROFESSIONAL SERVICES	96.98 9,030.41
100	10001012	ADMIN - CITY ATTORNEY 100-10-010-12-0000-00000-72905-	DUES & SUBSCRIPTIONS	567.39 9,030.41
100	10001012	ADMIN - CITY ATTORNEY 100-10-010-12-0000-00000-73001-	OFFICE SUPPLIES	91.95 9,030.41
100	10001012	ADMIN - CITY ATTORNEY 100-10-010-12-0000-00000-73170-	WEARING APPAREL	50.00 9,030.41
100	10001013	ADMIN - FINANCE 100-10-010-13-0000-00000-72405-	PRINTING	13.16 -5,886.37
100	10001013	ADMIN - FINANCE 100-10-010-13-0000-00000-73001-	OFFICE SUPPLIES	37.05 -5,886.37
100	10001013	ADMIN - FINANCE 100-10-010-13-0000-00000-73170-	WEARING APPAREL	50.00 -5,886.37
100	10001015	ADMIN - CLERK 100-10-010-15-0000-00000-72305-	ADVERTISING	579.96 15,797.10
100	10001015	ADMIN - CLERK 100-10-010-15-0000-00000-72605-	ELECTRICITY	122.13 15,797.10
100	10001015	ADMIN - CLERK 100-10-010-15-0000-00000-72610-	NATURAL GAS	15.00 15,797.10
100	10001015	ADMIN - CLERK 100-10-010-15-0000-00000-72615-	SEWER	14.51 15,797.10
100	10001015	ADMIN - CLERK 100-10-010-15-0000-00000-72625-	WATER	98.10 15,797.10
100	10002000	DEVELOPMENT SERVICES 100-10-020-00-0000-00000-72030-	PROFESSIONAL SERVICES	-68.71 166,700.19
100	10002000	DEVELOPMENT SERVICES 100-10-020-00-0000-00000-72035-	TRAINING/CONFERENCES	231.99 166,700.19
100	10002000	DEVELOPMENT SERVICES 100-10-020-00-0000-00000-72305-	ADVERTISING	201.63 166,700.19
100	10002000	DEVELOPMENT SERVICES 100-10-020-00-0000-00000-72405-	PRINTING	13.17 166,700.19
100	10002000	DEVELOPMENT SERVICES 100-10-020-00-0000-00000-72620-	TELEPHONE	469.71 166,700.19
100	10002000	DEVELOPMENT SERVICES 100-10-020-00-0000-00000-72780-	R & M VEHICLES	11.90 166,700.19
100	10002000	DEVELOPMENT SERVICES 100-10-020-00-0000-00000-72915-	OTHER	150.00 166,700.19
100	10002000	DEVELOPMENT SERVICES 100-10-020-00-0000-00000-73001-	OFFICE SUPPLIES	68.54 166,700.19
100	10002000	DEVELOPMENT SERVICES 100-10-020-00-0000-00000-74380-	VEHICLES	15.00 166,700.19
100	10003020	PARKS & REC - AUDITOR 100-40-030-20-0000-00000-72605-	ELECTRICITY	3,016.61 -2,782.20
100	10003020	PARKS & REC - AUDITOR 100-40-030-20-0000-00000-72610-	NATURAL GAS	55.00 -2,782.20

ACCOUNTS PAYABLE CHECK RUN REPORT

100	10003020	PARKS & REC - AUDITOR	100-40-030-20-0000-00000-72615-
100	10003020	PARKS & REC - AUDITOR	100-40-030-20-0000-00000-72620-
100	10003020	PARKS & REC - AUDITOR	100-40-030-20-0000-00000-72625-
100	10003020	PARKS & REC - AUDITOR	100-40-030-20-0000-00000-72720-
100	10003020	PARKS & REC - AUDITOR	100-40-030-20-0000-00000-72728-
100	10003020	PARKS & REC - AUDITOR	100-40-030-20-0000-00000-73720-
100	10003021	PARKS & REC - CEMETER	100-40-030-21-0000-00000-72105-
100	10003021	PARKS & REC - CEMETER	100-40-030-21-0000-00000-72605-
100	10003021	PARKS & REC - CEMETER	100-40-030-21-0000-00000-72610-
100	10003021	PARKS & REC - CEMETER	100-40-030-21-0000-00000-72615-
100	10003021	PARKS & REC - CEMETER	100-40-030-21-0000-00000-72620-
100	10003021	PARKS & REC - CEMETER	100-40-030-21-0000-00000-72625-
100	10003021	PARKS & REC - CEMETER	100-40-030-21-0000-00000-72728-
100	10003021	PARKS & REC - CEMETER	100-40-030-21-0000-00000-74242-
100	10003022	PARKS & REC - PARKS	100-40-030-22-0000-00000-72605-
100	10003022	PARKS & REC - PARKS	100-40-030-22-0000-00000-72610-
100	10003022	PARKS & REC - PARKS	100-40-030-22-0000-00000-72615-
100	10003022	PARKS & REC - PARKS	100-40-030-22-0000-00000-72620-
100	10003022	PARKS & REC - PARKS	100-40-030-22-0000-00000-72625-
100	10003022	PARKS & REC - PARKS	100-40-030-22-0000-00000-72728-
100	10003022	PARKS & REC - PARKS	100-40-030-22-0000-00000-72780-
100	10003022	PARKS & REC - PARKS	100-40-030-22-0000-00000-73105-
100	10003022	PARKS & REC - PARKS	100-40-030-22-0000-00000-73135-
100	10003022	PARKS & REC - PARKS	100-40-030-22-0000-00000-73140-
100	10003022	PARKS & REC - PARKS	100-40-030-22-0000-00000-73720-
100	10003022	PARKS & REC - PARKS	100-40-030-22-0000-00000-73772-
100	10003022	PARKS & REC - PARKS	100-40-030-22-0000-00000-74350-
100	10003023	PARKS & REC - WATER P	100-40-030-23-0000-00000-72035-
100	10003023	PARKS & REC - WATER P	100-40-030-23-0000-00000-72605-
100	10003023	PARKS & REC - WATER P	100-40-030-23-0000-00000-72610-
100	10003023	PARKS & REC - WATER P	100-40-030-23-0000-00000-72615-
100	10003023	PARKS & REC - WATER P	100-40-030-23-0000-00000-72620-
100	10003023	PARKS & REC - WATER P	100-40-030-23-0000-00000-72625-
100	10003023	PARKS & REC - WATER P	100-40-030-23-0000-00000-72720-
100	10003023	PARKS & REC - WATER P	100-40-030-23-0000-00000-73720-
100	10003024	PARKS & REC - RECREAT	100-40-030-24-0000-00000-72051-
100	10003024	PARKS & REC - RECREAT	100-40-030-24-0000-00000-72605-
100	10003024	PARKS & REC - RECREAT	100-40-030-24-0000-00000-72610-
100	10003024	PARKS & REC - RECREAT	100-40-030-24-0000-00000-72615-
100	10003024	PARKS & REC - RECREAT	100-40-030-24-0000-00000-72625-
100	10003024	PARKS & REC - RECREAT	100-40-030-24-0000-00000-72720-
100	10003024	PARKS & REC - RECREAT	100-40-030-24-0000-00000-72905-
100	10003024	PARKS & REC - RECREAT	100-40-030-24-0000-00000-73001-
100	10003024	PARKS & REC - RECREAT	100-40-030-24-0000-00000-73141-
100	10003024	PARKS & REC - RECREAT	100-40-030-24-0000-00000-73142-

SEWER	162.38	-2,782.20
TELEPHONE	135.86	-2,782.20
WATER	213.51	-2,782.20
R & M BUILDINGS	290.48	-2,782.20
BUILDING MAINTENANCE	14,177.70	-2,782.20
BUILDING MAINTENANCE	271.99	-2,782.20
POSTAGE	73.00	647,441.88
ELECTRICITY	174.32	647,441.88
NATURAL GAS	85.42	647,441.88
SEWER	37.39	647,441.88
TELEPHONE	152.93	647,441.88
WATER	1,717.78	647,441.88
BUILDING MAINTENANCE	627.11	647,441.88
DEPARTMENTAL CAPITAL	56,505.88	647,441.88
ELECTRICITY	3,966.63	101,471.69
NATURAL GAS	68.52	101,471.69
SEWER	1,185.22	101,471.69
TELEPHONE	682.64	101,471.69
WATER	30,113.58	101,471.69
BUILDING MAINTENANCE	11,645.22	101,471.69
R & M VEHICLES	37.02	101,471.69
ASPHALT & CEMENT	3,125.64	101,471.69
MEDICAL SUPPLIES	7.50	101,471.69
OTHER SUPPLIES	25.83	101,471.69
BUILDING MAINTENANCE	3,017.00	101,471.69
SHOP SUPPLIES	199.09	101,471.69
HEAVY MACHINERY & EQU	4,650.00	101,471.69
TRAINING/CONFERENCES	700.00	11,404.53
ELECTRICITY	2,182.41	11,404.53
NATURAL GAS	137.37	11,404.53
SEWER	120.53	11,404.53
TELEPHONE	64.30	11,404.53
WATER	727.42	11,404.53
R & M BUILDINGS	87.60	11,404.53
BUILDING MAINTENANCE	1,086.98	11,404.53
ADULT ACT. CONTRACT L	60.00	70,033.37
ELECTRICITY	735.17	70,033.37
NATURAL GAS	51.95	70,033.37
SEWER	25.67	70,033.37
WATER	187.70	70,033.37
R & M BUILDINGS	56.29	70,033.37
DUES & SUBSCRIPTIONS	29.99	70,033.37
OFFICE SUPPLIES	13.58	70,033.37
ADULT REC SUPPLIES	1,236.67	70,033.37
YOUTH REC SUPPLIES	454.60	70,033.37

ACCOUNTS PAYABLE CHECK RUN REPORT

100	10003024	PARKS & REC - RECREAT	100-40-030-24-0000-00000-73170-
100	10003024	PARKS & REC - RECREAT	100-40-030-24-0000-00000-73720-
100	10003024	PARKS & REC - RECREAT	100-40-030-24-0000-00000-73870-
100	10004000	LIBRARY	100-40-040-00-0000-00000-72030-
100	10004000	LIBRARY	100-40-040-00-0000-00000-72305-
100	10004000	LIBRARY	100-40-040-00-0000-00000-72605-
100	10004000	LIBRARY	100-40-040-00-0000-00000-72610-
100	10004000	LIBRARY	100-40-040-00-0000-00000-72615-
100	10004000	LIBRARY	100-40-040-00-0000-00000-72620-
100	10004000	LIBRARY	100-40-040-00-0000-00000-72625-
100	10004000	LIBRARY	100-40-040-00-0000-00000-72720-
100	10004000	LIBRARY	100-40-040-00-0000-00000-72728-
100	10004000	LIBRARY	100-40-040-00-0000-00000-72914-
100	10004000	LIBRARY	100-40-040-00-0000-00000-73001-
100	10004000	LIBRARY	100-40-040-00-0000-00000-73005-
100	10004000	LIBRARY	100-40-040-00-0000-00000-73012-
100	10004000	LIBRARY	100-40-040-00-0000-00000-73720-
100	10004000	LIBRARY	100-40-040-00-0000-00000-73724-
100	10005030	POLICE - 911 CENTER	100-20-050-30-0000-00000-72030-
100	10005030	POLICE - 911 CENTER	100-20-050-30-0000-00000-72035-
100	10005030	POLICE - 911 CENTER	100-20-050-30-0000-00000-72620-
100	10005030	POLICE - 911 CENTER	100-20-050-30-0000-00000-72740-
100	10005030	POLICE - 911 CENTER	100-20-050-30-0000-00000-73001-
100	10005031	POLICE	100-20-050-31-0000-00000-72030-
100	10005031	POLICE	100-20-050-31-0000-00000-72035-
100	10005031	POLICE	100-20-050-31-0000-00000-72105-
100	10005031	POLICE	100-20-050-31-0000-00000-72305-
100	10005031	POLICE	100-20-050-31-0000-00000-72405-
100	10005031	POLICE	100-20-050-31-0000-00000-72605-
100	10005031	POLICE	100-20-050-31-0000-00000-72610-
100	10005031	POLICE	100-20-050-31-0000-00000-72615-
100	10005031	POLICE	100-20-050-31-0000-00000-72620-
100	10005031	POLICE	100-20-050-31-0000-00000-72625-
100	10005031	POLICE	100-20-050-31-0000-00000-72720-
100	10005031	POLICE	100-20-050-31-0000-00000-72728-
100	10005031	POLICE	100-20-050-31-0000-00000-72740-
100	10005031	POLICE	100-20-050-31-0000-00000-72760-
100	10005031	POLICE	100-20-050-31-0000-00000-72770-
100	10005031	POLICE	100-20-050-31-0000-00000-72780-
100	10005031	POLICE	100-20-050-31-0000-00000-72912-
100	10005031	POLICE	100-20-050-31-0000-00000-73001-
100	10005031	POLICE	100-20-050-31-0000-00000-73010-
100	10005031	POLICE	100-20-050-31-0000-00000-73126-
100	10005031	POLICE	100-20-050-31-0000-00000-73131-
100	10005031	POLICE	100-20-050-31-0000-00000-73136-

WEARING APPAREL	10.50	70,033.37
BUILDING MAINTENANCE	271.99	70,033.37
YOUTH REC EQUIPMENT	724.74	70,033.37
PROFESSIONAL SERVICES	171.80	190,801.07
ADVERTISING	5.32	190,801.07
ELECTRICITY	2,573.01	190,801.07
NATURAL GAS	360.30	190,801.07
SEWER	89.84	190,801.07
TELEPHONE	105.85	190,801.07
WATER	239.42	190,801.07
R & M BUILDINGS	307.23	190,801.07
BUILDING MAINTENANCE	4,756.11	190,801.07
PROCESSING FEES	377.90	190,801.07
OFFICE SUPPLIES	223.43	190,801.07
LIBRARY MAKER SPACE S	104.86	190,801.07
LIBRARY COLLECTION	2,634.14	190,801.07
BUILDING MAINTENANCE	36.15	190,801.07
EVENT EXPENSES	595.12	190,801.07
PROFESSIONAL SERVICES	300.00	231,720.28
TRAINING/CONFERENCES	424.08	231,720.28
TELEPHONE	8,523.26	231,720.28
R & M COMMUNICATION E	7,350.00	231,720.28
OFFICE SUPPLIES	34.99	231,720.28
PROFESSIONAL SERVICES	3,255.89	877,698.82
TRAINING/CONFERENCES	1,516.29	877,698.82
POSTAGE	673.87	877,698.82
ADVERTISING	545.00	877,698.82
PRINTING	120.00	877,698.82
ELECTRICITY	5,781.41	877,698.82
NATURAL GAS	1,984.51	877,698.82
SEWER	47.99	877,698.82
TELEPHONE	3,736.17	877,698.82
WATER	340.24	877,698.82
R & M BUILDINGS	32,140.82	877,698.82
BUILDING MAINTENANCE	3,853.24	877,698.82
R & M COMMUNICATION E	5,289.00	877,698.82
R & M OFFICE EQUIPMEN	6,477.78	877,698.82
R & M TOOLS & MISC. E	231.45	877,698.82
R & M VEHICLES	2,053.56	877,698.82
CREDIT CARD PROCESSIN	73.86	877,698.82
OFFICE SUPPLIES	229.77	877,698.82
BOOKS & MAPS	436.09	877,698.82
FUEL & OIL	30.61	877,698.82
AMMUNITION	18,262.85	877,698.82
K-9 UNIT	886.01	877,698.82

CITY OF HASTINGS

ACCOUNTS PAYABLE CHECK RUN REPORT

100	10005031	POLICE	100-20-050-31-0000-00000-73165-	UNIFORM ALLOWANCE	2,054.48	877,698.82
100	10005031	POLICE	100-20-050-31-0000-00000-73720-	BUILDING MAINTENANCE	117.68	877,698.82
100	10005031	POLICE	100-20-050-31-0000-00000-73850-	FIELD EQUIPMENT	14,429.83	877,698.82
100	10005031	POLICE	100-20-050-31-0000-00000-74380-	VEHICLES	4,700.53	877,698.82
100	10006040	FIRE	100-20-060-40-0000-00000-72035-	TRAINING/CONFERENCES	2,050.00	140,920.36
100	10006040	FIRE	100-20-060-40-0000-00000-72105-	POSTAGE	38.16	140,920.36
100	10006040	FIRE	100-20-060-40-0000-00000-72305-	ADVERTISING	357.22	140,920.36
100	10006040	FIRE	100-20-060-40-0000-00000-72605-	ELECTRICITY	2,069.80	140,920.36
100	10006040	FIRE	100-20-060-40-0000-00000-72610-	NATURAL GAS	75.47	140,920.36
100	10006040	FIRE	100-20-060-40-0000-00000-72615-	SEWER	160.15	140,920.36
100	10006040	FIRE	100-20-060-40-0000-00000-72620-	TELEPHONE	1,169.78	140,920.36
100	10006040	FIRE	100-20-060-40-0000-00000-72625-	WATER	305.00	140,920.36
100	10006040	FIRE	100-20-060-40-0000-00000-72720-	R & M BUILDINGS	93.00	140,920.36
100	10006040	FIRE	100-20-060-40-0000-00000-72728-	BUILDING MAINTENANCE	4,698.89	140,920.36
100	10006040	FIRE	100-20-060-40-0000-00000-72770-	R & M TOOLS & MISC. E	1,300.00	140,920.36
100	10006040	FIRE	100-20-060-40-0000-00000-72905-	DUES & SUBSCRIPTIONS	500.00	140,920.36
100	10006040	FIRE	100-20-060-40-0000-00000-73010-	BOOKS & MAPS	1,184.11	140,920.36
100	10006040	FIRE	100-20-060-40-0000-00000-73148-	FIRE PREVENTION MATER	255.95	140,920.36
100	10006040	FIRE	100-20-060-40-0000-00000-74120-	BUILDING IMPROVEMENTS	21,750.00	140,920.36
100	10006041	FIRE - AMBULANCE	100-20-060-41-0000-00000-72035-	TRAINING/CONFERENCES	125.00	-9,053.44
100	10006041	FIRE - AMBULANCE	100-20-060-41-0000-00000-72620-	TELEPHONE	587.68	-9,053.44
100	10006041	FIRE - AMBULANCE	100-20-060-41-0000-00000-73135-	MEDICAL SUPPLIES	189.72	-9,053.44
100	10008000	AIRPORT	100-30-080-00-0000-00000-72305-	ADVERTISING	117.00	119,984.26
100	10008000	AIRPORT	100-30-080-00-0000-00000-72605-	ELECTRICITY	1,098.25	119,984.26
100	10008000	AIRPORT	100-30-080-00-0000-00000-72610-	NATURAL GAS	71.37	119,984.26
100	10008000	AIRPORT	100-30-080-00-0000-00000-72615-	SEWER	122.21	119,984.26
100	10008000	AIRPORT	100-30-080-00-0000-00000-72620-	TELEPHONE	273.17	119,984.26
100	10008000	AIRPORT	100-30-080-00-0000-00000-72625-	WATER	1,320.85	119,984.26
100	10008000	AIRPORT	100-30-080-00-0000-00000-72722-	R & M AIRPORT	1,991.83	119,984.26
100	10008000	AIRPORT	100-30-080-00-0000-00000-72728-	BUILDING MAINTENANCE	9,550.90	119,984.26
100	10008000	AIRPORT	100-30-080-00-0000-00000-73126-	FUEL & OIL	1,009.80	119,984.26
100	10009000	OTHER GOV'T ACCOUNTS	100-10-090-00-0000-00000-72013-	ERP CONSULTANT FEES	6,825.00	119,984.26
100	10009000	OTHER GOV'T ACCOUNTS	100-10-090-00-0000-00000-72015-	CONTINGENCY	113.34	119,984.26
100	10009000	OTHER GOV'T ACCOUNTS	100-10-090-00-0000-00000-72056-	EMPLOYEE WELLNESS PRO	765.36	119,984.26
100	10009000	OTHER GOV'T ACCOUNTS	100-10-090-00-0000-00000-72630-	WASTE DISPOSAL SERVIC	3,630.00	119,984.26
100	10009000	OTHER GOV'T ACCOUNTS	100-10-090-00-0000-00000-74120-	BUILDING IMPROVEMENTS	2,004.56	119,984.26
100	10009000	OTHER GOV'T ACCOUNTS	100-10-090-00-0000-00000-74356-	COMPUTER SOFTWARE	9,100.00	119,984.26

FUND TOTAL 409,906.71

CASH ACCOUNT 999 11010 BALANCE .00

211	211	BUSINESS IMPROVEMENT	211-50-000-00-0000-00000-72010-	CONTRACT SERVICES	649.04	3,839.67
211	211	BUSINESS IMPROVEMENT	211-50-000-00-0000-00000-72311-	PUBLIC IMPROVEMENTS/P	10,000.00	3,839.67
211	211	BUSINESS IMPROVEMENT	211-50-000-00-0000-00000-72405-	PRINTING	7.23	3,839.67
211	211	BUSINESS IMPROVEMENT	211-50-000-00-0000-00000-73720-	BUILDING MAINTENANCE	287.50	3,839.67

CITY OF HASTINGS

ACCOUNTS PAYABLE CHECK RUN REPORT

CASH ACCOUNT 999 11010				BALANCE .00	FUND TOTAL	10,943.77	
220	220	COMMUNITY DEVELOPMENT	220-50-000-00-0000-00000-72039-		ADMINISTRATION	1,100.00	945,031.06
CASH ACCOUNT 999 11010				BALANCE .00	FUND TOTAL	1,100.00	
230	230	LIBRARY GRANT	230-40-000-00-0000-00000-72035-		TRAINING/CONFERENCES	617.10	161,200.35
230	230	LIBRARY GRANT	230-40-000-00-0000-00000-72054-		LIBRARY PROGRAMS	434.42	161,200.35
230	230	LIBRARY GRANT	230-40-000-00-0000-00000-72735-		GRANT EXPENSES	1,796.22	161,200.35
CASH ACCOUNT 999 11010				BALANCE .00	FUND TOTAL	2,847.74	
236	236	PARKS/REC SALES TAX	236-40-000-00-0000-00000-74229-		CAPITAL IMPROVEMENTS/	19,842.23	1,387,100.34
CASH ACCOUNT 999 11010				BALANCE .00	FUND TOTAL	19,842.23	
260	260	ARPA FUNDS	260-10-000-00-0000-00000-74235-		ARPA FUNDS PROJECTS	60,385.00	116,761.70
CASH ACCOUNT 999 11010				BALANCE .00	FUND TOTAL	60,385.00	
261	261	NATURAL DISASTER	261-20-000-00-0000-00000-72720-		R & M BUILDINGS	12,311.17	1,956,026.53
CASH ACCOUNT 999 11010				BALANCE .00	FUND TOTAL	12,311.17	
270	270	MUSEUM	270-40-000-00-0000-00000-72035-		TRAINING/CONFERENCES	0.82	224,527.45
270	270	MUSEUM	270-40-000-00-0000-00000-72305-		ADVERTISING	2,480.12	224,527.45
270	270	MUSEUM	270-40-000-00-0000-00000-72306-		PROMO SERVICES CVB	16,286.99	224,527.45
270	270	MUSEUM	270-40-000-00-0000-00000-72605-		ELECTRICITY	11,036.12	224,527.45
270	270	MUSEUM	270-40-000-00-0000-00000-72610-		NATURAL GAS	85.05	224,527.45
270	270	MUSEUM	270-40-000-00-0000-00000-72615-		SEWER	360.47	224,527.45
270	270	MUSEUM	270-40-000-00-0000-00000-72625-		WATER	798.32	224,527.45
270	270	MUSEUM	270-40-000-00-0000-00000-72720-		R & M BUILDINGS	182.50	224,527.45
270	270	MUSEUM	270-40-000-00-0000-00000-72728-		BUILDING MAINTENANCE	20,167.62	224,527.45
270	270	MUSEUM	270-40-000-00-0000-00000-72750-		R & M HEAVY MACHINERY	7.60	224,527.45
270	270	MUSEUM	270-40-000-00-0000-00000-72770-		R & M TOOLS & MISC. E	1,348.62	224,527.45
270	270	MUSEUM	270-40-000-00-0000-00000-72815-		FILM ROYALTY	182.00	224,527.45
270	270	MUSEUM	270-40-000-00-0000-00000-72905-		DUES & SUBSCRIPTIONS	32.09	224,527.45
270	270	MUSEUM	270-40-000-00-0000-00000-72915-		OTHER	77.00	224,527.45

CITY OF HASTINGS

ACCOUNTS PAYABLE CHECK RUN REPORT

270	270	MUSEUM	270-40-000-00-0000-00000-73001-
270	270	MUSEUM	270-40-000-00-0000-00000-73003-
270	270	MUSEUM	270-40-000-00-0000-00000-73121-
270	270	MUSEUM	270-40-000-00-0000-00000-73122-
270	270	MUSEUM	270-40-000-00-0000-00000-73123-
270	270	MUSEUM	270-40-000-00-0000-00000-73146-
270	270	MUSEUM	270-40-000-00-0000-00000-73170-
270	270	MUSEUM	270-40-000-00-0000-00000-73710-
270	270	MUSEUM	270-40-000-00-0000-00000-73723-
270	270	MUSEUM	270-40-000-00-0000-00000-73724-
270	270	MUSEUM	270-40-000-00-0000-00000-73772-

OFFICE SUPPLIES	141.36	224,527.45
STORE FIXTURES	124.97	224,527.45
CONCESSIONS FOR RESAL	339.15	224,527.45
STORE MERCHANDISE	70.00	224,527.45
PENNY PRESSER	97.85	224,527.45
EDUCATIONAL EXPENSES	791.28	224,527.45
WEARING APPAREL	179.32	224,527.45
LANDSCAPING SUPPLIES	409.18	224,527.45
EXHIBIT SUPPLIES	1,367.53	224,527.45
EVENT EXPENSES	42.75	224,527.45
SHOP SUPPLIES	134.72	224,527.45

FUND TOTAL 56,743.43

CASH ACCOUNT 999 11010 BALANCE .00

271	271	MUSEUM SALES TAX	271-40-000-00-0000-00000-74229-
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CAPITAL IMPROVEMENTS/	12,189.40	632,557.75
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FUND TOTAL 12,189.40

CASH ACCOUNT 999 11010 BALANCE .00

280	280	STREET FUND	280-30-000-00-0000-00000-72605-
280	280	STREET FUND	280-30-000-00-0000-00000-72606-
280	280	STREET FUND	280-30-000-00-0000-00000-72610-
280	280	STREET FUND	280-30-000-00-0000-00000-72615-
280	280	STREET FUND	280-30-000-00-0000-00000-72620-
280	280	STREET FUND	280-30-000-00-0000-00000-72625-
280	280	STREET FUND	280-30-000-00-0000-00000-72720-
280	280	STREET FUND	280-30-000-00-0000-00000-72728-
280	280	STREET FUND	280-30-000-00-0000-00000-72915-
280	280	STREET FUND	280-30-000-00-0000-00000-73105-
280	280	STREET FUND	280-30-000-00-0000-00000-73126-
280	280	STREET FUND	280-30-000-00-0000-00000-73160-
280	280	STREET FUND	280-30-000-00-0000-00000-73733-
280	280	STREET FUND	280-30-000-00-0000-00000-73772-

ELECTRICITY	678.16	1,444,355.89
TRAFFIC SIGNAL ENERGY	631.08	1,444,355.89
NATURAL GAS	74.05	1,444,355.89
SEWER	22.88	1,444,355.89
TELEPHONE	360.51	1,444,355.89
WATER	78.82	1,444,355.89
R & M BUILDINGS	118.69	1,444,355.89
BUILDING MAINTENANCE	2,899.46	1,444,355.89
OTHER	523.81	1,444,355.89
ASPHALT & CEMENT	3,300.40	1,444,355.89
FUEL & OIL	290.00	1,444,355.89
SIGNS	50.20	1,444,355.89
ENGINEERING SUPPORT	116,053.10	1,444,355.89
SHOP SUPPLIES	32.98	1,444,355.89

FUND TOTAL 125,114.14

CASH ACCOUNT 999 11010 BALANCE .00

283	283	STREET SALES TAX	283-30-000-00-0000-00000-74229-
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CAPITAL IMPROVEMENTS/	29,944.34	864,644.09
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FUND TOTAL 29,944.34

CASH ACCOUNT 999 11010 BALANCE .00

285	285	CONSTRUCTION PROJECTS	285-30-000-00-0000-00000-74229-
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CAPITAL IMPROVEMENTS/	15,137.85	3,021,020.42
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CITY OF HASTINGS

ACCOUNTS PAYABLE CHECK RUN REPORT

				FUND TOTAL	15,137.85	
CASH ACCOUNT 999 11010 BALANCE .00						
320	320	SPECIAL ASSESSMENTS	320-10-000-00-0000-00000-72513-	HU PUBLIC IMPROVEMENT	413,274.32	-413,274.32
				FUND TOTAL	413,274.32	
CASH ACCOUNT 999 11010 BALANCE .00						
420	420	FIRE EQUIPMENT SINKIN	420-20-000-00-0000-00000-74001-	CAPITAL RESERVE	40,812.91	27,220.72
420	420	FIRE EQUIPMENT SINKIN	420-20-000-00-0000-00000-74380-	VEHICLES	19,998.00	27,220.72
				FUND TOTAL	60,810.91	
CASH ACCOUNT 999 11010 BALANCE .00						
610	610	LANDFILL FUND	610-60-000-00-0000-00000-72030-	PROFESSIONAL SERVICES	1,750.00	417,686.72
610	610	LANDFILL FUND	610-60-000-00-0000-00000-72035-	TRAINING/CONFERENCES	480.00	417,686.72
610	610	LANDFILL FUND	610-60-000-00-0000-00000-72405-	PRINTING	1,520.00	417,686.72
610	610	LANDFILL FUND	610-60-000-00-0000-00000-72605-	ELECTRICITY	349.30	417,686.72
610	610	LANDFILL FUND	610-60-000-00-0000-00000-72610-	NATURAL GAS	83.18	417,686.72
610	610	LANDFILL FUND	610-60-000-00-0000-00000-72620-	TELEPHONE	390.83	417,686.72
610	610	LANDFILL FUND	610-60-000-00-0000-00000-72720-	R & M BUILDINGS	94.05	417,686.72
610	610	LANDFILL FUND	610-60-000-00-0000-00000-72728-	BUILDING MAINTENANCE	991.98	417,686.72
610	610	LANDFILL FUND	610-60-000-00-0000-00000-72750-	R & M HEAVY MACHINERY	7,775.55	417,686.72
610	610	LANDFILL FUND	610-60-000-00-0000-00000-72780-	R & M VEHICLES	52.00	417,686.72
610	610	LANDFILL FUND	610-60-000-00-0000-00000-73001-	OFFICE SUPPLIES	17.39	417,686.72
610	610	LANDFILL FUND	610-60-000-00-0000-00000-73126-	FUEL & OIL	4,091.68	417,686.72
610	610	LANDFILL FUND	610-60-000-00-0000-00000-73170-	WEARING APPAREL	19.95	417,686.72
610	610	LANDFILL FUND	610-60-000-00-0000-00000-73772-	SHOP SUPPLIES	7.02	417,686.72
610	610	LANDFILL FUND	610-60-000-00-0000-00000-73805-	HAND TOOLS	178.08	417,686.72
610	610	LANDFILL FUND	610-60-000-00-0000-00000-74011-	TREES/LANDSCAPING	163.20	417,686.72
610	610	LANDFILL FUND	610-60-000-00-0000-00000-74120-	BUILDING IMPROVEMENTS	3,410.00	417,686.72
610	610	LANDFILL FUND	610-60-000-00-0000-00000-74229-	CAPITAL IMPROVEMENTS/	8,028.21	417,686.72
				FUND TOTAL	29,402.42	
CASH ACCOUNT 999 11010 BALANCE .00						
710	710	SELF INSURED HEALTH I	710-10-000-00-0000-00000-72044-	ADMINISTRATIVE FEES	319.00	289,182.94
				FUND TOTAL	319.00	
CASH ACCOUNT 999 11010 BALANCE .00						
720	720	IT FUND	720-10-000-00-0000-00000-72030-	PROFESSIONAL SERVICES	4,835.25	826,360.33
720	720	IT FUND	720-10-000-00-0000-00000-72620-	TELEPHONE	80.02	826,360.33
720	720	IT FUND	720-10-000-00-0000-00000-72915-	OTHER OPERATING	32.00	826,360.33
720	720	IT FUND	720-10-000-00-0000-00000-73001-	OFFICE SUPPLIES	314.43	826,360.33

CITY OF HASTINGS



ACCOUNTS PAYABLE CHECK RUN REPORT

720	720	IT FUND	720-10-000-00-0000-00000-73725-	COMPUTER SFTW/SVCS-CI	25,566.27	826,360.33
720	720	IT FUND	720-10-000-00-0000-00000-73727-	COMPUTER SFTW/SVCS-UT	21,426.53	826,360.33
720	720	IT FUND	720-10-000-00-0000-00000-73765-	OFFICE EQUIPMENT	28.49	826,360.33
720	720	IT FUND	720-10-000-00-0000-00000-74355-	COMPUTER EQUIPMENT-CI	155,981.92	826,360.33
720	720	IT FUND	720-10-000-00-0000-00000-74357-	COMPUTER EQUIPMENT-UT	160,515.31	826,360.33
CASH ACCOUNT 999 11010				FUND TOTAL	368,780.22	
BALANCE .00						
760	760	CANDO FUND	760-20-000-00-0000-00000-72960-	CANDO PROJECT	2,392.48	100,562.26
CASH ACCOUNT 999 11010				FUND TOTAL	2,392.48	
BALANCE .00						
770	770	SCALES FUND	770-20-000-00-0000-00000-72035-	TRAINING/CONFERENCES	126.59	24,366.09
CASH ACCOUNT 999 11010				FUND TOTAL	126.59	
BALANCE .00						
WARRANT SUMMARY TOTAL					1,631,571.72	
GRAND TOTAL					1,631,571.72	

CITY OF HASTINGS

ACCOUNTS PAYABLE CHECK RUN REPORT

Detail Invoice List

CHECK RUN: 241014 10/14/2024

DUE DATE: 10/14/2024

CASH ACCOUNT: 999 11010		CASH IN BANK - CITY							
VENDOR	REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK	
402	AMAZON CAPITAL SERVIC	0001							
	ACCOUNT DETAIL				1TMT-9G3R-39PX				
	1 610 73001		LANDFILL	OFF SUPP		23.99			
					CHECK TOTAL	23.99			
717	AMERICAN FENCE COMPAN	0001							
	ACCOUNT DETAIL				IN00001462				
	1 10003022 72720		PR-PARKS	RM-BLDG		61.43			
						61.43			
717	AMERICAN FENCE COMPAN	0001							
	ACCOUNT DETAIL				IN00001463				
	1 10003022 72720		PR-PARKS	RM-BLDG		129.00			
					CHECK TOTAL	129.00			
						190.43			
539	AT&T MOBILITY	0001							
	ACCOUNT DETAIL				28730634728709022024				
	1 10006040 72620		FIRE	TELEPHONE		1.53			
					CHECK TOTAL	1.53			
707	AUTO VALUE PARTS STOR	0001							
	ACCOUNT DETAIL				70NV127396				
	1 280 72750		STREET	RM-HEAVY		95.29			
						95.29			
707	AUTO VALUE PARTS STOR	0001							
	ACCOUNT DETAIL				70NV127479				
	1 280 72780		STREET	RM-VEH		46.08			
						46.08			
707	AUTO VALUE PARTS STOR	0001							
	ACCOUNT DETAIL				70NV127432				
	1 280 72750		STREET	RM-HEAVY		231.16			
						231.16			
707	AUTO VALUE PARTS STOR	0001							
	ACCOUNT DETAIL				70NV127434				
	1 280 72750		STREET	RM-HEAVY		172.15			
						172.15			

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CHECK RUN: 241014 10/14/2024

DUE DATE: 10/14/2024

CASH ACCOUNT: 999 11010		CASH IN BANK - CITY				DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK
VENDOR		REMIT	PO	TYPE						
707	AUTO VALUE PARTS STOR	0001		INV	10/12/2024	70NV127598				
	ACCOUNT DETAIL					LINE AMOUNT				
	1 280 72750		STREET	RM-HEAVY		94.80		94.80		
707	AUTO VALUE PARTS STOR	0001		INV	10/17/2024	70NV127875				
	ACCOUNT DETAIL					LINE AMOUNT				
	1 280 72750		STREET	RM-HEAVY		37.13		37.13		
707	AUTO VALUE PARTS STOR	0001		INV	10/18/2024	70NV127987				
	ACCOUNT DETAIL					LINE AMOUNT				
	1 280 72750		STREET	RM-HEAVY		43.32		43.32		
707	AUTO VALUE PARTS STOR	0001		INV	10/18/2024	70NV128022				
	ACCOUNT DETAIL					LINE AMOUNT				
	1 280 72750		STREET	RM-HEAVY		62.45		62.45		
707	AUTO VALUE PARTS STOR	0001		INV	10/19/2024	70NV128096				
	ACCOUNT DETAIL					LINE AMOUNT				
	1 280 72750		STREET	RM-HEAVY		50.53		50.53		
707	AUTO VALUE PARTS STOR	0001		INV	10/20/2024	70NV128114				
	ACCOUNT DETAIL					LINE AMOUNT				
	1 280 72750		STREET	RM-HEAVY		84.99		84.99		
						CHECK TOTAL		917.90		
709	BIG G ACE	0001		INV	10/11/2024	742820/1				
	ACCOUNT DETAIL					LINE AMOUNT				
	1 10003022 73126		PR-PARKS	FUEL/OIL		29.64		29.64		
709	BIG G ACE	0001		INV	10/12/2024	742877/1				
	ACCOUNT DETAIL					LINE AMOUNT				
	1 10003021 72750		PR-CEM	RM-HEAVY		448.99		448.99		
709	BIG G ACE	0001		INV	10/09/2024	742712/1				
	ACCOUNT DETAIL					LINE AMOUNT				
	1 10003021 73720		PR-CEM	SUPP-BM		92.34		92.34		

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Detail Invoice List

CHECK RUN: 241014 10/14/2024

DUE DATE: 10/14/2024

CASH ACCOUNT: 999 11010		CASH IN BANK - CITY							
VENDOR		REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK
709	BIG G ACE	0001		INV	10/13/2024	742960/1			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10003022 73140		PR-PARKS	OTHER SUPP		270.00	270.00		
709	BIG G ACE	0001		INV	10/13/2024	742959/1			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10003022 73126		PR-PARKS	FUEL/OIL		88.92	88.92		
709	BIG G ACE	0001		INV	10/12/2024	742901/1			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10003022 72720		PR-PARKS	RM-BLDG		6.82	6.82		
709	BIG G ACE	0001		INV	10/18/2024	743195/1			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10003022 72720		PR-PARKS	RM-BLDG		7.18	7.18		
709	BIG G ACE	0001		INV	10/23/2024	743416/1			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10003023 72720		PR-WP	RM-BLDG		60.24	60.24		
709	BIG G ACE	0001		CRM	10/17/2024	743117/1			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10003022 72720		PR-PARKS	RM-BLDG		-11.69	-11.69		
709	BIG G ACE	0001		INV	10/16/2024	743077/1			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10003022 72720		PR-PARKS	RM-BLDG		11.69	11.69		
709	BIG G ACE	0001		INV	10/23/2024	743419/1			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10003022 72720		PR-PARKS	RM-BLDG		49.99	49.99		
						CHECK TOTAL	1,054.12		
1912	BLUEBEAM, INC	0001		INV	10/26/2024	2067338			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 720 73725		IT FUND	COMPT SOFT		2,137.85			
	2 720 73727		IT FUND	SFTW UTIL		1,749.15			

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ACCOUNTS PAYABLE CHECK RUN REPORT

Detail Invoice List

CHECK RUN: 241014 10/14/2024

DUE DATE: 10/14/2024

CASH ACCOUNT: 999 11010		CASH IN BANK - CITY							
VENDOR		REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK
						CHECK TOTAL	3,887.00		
							3,887.00		
273	BOUND TREE MEDICAL LL	0001		INV	10/10/2024	85482652			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10006041 73135			AMBULANCEMED SUPP			63.32		
							63.32		
273	BOUND TREE MEDICAL LL	0001		INV	10/13/2024	85487123			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10006041 73135			AMBULANCEMED SUPP			133.79		
							133.79		
273	BOUND TREE MEDICAL LL	0001		INV	10/18/2024	85492322			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10006041 73135			AMBULANCEMED SUPP			28.80		
							28.80		
273	BOUND TREE MEDICAL LL	0001		INV	10/20/2024	85495236			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10006041 73135			AMBULANCEMED SUPP			209.28		
							209.28		
273	BOUND TREE MEDICAL LL	0001		INV	10/23/2024	85496864			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10006041 73135			AMBULANCEMED SUPP			191.66		
							191.66		
						CHECK TOTAL	626.85		
615	BUSINESS WORLD PRODUC	0001		INV	10/24/2024	679930-01			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10001015 73001		CLERK	OFF SUPP			3.99		
							3.99		
						CHECK TOTAL	3.99		
618	C D W GOVERNMENT, INC	0001		INV	10/13/2024	AA5724N			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 720 73725		IT FUND	COMPT SOFT			183.29		
	2 720 73727		IT FUND	SFTW UTIL			149.96		
							333.25		
						CHECK TOTAL	333.25		

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Detail Invoice List

CHECK RUN: 241014 10/14/2024

DUE DATE: 10/14/2024

CASH ACCOUNT: 999 11010		CASH IN BANK - CITY							
VENDOR	REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK	
605 CENTRAL NE BOBCAT	0001		INV	10/09/2024	HWO11970				
ACCOUNT DETAIL					LINE AMOUNT				
1 280 72750		STREET	RM-HEAVY		4,611.51				
						4,611.51			
605 CENTRAL NE BOBCAT	0001		INV	10/10/2024	HR13146				
ACCOUNT DETAIL					LINE AMOUNT				
1 280 73160		STREET	SIGNS		25.00				
						25.00			
					CHECK TOTAL	4,636.51			
124 CHRIS'S CAR WASH	0001		INV	09/21/2024	20538				
ACCOUNT DETAIL					LINE AMOUNT				
1 10003021 72780		PR-CEM	RM-VEH		11.22				
						11.22			
					CHECK TOTAL	11.22			
404 CIVICPLUS INC	0001		INV	11/04/2024	313733				
ACCOUNT DETAIL					LINE AMOUNT				
1 720 73725		IT FUND	COMPT SOFT		3,953.40				
2 720 73727		IT FUND	SFTW UTIL		3,234.60				
						7,188.00			
					CHECK TOTAL	7,188.00			
2414 COATS CONSTRUCTION	0001		INV	10/07/2024	599				
ACCOUNT DETAIL					LINE AMOUNT				
1 280 73105		STREET	ASP/CEMENT		4,200.00				
						4,200.00			
					CHECK TOTAL	4,200.00			
1547 DAKOTA FLUID POWER, I	0001		INV	10/12/2024	7250049				
ACCOUNT DETAIL					LINE AMOUNT				
1 280 72750		STREET	RM-HEAVY		1,365.32				
						1,365.32			
					CHECK TOTAL	1,365.32			
2085 DELTA FIRE & SAFETY I	0001		INV	10/15/2024	INVTX23-6374				
ACCOUNT DETAIL					LINE AMOUNT				
1 10006040 73165		FIRE	UNIFORM		395.00				

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CASH ACCOUNT: 999 11010		CASH IN BANK - CITY							
VENDOR		REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK
						CHECK TOTAL	395.00		
							395.00		
5	DIAMOND VOGEL PAINTS	0001		INV	10/04/2024	550373571			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10003023 72720		PR-WP	RM-BLDG			971.76		
						CHECK TOTAL	971.76		
							971.76		
648	DUTTON-LAINSON CO.	0001		INV	10/16/2024	S38406-1			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10003023 72720		PR-WP	RM-BLDG			395.87		
						CHECK TOTAL	395.87		
							395.87		
648	DUTTON-LAINSON CO.	0001		INV	10/16/2024	S38407-1			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10003022 72720		PR-PARKS	RM-BLDG			984.32		
						CHECK TOTAL	984.32		
							1,380.19		
6	EAKES OFFICE SOLUTION	0001		INV	10/09/2024	INV583733			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10003020 72720		PR-AUD	RM-BLDG			48.91		
							48.91		
6	EAKES OFFICE SOLUTION	0001		INV	10/11/2024	9003874-0			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10003021 73001		PR-CEM	OFF SUPP			75.96		
							75.96		
6	EAKES OFFICE SOLUTION	0001		INV	10/18/2024	9007856-0			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10003022 72720		PR-PARKS	RM-BLDG			36.80		
							36.80		
6	EAKES OFFICE SOLUTION	0001		INV	10/25/2024	9011928-0			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10003024 73720		PR-REC	SUPP-BM			36.80		
							36.80		
6	EAKES OFFICE SOLUTION	0001		INV	10/15/2024	INV585536			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10006040 72405		FIRE	PRINTING			265.45		

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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	10/21/2024	INV587598	265.45		
	ACCOUNT DETAIL					LINE AMOUNT			
	1 610 72760		LANDFILL	RM-OFFICE			95.79		
						CHECK TOTAL	95.79		
							559.71		
674	EARL MAY SEED & NURSE	0001		INV	10/26/2024	00049315			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 280 73115		STREET	CHEMICAL			29.99		
							29.99		
674	EARL MAY SEED & NURSE	0001		INV	10/26/2024	00049314			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 280 73140		STREET	OTHER SUPP			209.97		
							209.97		
						CHECK TOTAL	239.96		
730	SCOTT ENGBERG	0001		INV	10/20/2024	092024			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10003024 72051		PR-REC	CL-ADULT			50.00		
							50.00		
						CHECK TOTAL	50.00		
174	FLEET PRIDE, INC.	0001		INV	09/12/2024	HAS019882			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10003022 72780		PR-PARKS	RM-VEH			378.00		
							378.00		
						CHECK TOTAL	378.00		
603	GRACE'S LOCKSMITH SER	0001		INV	09/28/2024	68556			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10003022 72720		PR-PARKS	RM-BLDG			50.00		
							50.00		
						CHECK TOTAL	50.00		
2325	SAMUEL HANSEN	0001		INV	10/27/2024	092724			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10003024 72051		PR-REC	CL-ADULT			60.00		

CITY OF HASTINGS

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CHECK RUN: 241014 10/14/2024

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CASH ACCOUNT: 999 11010		CASH IN BANK - CITY							
VENDOR		REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK
						CHECK TOTAL	60.00		
							60.00		
623	HASTINGS OUTDOOR POWE	0001		INV	10/11/2024	50024			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10003022 72750		PR-PARKS	RM-HEAVY			30.00		
									30.00
623	HASTINGS OUTDOOR POWE	0001		INV	10/10/2024	50017			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10003022 72750		PR-PARKS	RM-HEAVY			96.00		
									96.00
623	HASTINGS OUTDOOR POWE	0001		INV	10/13/2024	50051			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 280 73140		STREET	OTHER SUPP			260.99		
									260.99
						CHECK TOTAL	386.99		
720	HASTINGS UTILITIES	0001		INV	03/29/2024	5112			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 280 72771		STREET	RM-TRAF			1,112.14		
									1,112.14
						CHECK TOTAL	1,112.14		
720	HASTINGS UTILITIES	0001		INV	09/29/2024	5268			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 280 72771		STREET	RM-TRAF			1,752.51		
									1,752.51
						CHECK TOTAL	1,752.51		
2348	JESSI HOEFT	0001		INV	10/31/2024	10012024			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 211 72030		BID	PROF SERV			2,000.00		
									2,000.00
						CHECK TOTAL	2,000.00		
2419	MORGAN HOUSEMAN	0001		INV	10/20/2024	092024			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10003024 72051		PR-REC	CL-ADULT			54.00		

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CHECK RUN: 241014 10/14/2024

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CASH ACCOUNT: 999 11010		CASH IN BANK - CITY				INVOICE	AMOUNT	VOUCHER	CHECK
VENDOR		REMIT	PO	TYPE	DUE DATE				
2419	MORGAN HOUSEMAN	0001		INV	10/27/2024	092724	54.00		
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10003024 72051		PR-REC	CL-ADULT			54.00		
						CHECK TOTAL	54.00		
							108.00		
684	KELLY SUPPLY COMPANY	0001		INV	10/10/2024	S15117824-0			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 280 72750		STREET	RM-HEAVY			663.68		
						CHECK TOTAL	663.68		
							663.68		
1100	KIMBALL MIDWEST	0001		INV	10/13/2024	102605165			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 280 72750		STREET	RM-HEAVY			614.69		
						CHECK TOTAL	614.69		
							614.69		
658	KULLY PIPE & STEEL CO	0001		INV	10/04/2024	816448			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10003022 72720		PR-PARKS	RM-BLDG			135.12		
							135.12		
658	KULLY PIPE & STEEL CO	0001		INV	10/04/2024	816444			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10003022 72720		PR-PARKS	RM-BLDG			46.61		
							46.61		
658	KULLY PIPE & STEEL CO	0001		INV	10/09/2024	816674			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10003022 72720		PR-PARKS	RM-BLDG			28.91		
							28.91		
658	KULLY PIPE & STEEL CO	0001		INV	10/19/2024	817255			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10003021 73710		PR-CEM	LANDSCAPE			473.65		
							473.65		
658	KULLY PIPE & STEEL CO	0001		INV	10/24/2024	817506			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10003022 72720		PR-PARKS	RM-BLDG			6.58		

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CASH ACCOUNT: 999 11010		CASH IN BANK - CITY							
VENDOR		REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK
658	KULLY PIPE & STEEL CO	0001		INV	10/19/2024	817256	6.58		
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10003024 73143		PR-REC	SUPP-SE			76.58		
						CHECK TOTAL	76.58		
							767.45		
573	LEAGUE OF NE MUNICIPA	0001		INV	08/31/2024	194186			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10009000 72905		OTHER-GOVDUE/SUBS				27,357.50		
						CHECK TOTAL	27,357.50		
							27,357.50		
162	MARY LANNING BUSINESS	0001		INV	10/10/2024	3102857977			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 280 72915		STREET	OTHER			70.00		
	2 720 72915		IT FUND	OTHER OP			20.00		
	3 10004000 72030		LIBRARY	PROF SERV			20.00		
						CHECK TOTAL	110.00		
							110.00		
15	MATHESON TRIGAS-LINWE	0001		INV	10/06/2024	0030259962			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10006041 73135		AMBULANCEMED SUPP				222.50		
						CHECK TOTAL	222.50		
							222.50		
679	MATT FRIEND TRUCK EQU	0001		INV	10/11/2024	0094468-IN			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 280 72780		STREET	RM-VEH			220.00		
						CHECK TOTAL	220.00		
							220.00		
601	MENARDS	0001		INV	10/04/2024	74814			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10003020 72720		PR-AUD	RM-BLDG			8.84		
							8.84		

CITY OF HASTINGS

ACCOUNTS PAYABLE CHECK RUN REPORT

Detail Invoice List

CHECK RUN: 241014 10/14/2024

DUE DATE: 10/14/2024

CASH ACCOUNT: 999 11010		CASH IN BANK - CITY							
VENDOR		REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK
601	MENARDS	0001		INV	10/16/2024	75348			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10003022 72720		PR-PARKS	RM-BLDG			34.24		
							34.24		
601	MENARDS	0001		CRM	10/17/2024	75431			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10003022 72720		PR-PARKS	RM-BLDG			-34.24		
							-34.24		
601	MENARDS	0001		INV	10/09/2024	75033			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10003022 72720		PR-PARKS	RM-BLDG			17.94		
							17.94		
601	MENARDS	0001		INV	10/09/2024	75014			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10003020 72720		PR-AUD	RM-BLDG			4.49		
							4.49		
601	MENARDS	0001		INV	10/09/2024	75013			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10003020 72720		PR-AUD	RM-BLDG			11.98		
							11.98		
601	MENARDS	0001		INV	10/18/2024	75466			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10003020 72720		PR-AUD	RM-BLDG			6.98		
							6.98		
601	MENARDS	0001		INV	10/19/2024	75511			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10003020 72720		PR-AUD	RM-BLDG			24.70		
							24.70		
601	MENARDS	0001		INV	10/18/2024	75447			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10003020 72720		PR-AUD	RM-BLDG			169.99		
							169.99		
601	MENARDS	0001		INV	10/12/2024	75188			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10003020 72720		PR-AUD	RM-BLDG			49.36		
							49.36		

CITY OF HASTINGS

ACCOUNTS PAYABLE CHECK RUN REPORT

Detail Invoice List

CHECK RUN: 241014 10/14/2024

DUE DATE: 10/14/2024

CASH ACCOUNT: 999 11010		CASH IN BANK - CITY							
VENDOR		REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK
601	MENARDS	0001		INV	10/09/2024	75030			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10003024 72720		PR-REC	RM-BLDG			85.89		
							85.89		
601	MENARDS	0001		INV	09/26/2024	74450			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10003022 72720		PR-PARKS	RM-BLDG			28.47		
							28.47		
601	MENARDS	0001		INV	09/15/2024	73946			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10003022 73126		PR-PARKS	FUEL/OIL			19.92		
							19.92		
601	MENARDS	0001		INV	09/29/2024	74607			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10003022 72720		PR-PARKS	RM-BLDG			54.46		
							54.46		
601	MENARDS	0001		INV	10/11/2024	75143			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10003022 72720		PR-PARKS	RM-BLDG			7.99		
							7.99		
601	MENARDS	0001		INV	10/17/2024	75408			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10006040 73001		FIRE	OFF SUPP			179.20		
							179.20		
601	MENARDS	0001		INV	10/18/2024	75465			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10006040 73720		FIRE	SUPP-BM			76.32		
							76.32		
601	MENARDS	0001		INV	10/20/2024	75557			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10006040 73720		FIRE	SUPP-BM			80.71		
							80.71		
601	MENARDS	0001		INV	10/24/2024	75757			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10003023 72720		PR-WP	RM-BLDG			19.99		
							19.99		
						CHECK TOTAL	847.23		

CITY OF HASTINGS

ACCOUNTS PAYABLE CHECK RUN REPORT

Detail Invoice List

CHECK RUN: 241014 10/14/2024

DUE DATE: 10/14/2024

CASH ACCOUNT: 999 11010		CASH IN BANK - CITY				DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK
VENDOR		REMIT	PO	TYPE						
197	MUNICIPAL EMERGENCY S	0001		INV	10/18/2024	IN2120057				
	ACCOUNT DETAIL					LINE AMOUNT				
	1 10006040 72770		FIRE	RM-TOOLS		1,881.74		1,881.74		
						CHECK TOTAL		1,881.74		
640	MUNICIPAL SUPPLY, INC	0001		INV	08/29/2024	0915102-IN				
	ACCOUNT DETAIL					LINE AMOUNT				
	1 10003021 72915		PR-CEM	OTHER		630.60		630.60		
						CHECK TOTAL		630.60		
688	NAPA AUTO PARTS	0001		INV	10/05/2024	290726				
	ACCOUNT DETAIL					LINE AMOUNT				
	1 10003022 72780		PR-PARKS	RM-VEH		576.41		576.41		
688	NAPA AUTO PARTS	0001		INV	10/05/2024	290850				
	ACCOUNT DETAIL					LINE AMOUNT				
	1 10003022 72780		PR-PARKS	RM-VEH		77.00		77.00		
688	NAPA AUTO PARTS	0001		INV	09/28/2024	289657				
	ACCOUNT DETAIL					LINE AMOUNT				
	1 10003022 72780		PR-PARKS	RM-VEH		377.98		377.98		
688	NAPA AUTO PARTS	0001		CRM	10/04/2024	290477				
	ACCOUNT DETAIL					LINE AMOUNT				
	1 10003022 72780		PR-PARKS	RM-VEH		-261.00		-261.00		
688	NAPA AUTO PARTS	0001		INV	10/17/2024	293157				
	ACCOUNT DETAIL					LINE AMOUNT				
	1 10003022 72750		PR-PARKS	RM-HEAVY		26.47		26.47		
688	NAPA AUTO PARTS	0001		INV	10/14/2024	292633				
	ACCOUNT DETAIL					LINE AMOUNT				
	1 10003022 72750		PR-PARKS	RM-HEAVY		38.68		38.68		

CITY OF HASTINGS

ACCOUNTS PAYABLE CHECK RUN REPORT

Detail Invoice List

CHECK RUN: 241014 10/14/2024

DUE DATE: 10/14/2024

CASH ACCOUNT: 999 11010		CASH IN BANK - CITY				DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK
VENDOR		REMIT	PO	TYPE						
688	NAPA AUTO PARTS	0001		INV	10/20/2024	293995				
	ACCOUNT DETAIL					LINE AMOUNT				
	1 10003022 72780		PR-PARKS	RM-VEH		153.40		153.40		
688	NAPA AUTO PARTS	0001		INV	10/16/2024	292908				
	ACCOUNT DETAIL					LINE AMOUNT				
	1 280 72750		STREET	RM-HEAVY		216.71		216.71		
688	NAPA AUTO PARTS	0001		INV	10/19/2024	293697				
	ACCOUNT DETAIL					LINE AMOUNT				
	1 280 72750		STREET	RM-HEAVY		8.90		8.90		
688	NAPA AUTO PARTS	0001		INV	10/13/2024	292379				
	ACCOUNT DETAIL					LINE AMOUNT				
	1 280 72750		STREET	RM-HEAVY		79.40		79.40		
688	NAPA AUTO PARTS	0001		INV	10/16/2024	292964				
	ACCOUNT DETAIL					LINE AMOUNT				
	1 280 72750		STREET	RM-HEAVY		8.70		8.70		
688	NAPA AUTO PARTS	0001		INV	10/12/2024	292221				
	ACCOUNT DETAIL					LINE AMOUNT				
	1 280 72750		STREET	RM-HEAVY		139.45		139.45		
						CHECK TOTAL		1,442.10		
100	NE MUNICIPAL CLERKS'	0001		INV	10/18/2024	2024-2025				
	ACCOUNT DETAIL					LINE AMOUNT				
	1 10001015 72905		CLERK	DUE/SUBS		150.00		150.00		
						CHECK TOTAL		150.00		
85	NE SALT AND GRAIN CO.	0001		INV	10/12/2024	73282				
	ACCOUNT DETAIL					LINE AMOUNT				
	1 280 73155		STREET	SAND/GRAV		1,742.22		1,742.22		

CITY OF HASTINGS

ACCOUNTS PAYABLE CHECK RUN REPORT

Detail Invoice List

CHECK RUN: 241014 10/14/2024

DUE DATE: 10/14/2024

CASH ACCOUNT: 999 11010		CASH IN BANK - CITY								
VENDOR		REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK	
85	NE SALT AND GRAIN CO.	0001		INV	09/30/2024	73232				
	ACCOUNT DETAIL					LINE AMOUNT				
	1 280 73155		STREET	SAND/GRAV		1,732.92				
							1,732.92			
						CHECK TOTAL	3,475.14			
656	NEBRASKA MACHINERY CO	0001		INV	07/25/2024	CUI1369010				
	ACCOUNT DETAIL					LINE AMOUNT				
	1 280 72750		STREET	RM-HEAVY		2,051.42				
							2,051.42			
656	NEBRASKA MACHINERY CO	0001		INV	10/11/2024	CUI1397058				
	ACCOUNT DETAIL					LINE AMOUNT				
	1 280 72750		STREET	RM-HEAVY		3,555.00				
							3,555.00			
						CHECK TOTAL	5,606.42			
637	NEBRASKA TRUCK CENTER	0001		INV	10/16/2024	HASIN431308				
	ACCOUNT DETAIL					LINE AMOUNT				
	1 280 72750		STREET	RM-HEAVY		305.01				
							305.01			
637	NEBRASKA TRUCK CENTER	0001		INV	10/17/2024	HASIN431576				
	ACCOUNT DETAIL					LINE AMOUNT				
	1 280 72750		STREET	RM-HEAVY		257.49				
							257.49			
						CHECK TOTAL	562.50			
1400	CODY WILLIAMS	0000		INV	10/09/2024	BOOT REIMBRSEMENT				
	ACCOUNT DETAIL					LINE AMOUNT				
	1 10003022 73170		PR-PARKS	WEARING		84.84				
							84.84			
						CHECK TOTAL	84.84			
1400	JACOB KORGAN	0000		INV	10/26/2024	PER DIEM KORGAN				
	ACCOUNT DETAIL					LINE AMOUNT				
	1 10006040 72035		FIRE	TRAIN/CONF		840.00				
							840.00			
						CHECK TOTAL	840.00			

CITY OF HASTINGS

ACCOUNTS PAYABLE CHECK RUN REPORT

Detail Invoice List

CHECK RUN: 241014 10/14/2024

DUE DATE: 10/14/2024

CASH ACCOUNT: 999 11010		CASH IN BANK - CITY							
VENDOR		REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK
1400	THOMAS TREFFER	0000		INV	10/26/2024	TREFFER HONOR GUARD			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 25500040 74370		FIRE GRANT TOOLS			200.00			
							200.00		
						CHECK TOTAL	200.00		
24	PRESTO-X	0001		INV	09/30/2024	450677C			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10003022 72720		PR-PARKS RM-BLDG			268.49			
							268.49		
						CHECK TOTAL	268.49		
24	PRESTO-X	0001		INV	10/14/2024	67207173			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10006040 72622		FIRE PEST CONTR			53.58			
							53.58		
						CHECK TOTAL	53.58		
24	PRESTO-X	0001		INV	10/14/2024	67207242			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10006040 72622		FIRE PEST CONTR			72.49			
							72.49		
						CHECK TOTAL	72.49		
24	PRESTO-X	0001		INV	10/14/2024	67207174			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10006040 72622		FIRE PEST CONTR			69.26			
							69.26		
						CHECK TOTAL	69.26		
158	REAMS SPRINKLER SUPPL	0001		INV	10/19/2024	0017724316-001			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10003021 73710		PR-CEM LANDSCAPE			873.65			
							873.65		
158	REAMS SPRINKLER SUPPL	0001		INV	10/17/2024	0017615722-001			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10003022 72750		PR-PARKS RM-HEAVY			472.50			
	2 10003022 72720		PR-PARKS RM-BLDG			502.48			

CITY OF HASTINGS

ACCOUNTS PAYABLE CHECK RUN REPORT

Detail Invoice List

CHECK RUN: 241014 10/14/2024

DUE DATE: 10/14/2024

CASH ACCOUNT: 999 11010		CASH IN BANK - CITY							
VENDOR		REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK
							974.98		
						CHECK TOTAL	1,848.63		
104	ROSE EQUIPMENT, INC.	0001		INV	08/11/2024	17577			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 280 72750		STREET	RM-HEAVY			343.92		
							343.92		
104	ROSE EQUIPMENT, INC.	0001		INV	08/17/2024	17580			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 280 72750		STREET	RM-HEAVY			104.57		
							104.57		
						CHECK TOTAL	448.49		
657	SAPP BROTHERS PETROLE	0001		INV	10/04/2024	IN4533400			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10003022 73126		PR-PARKS	FUEL/OIL			2,651.46		
							2,651.46		
657	SAPP BROTHERS PETROLE	0001		INV	10/11/2024	IN4538682			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10003022 73126		PR-PARKS	FUEL/OIL			780.45		
							780.45		
657	SAPP BROTHERS PETROLE	0001		INV	10/18/2024	IN4544427			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10003022 73126		PR-PARKS	FUEL/OIL			1,010.96		
							1,010.96		
657	SAPP BROTHERS PETROLE	0001		INV	10/19/2024	IN4545481			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 280 73126		STREET	FUEL/OIL			1,549.74		
							1,549.74		
657	SAPP BROTHERS PETROLE	0001		INV	09/22/2024	IN4525125			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 280 73126		STREET	FUEL/OIL			1,630.44		
							1,630.44		
657	SAPP BROTHERS PETROLE	0001		INV	09/18/2024	IN4522527			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 280 73126		STREET	FUEL/OIL			145.00		
							145.00		

CITY OF HASTINGS

ACCOUNTS PAYABLE CHECK RUN REPORT

Detail Invoice List

CHECK RUN: 241014 10/14/2024

DUE DATE: 10/14/2024

CASH ACCOUNT: 999 11010		CASH IN BANK - CITY									
VENDOR		REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK		
657	SAPP BROTHERS PETROLE	0001		INV	10/11/2024	IN4538681					
	ACCOUNT DETAIL					LINE AMOUNT					
	1 280 73126		STREET	FUEL/OIL		4,839.46					
							4,839.46				
657	SAPP BROTHERS PETROLE	0001		INV	10/04/2024	IN4533399					
	ACCOUNT DETAIL					LINE AMOUNT					
	1 280 73126		STREET	FUEL/OIL		1,292.48					
							1,292.48				
						CHECK TOTAL	13,899.99				
382	SCHINDLER ELEVATOR CO	0001		INV	10/05/2024	7100575981					
	ACCOUNT DETAIL					LINE AMOUNT					
	1 10003022 72720		PR-PARKS	RM-BLDG		9,117.00					
							9,117.00				
						CHECK TOTAL	9,117.00				
1816	PAUL SIEBERT	0001		INV	11/22/2024	102324					
	ACCOUNT DETAIL					LINE AMOUNT					
	1 10003024 72051		PR-REC	CL-ADULT		150.00					
							150.00				
						CHECK TOTAL	150.00				
625	SOS PORTABLE TOILETS,	0001		INV	10/17/2024	54275					
	ACCOUNT DETAIL					LINE AMOUNT					
	1 10003022 72915		PR-PARKS	OTHER		120.00					
							120.00				
						CHECK TOTAL	120.00				
142	STAMPS & MORE	0001		INV	10/10/2024	27079					
	ACCOUNT DETAIL					LINE AMOUNT					
	1 10003023 73720		PR-WP	SUPP-BM		49.01					
							49.01				
142	STAMPS & MORE	0001		INV	10/20/2024	27426					
	ACCOUNT DETAIL					LINE AMOUNT					
	1 10003022 72105		PR-PARKS	POSTAGE		159.17					
							159.17				
						CHECK TOTAL	208.18				

CITY OF HASTINGS

ACCOUNTS PAYABLE CHECK RUN REPORT

Detail Invoice List

CHECK RUN: 241014 10/14/2024

DUE DATE: 10/14/2024

CASH ACCOUNT: 999		11010	CASH IN BANK - CITY							
VENDOR			REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK
1920	STEVE'S LIGHTNING SOU		0001		INV	11/16/2024	101724			
	ACCOUNT DETAIL						LINE AMOUNT			
	1 10003024 72052			PR-REC	CL-YOUTH		300.00			
								300.00		
							CHECK TOTAL	300.00		
617	SULLIVAN SHOEMAKER PC		0001		INV	10/23/2024	37901-7250.500			
	ACCOUNT DETAIL						LINE AMOUNT			
	1 10007050 72940			PW-EPA	EPA LEGAL		730.00			
								730.00		
617	SULLIVAN SHOEMAKER PC		0001		INV	10/23/2024	37900-7250.507			
	ACCOUNT DETAIL						LINE AMOUNT			
	1 10007050 72940			PW-EPA	EPA LEGAL		980.00			
								980.00		
							CHECK TOTAL	1,710.00		
1985	THE DENT POPPER INC		0001		INV	10/23/2024	36067			
	ACCOUNT DETAIL						LINE AMOUNT			
	1 280 72780			STREET	RM-VEH		500.00			
								500.00		
							CHECK TOTAL	500.00		
614	TITAN MACHINERY-HASTI		0001		INV	10/09/2024	PS0433596-1			
	ACCOUNT DETAIL						LINE AMOUNT			
	1 10003022 72750			PR-PARKS	RM-HEAVY		121.48			
								121.48		
614	TITAN MACHINERY-HASTI		0001		INV	10/17/2024	PS0446578-1			
	ACCOUNT DETAIL						LINE AMOUNT			
	1 280 72750			STREET	RM-HEAVY		62.80			
								62.80		
614	TITAN MACHINERY-HASTI		0001		INV	10/12/2024	PS0425441-1			
	ACCOUNT DETAIL						LINE AMOUNT			
	1 280 72750			STREET	RM-HEAVY		144.42			
								144.42		
							CHECK TOTAL	328.70		

CITY OF HASTINGS



ACCOUNTS PAYABLE CHECK RUN REPORT

Detail Invoice List

CHECK RUN: 241014 10/14/2024
DUE DATE: 10/14/2024

CASH ACCOUNT: 999 11010		CASH IN BANK - CITY							
VENDOR		REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK
294	US BANK	0001		INV	10/20/2024	RLI INSURANCE CO			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10001015 72905		CLERK	DUE/SUBS		50.00			
							50.00		
294	US BANK	0001		INV	10/23/2024	NE SECRETARY OF STAT			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10001015 72905		CLERK	DUE/SUBS		30.00			
							30.00		
294	US BANK	0001		INV	10/26/2024	CASEYS			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 720 72915		IT FUND	OTHER OP		34.19			
							34.19		
						CHECK TOTAL	114.19		
493	VANCE BROTHERS	0001		INV	10/10/2024	IC00077944			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 280 73105		STREET	ASP/CEMENT		967.00			
							967.00		
						CHECK TOTAL	967.00		
179	WAL-MART COMMUNITY	0001		INV	10/26/2024	03758			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10003024 73143		PR-REC	SUPP-SE		79.47			
							79.47		
179	WAL-MART COMMUNITY	0001		INV	10/26/2024	03757			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10003024 73001		PR-REC	OFF SUPP		14.82			
							14.82		
						CHECK TOTAL	94.29		
152	INVOICES								
						WARRANT TOTAL	109,831.05		
						CASH ACCOUNT BALANCE	109,831.05		
							0.00		

CITY OF HASTINGS

ACCOUNTS PAYABLE CHECK RUN REPORT

Check Run Summary

CHECK RUN: 241014 10/14/2024

DUE DATE: 10/14/2024

FUND	ORG	ACCOUNT	AMOUNT	AVLB BUDGET
100	10001015	ADMIN - CLERK 100-10-010-15-0000-00000-72905-	DUES & SUBSCRIPTIONS	230.00 15,697.10
100	10001015	ADMIN - CLERK 100-10-010-15-0000-00000-73001-	OFFICE SUPPLIES	3.99 15,697.10
100	10003020	PARKS & REC - AUDITOR 100-40-030-20-0000-00000-72720-	R & M BUILDINGS	325.25 -2,782.20
100	10003021	PARKS & REC - CEMETER 100-40-030-21-0000-00000-72750-	R & M HEAVY MACHINERY	448.99 675,437.81
100	10003021	PARKS & REC - CEMETER 100-40-030-21-0000-00000-72780-	R & M VEHICLES	11.22 675,437.81
100	10003021	PARKS & REC - CEMETER 100-40-030-21-0000-00000-72915-	OTHER	630.60 675,437.81
100	10003021	PARKS & REC - CEMETER 100-40-030-21-0000-00000-73001-	OFFICE SUPPLIES	75.96 675,437.81
100	10003021	PARKS & REC - CEMETER 100-40-030-21-0000-00000-73710-	LANDSCAPING SUPPLIES	1,347.30 675,437.81
100	10003021	PARKS & REC - CEMETER 100-40-030-21-0000-00000-73720-	BUILDING MAINTENANCE	92.34 675,437.81
100	10003022	PARKS & REC - PARKS 100-40-030-22-0000-00000-72105-	POSTAGE	159.17 539,803.69
100	10003022	PARKS & REC - PARKS 100-40-030-22-0000-00000-72720-	R & M BUILDINGS	11,539.59 539,803.69
100	10003022	PARKS & REC - PARKS 100-40-030-22-0000-00000-72750-	R & M HEAVY MACHINERY	785.13 539,803.69
100	10003022	PARKS & REC - PARKS 100-40-030-22-0000-00000-72780-	R & M VEHICLES	1,301.79 539,803.69
100	10003022	PARKS & REC - PARKS 100-40-030-22-0000-00000-72915-	OTHER	120.00 539,803.69
100	10003022	PARKS & REC - PARKS 100-40-030-22-0000-00000-73126-	FUEL & OIL	4,581.35 539,803.69
100	10003022	PARKS & REC - PARKS 100-40-030-22-0000-00000-73140-	OTHER SUPPLIES	270.00 539,803.69
100	10003022	PARKS & REC - PARKS 100-40-030-22-0000-00000-73170-	WEARING APPAREL	84.84 539,803.69
100	10003023	PARKS & REC - WATER P 100-40-030-23-0000-00000-72720-	R & M BUILDINGS	1,447.86 11,549.95
100	10003023	PARKS & REC - WATER P 100-40-030-23-0000-00000-73720-	BUILDING MAINTENANCE	49.01 11,549.95
100	10003024	PARKS & REC - RECREAT 100-40-030-24-0000-00000-72051-	ADULT ACT. CONTRACT L	368.00 69,858.52
100	10003024	PARKS & REC - RECREAT 100-40-030-24-0000-00000-72052-	YOUTH ACT. CONTRACT L	300.00 69,858.52
100	10003024	PARKS & REC - RECREAT 100-40-030-24-0000-00000-72720-	R & M BUILDINGS	85.89 69,858.52
100	10003024	PARKS & REC - RECREAT 100-40-030-24-0000-00000-73001-	OFFICE SUPPLIES	14.82 69,858.52
100	10003024	PARKS & REC - RECREAT 100-40-030-24-0000-00000-73143-	SPEC. EVENT SUPPLIES	156.05 69,858.52
100	10003024	PARKS & REC - RECREAT 100-40-030-24-0000-00000-73720-	BUILDING MAINTENANCE	36.80 69,858.52
100	10004000	LIBRARY 100-40-040-00-0000-00000-72030-	PROFESSIONAL SERVICES	20.00 203,127.00
100	10006040	FIRE 100-20-060-40-0000-00000-72035-	TRAINING/CONFERENCES	840.00 158,108.58
100	10006040	FIRE 100-20-060-40-0000-00000-72405-	PRINTING	265.45 158,108.58
100	10006040	FIRE 100-20-060-40-0000-00000-72620-	TELEPHONE	1.53 158,108.58
100	10006040	FIRE 100-20-060-40-0000-00000-72622-	PEST CONTROL	195.33 158,108.58
100	10006040	FIRE 100-20-060-40-0000-00000-72770-	R & M TOOLS & MISC. E	1,881.74 158,108.58
100	10006040	FIRE 100-20-060-40-0000-00000-73001-	OFFICE SUPPLIES	179.20 158,108.58
100	10006040	FIRE 100-20-060-40-0000-00000-73165-	UNIFORM ALLOWANCE	395.00 158,108.58
100	10006040	FIRE 100-20-060-40-0000-00000-73720-	BUILDING MAINTENANCE	157.03 158,108.58
100	10006041	FIRE - AMBULANCE 100-20-060-41-0000-00000-73135-	MEDICAL SUPPLIES	849.35 -10,078.81
100	10007050	PW - EPA MANDATES 100-30-070-50-0000-00000-72940-	EPA LEGAL FEES	1,710.00 131,468.54
100	10009000	OTHER GOV'T ACCOUNTS 100-10-090-00-0000-00000-72905-	DUES & SUBSCRIPTIONS	27,357.50 131,468.54

FUND TOTAL 58,318.08

CASH ACCOUNT 999 11010 BALANCE .00

CITY OF HASTINGS

ACCOUNTS PAYABLE CHECK RUN REPORT

211 211 BUSINESS IMPROVEMENT 211-50-000-00-0000-00000-72030-

PROFESSIONAL SERVICES 2,000.00 3,839.67

FUND TOTAL 2,000.00**CASH ACCOUNT 999 11010 BALANCE .00**

255 25500040 PS GRANT - FIRE 255-20-000-40-0000-00000-74370-

TOOLS & MISCELLANEOUS 200.00 115,209.73

FUND TOTAL 200.00**CASH ACCOUNT 999 11010 BALANCE .00**

280 280 STREET FUND 280-30-000-00-0000-00000-72750-

R & M HEAVY MACHINERY 15,404.81 1,708,118.71

280 280 STREET FUND 280-30-000-00-0000-00000-72771-

R & M TRAFFIC SIGNALS 2,864.65 1,708,118.71

280 280 STREET FUND 280-30-000-00-0000-00000-72780-

R & M VEHICLES 766.08 1,708,118.71

280 280 STREET FUND 280-30-000-00-0000-00000-72915-

OTHER 70.00 1,708,118.71

280 280 STREET FUND 280-30-000-00-0000-00000-73105-

ASPHALT & CEMENT 5,167.00 1,708,118.71

280 280 STREET FUND 280-30-000-00-0000-00000-73115-

CHEMICALS 29.99 1,708,118.71

280 280 STREET FUND 280-30-000-00-0000-00000-73126-

FUEL & OIL 9,457.12 1,708,118.71

280 280 STREET FUND 280-30-000-00-0000-00000-73140-

OTHER SUPPLIES 470.96 1,708,118.71

280 280 STREET FUND 280-30-000-00-0000-00000-73155-

SAND & GRAVEL 3,475.14 1,708,118.71

280 280 STREET FUND 280-30-000-00-0000-00000-73160-

SIGNS 25.00 1,708,118.71

FUND TOTAL 37,730.75**CASH ACCOUNT 999 11010 BALANCE .00**

610 610 LANDFILL FUND 610-60-000-00-0000-00000-72760-

R & M OFFICE EQUIPMEN 95.79 204,305.60

610 610 LANDFILL FUND 610-60-000-00-0000-00000-73001-

OFFICE SUPPLIES 23.99 204,305.60

FUND TOTAL 119.78**CASH ACCOUNT 999 11010 BALANCE .00**

720 720 IT FUND 720-10-000-00-0000-00000-72915-

OTHER OPERATING 54.19 862,360.33

720 720 IT FUND 720-10-000-00-0000-00000-73725-

COMPUTER SFTW/SVCS-CI 6,274.54 862,360.33

720 720 IT FUND 720-10-000-00-0000-00000-73727-

COMPUTER SFTW/SVCS-UT 5,133.71 862,360.33

FUND TOTAL 11,462.44**CASH ACCOUNT 999 11010 BALANCE .00****WARRANT SUMMARY TOTAL 109,831.05****GRAND TOTAL 109,831.05**

Distribution Register by Check

From CK# 515766-515993 and ACH# 6053505-6053523

From Ck Date: 9/23/24-10/7/24

Check#	Vendor	Vendor Name	Invoice #	Invoice Description	ORG	OBJECT	Payment Amt
515766	1191 NISSEN, MICHAEL		092324	PER DIEM-KANSAS TRAINING	51000405	92200	\$142.50
				Total Vendor:			\$142.50
515767	1195 NUNNENKAMP, CLINT		092324	PER DIEM-KANSAS TRAINING	51000405	92200	\$142.50
				Total Vendor:			\$142.50
515768	861 ADAMS COUNTY TREASURER	092524 AD CO TREAS	2025 KENWORHT TRUCK EQ 401	54000405	92275		\$20.00
			Total Vendor:				\$20.00
515769	861 ADAMS COUNTY TREASURER	092524 01 AD CO TREA	2025 FREIGHTLINER TRUCK EQ# 206	52000425	90009		\$19,742.94
				52000405	93927		\$16.00
			Total Vendor:				\$19,758.94
515770	861 ADAMS COUNTY TREASURER	092524 02 ADAMS CO	2024 LANE TRAILER - ELECT	52000425	90007		\$1,482.60
				52000405	93927		\$12.00
			Total Vendor:				\$1,494.60
515771	662 NDEE - FISCAL SERVICES	47162	FOSSIL FUEL COMBUSTION ASH DISPOSAL	80900402	50150		\$1,000.00
			Total Vendor:				\$1,000.00
515772	1567 ALVINE & ASSOCIATES INC	62533	ENVIRONMENTAL OFFICE	56000100	54040		\$2,180.00
		62535	BOCCATOR UNIT REPLACEMENT NDS WINTERIZATION	52000100	54040		\$3,471.00
			Total Vendor:				\$5,651.00
515773	890 B R B CONTRACTORS	091724 BRB	Contract Withholding: HU2021-01	540	21105		\$30,591.65
			Total Vendor:				\$30,591.65
515774	920 C E I SECURITY & SOUND	2023607	WAREHOUSE CAMERA UPDATE	56000100	54040		\$16,997.00
		2023611	PCF ACCESS CONTROL FOR OFFICE & GATE	54000100	54040		\$32,954.00
			Total Vendor:				\$49,951.00
515775	966 DEWINE MECHANICAL INC	2024444	REPLACEMENT OF NDS UNIT 5 CIR WTR IN	52000100	54040		\$14,404.92
			Total Vendor:				\$14,404.92
515776	677 FARRIS CONSTRUCTION CO.	23534	CONCRETE WORK AT WEC	52000100	54040		\$19,838.00
			Total Vendor:				\$19,838.00
515777	2035 INFOSEND INC	266678	DATA PROCESSING, PRINT & MAIL SERVICES	56000405	90300		\$875.45
				56000405	90600		\$341.28
				56000405	91655		\$2,942.70
			Total Vendor:				\$4,159.43
515778	2240 MASE ENTERPRISES	23784	DUCT INSTALLATION FOR FIBER	56000100	54040		\$2,455.84
		23785	DUCT INSTALLATION FOR FIBER	56000100	54040		\$3,821.00
		23788	DUCT INSTALLATION FOR FIBER	56000100	54040		\$4,965.84
		23789	DUCT INSTALLATION FOR FIBER	56000100	54040		\$16,522.87
		23790	DUCT INSTALLATION FOR FIBER	56000100	54040		\$10,665.66
		23791	DUCT INSTALLATION FOR FIBER	56000100	54040		\$27,287.60
		23792	DUCT INSTALLATION FOR FIBER	56000100	54040		\$17,464.80
		23793	DUCT INSTALLATION FOR FIBER	56000100	54040		\$11,645.86
			Total Vendor:				\$94,829.47
515779	1224 PHILIP CARKOSKI CONSTRUCTION	2024-1810	NDS SITE DRAINAGE AND PAVING	56000100	54040		\$31,208.50
			Total Vendor:				\$31,208.50
515780	616 SMITTY'S ELECTRIC, INC.	56620	DON HENRY ELECTRICAL GROUND GRID ADDITIONS	52000100	54040		\$16,511.24
			Total Vendor:				\$16,511.24
515781	190 SOUTH CENTRAL BOBCAT, INC.	HM2296	T86 T4 BOBCAT COMPACT TRACK LOADER M0385	51000425	90007		\$77,489.46
			Total Vendor:				\$77,489.46
515782	2415 KENT AND NANCY THELANDER	51234	CLAIM MAY 31, 2024	54067404	56750		\$51,585.00

Distribution Register by Check

			Total Vendor:			\$51,585.00
515783	2404 UNITED CONVEYOR LLC	100930	WEC 1 FLY ASH SILO	52000100	54040	\$160,453.09
			Total Vendor:			\$160,453.09
515784	2426 CHEQED IT LLC	538	TRAINING FOR NCCCO RIGGER	80700402	92200	\$8,695.00
			Total Vendor:			\$8,695.00
515785	1411 HU - ONE TIME PAY	25527243	LATE FEE	51000405	92200	\$5.00
			Total Vendor:			\$5.00
515786	1301 SOUTHERN POWER DISTRICT	4908002 093024	MAXON AVE POWER	54069404	56000	\$216.17
			Total Vendor:			\$216.17
515787	725 VERIZON WIRELESS	9974562216	CELL PHONE SERVICE	51000405	92100	\$629.62
				52000405	92100	\$1,388.97
				53000405	92100	\$658.35
				54000405	92100	\$40.01
				56000405	92100	\$720.74
				56100405	92100	\$927.69
				56200405	95622	\$129.45
				80700402	50600	\$275.44
			Total Vendor:			\$4,770.27
515788	850 1ST CHOICE LAWN & PEST SOLUTIO	30423	PIGEON & PEST CONTROL	52062402	51100	\$247.93
				80700402	57050	\$52.75
		30699	PIGEON & PEST CONTROL	52062402	51100	\$247.93
				80700402	57050	\$52.75
		31072	PIGEON & PEST CONTROL	52062402	51100	\$247.93
				80700402	57050	\$52.75
			Total Vendor:			\$902.04
515789	76 ADAMS LAND TITLE COMPANY	19962	LOCHLAND MEADOWS SUBDIVISION	54000100	54040	\$300.00
			Total Vendor:			\$300.00
515790	716 AIRGAS USA, LLC	9153159734	ERPG FM, ERPG CRDD	52000405	92700	\$98.00
		9154124062	X02N199C15W771	52062402	51280	\$1,283.00
			Total Vendor:			\$1,381.00
515791	402 AMAZON CAPITAL SERVICES	13QY-64C1- D4Y4	EXIT SIGN	56000405	92280	\$36.93
		13VL-XVPT- 7A1TC	MISC 999 - BALDWIN FILTERS	80900402	51460	\$143.17
		16C7-TY64- F001F	MISC 999 - PLUG	80700402	51100	\$279.58
		19PD-43JH- V600Q	MISC 999 - BALDWIN FILTERS	80700402	51460	(\$43.16)
		19WD-XXY7- J000Q	MISC 999 - 1" BINDER	80700402	50600	\$51.68
		1C4C-RQGV- J001F	MISC 999 - FOLDABLE PLATFORM	80700402	50600	\$530.10
		1C79-7RRD- M001H	TOKEN OF GOODWILL	80700402	50600	(\$38.00)
		1FMC-K14N- D400Q	VOLTAGE TESTER	52062401	50640	\$28.83
		1LDY-L96K-3YLP	MISC 999 - STAINLESS STEEL KEY	80700402	50600	\$6.31
		1LJ3-1GFQ- D100Q	MISC 999 - LETTER TRAY	80700402	50600	\$33.73
		1LKF-PLKP- C410Q	MISC 999 - SIGN	80700402	50600	\$18.92
		1PMV-N9NV- M100Q	GENERIC FITS TRANE	54068401	57025	\$435.96
		1RJL-61TR- QW70V	BLACK INK CART	56000405	92100	\$45.99
		1RYN-KJMD- D040Q	MISC 999 - HARD HAT LIGHT CLIPS	80700402	50600	\$12.65
		1W7Y-CFJP- J001F	MISC 999 - REPORT COVERS	80700402	50600	\$29.53
		1WFN-R6QM- Q700V	MISC 999 - PEN, ERASER REFILL	80700402	50600	\$15.64
		1WY7-FM7P- Q070H	TOKEN OF GOOD WILL	80700402	50600	(\$37.00)
			Total Vendor:			\$1,550.86
515792	875 ANIXTER INC.	523336708	DOME CLOSURE	54000100	54040	\$2,021.67
		523336738	FASTACCESS TECH	54000100	54040	\$7,208.00
		523336786	MT ENCLOSURE	54068401	57020	\$375.45
		523336815	METER	54068401	57020	\$671.87

Distribution Register by Check

		523337043	ENCLOSURE	52064402	57011	\$748.40
		523337082	SINGLE MODE	56000100	54040	\$262.50
		523337083	SM MODULES	56000100	54040	\$823.02
			Total Vendor:			\$12,110.91
515793	879 APPLIED INDUSTRIAL TECH.	7030585373	FILTER ELEMENT	52062402	51200	\$38.96
		7030604445	FILTER ELEMENT	52062402	51200	\$95.45
			Total Vendor:			\$134.41
515794	887 AURORA COOPERATIVE	6401032	GEARS, FABRICATED PARTS	53000401	57002	\$3,433.91
			Total Vendor:			\$3,433.91
515795	270 AUTO GLASS EXPERTS LLC	58108	WINDSHEILD	51000405	92275	\$420.00
		58225	WINDSHEILD REPAIR	56100405	92275	\$55.00
			Total Vendor:			\$475.00
515796	707 AUTO VALUE-HASTINGS	70NV127035	SPIN-ON LUBE, FILTER, AIR ELM	52000405	93927	\$50.26
				52062401	93927	\$4.99
				53000405	92275	\$68.20
				54000405	92275	\$179.49
				56000405	92275	\$40.64
		70NV127064	AIR ELEM, LUBE SPIN ON, FUEL FILTER	53000405	92275	\$52.47
				56000405	92275	\$9.02
		70NV127499	RADIAL SEAL	53000405	92275	\$22.52
		70NV127664	BLADE FUSE	56000405	92275	\$8.26
		70NV128317	LUBE SPIN-ON	53000405	92275	\$55.19
		70NV128446	LUBE SPIN-ON	53000405	92275	\$27.60
			Total Vendor:			\$518.64
515797	895 BARBER, M. E. CO., INC.	23333	PANDER PLUG	56000156	15610	\$266.57
			Total Vendor:			\$266.57
515798	898 BEARCOM	5786558	MISC 999 - RADIO REPAIR	80700402	51400	\$178.51
			Total Vendor:			\$178.51
515799	602 BEN ENGEL CONSTRUCTION	202450001	REMOVAL OF RUBBLE PILE	52000100	54040	\$6,750.00
			Total Vendor:			\$6,750.00
515800	901 BENETECH, INC	122905	MISC 999 - WET DUST SUPPRESSANT	80900402	51260	\$4,712.50
		122935	DUSTCOLLECTOR DC2 INLET EXHAUST VALVE	52000100	54040	\$3,492.66
			Total Vendor:			\$8,205.16
515801	708 BEYKE SIGNS	29420	DECAL LINES	52061401	50606	\$107.00
			Total Vendor:			\$107.00
515802	709 BIG G ACE	735891/1	ACE PALM PUSHBROOM	56000405	93110	\$50.66
		736847/1	RAINSUIT	56000405	92280	\$32.12
		738272/1	PAINT THINNER, BRUSHES	53000404	57755	\$94.93
		739139/1	GARDEN SPRAYER	52061402	51104	\$23.10
		740780/1	PLUNGER, SEALTAPE, FLEXOGEN	52061402	51306	\$139.82
		741483/1	WINDEX, ARMR ALL, COUPL HOSE, MISC FASTENERS	54068401	58000	\$67.09
		741539/1	HOSE AIR	54068401	57025	\$24.75
		742897/1	MISC 999 - SHARPENER STONE	80700402	50600	\$9.41
		743064/1	MECHANC TOOL SET	52062401	50640	\$108.27
		743074/1	HEX KEY SET, SCREWDRIVER, PIERS	53000100	54040	\$113.98
		743141/1	FILTER BAG	80700402	50600	\$53.48
		743174/1	HOLE SAW KIT	56000405	93111	\$101.64
		743255/1	MISC 999 - EXTRACTER SCREW STD	80700402	50600	\$496.57
		743311/1	MISC 999 - ALL SEASONS HOSE	80700402	50600	\$51.98
		743402/1	THREAD ROD STL	56000156	15610	\$30.38
		743404/1	SPRY PAINT, TUBE CUTTER, SHOVEL END HOSE CLAMP	56000405	93110	\$1,194.08
		743410/1	TB GRSS SD HT-TLRNT	52061401	50606	\$49.27
		743517/1	CABLE TIES	80700402	50600	\$2.35

Distribution Register by Check

		743585/1	COUPLE BRS	52064402	57011	\$14.86
		743807/1	CABLE, CABLE SLEEVE	56000405	92275	\$6.68
		K43460/1	PENLIGHT, HITCH PIN, SCRW/NUT	54068401	58000	\$60.83
			Total Vendor:			\$2,726.25
515803	2110 BLACK, SIVALLS & BRYSON (CANADA) LTD	13909	VALVE STEM, INNER VALVE, SEAT RING, GASKET	52061402	51205	\$9,797.38
			Total Vendor:			\$9,797.38
515804	1108 BORDER STATES	929013283	MET RL MOD PED, METRL MOD TWIN PED	52000156	15610	\$30,135.22
		929060727	PANEL	52000100	54040	\$1,196.43
		929070184	TIE BREAKER CONNECTION 7TH ST	52000100	54040	\$24,213.67
		929079509	PROCESSOR UPGRADE - EIC24-7	52062402	51280	\$13,018.70
		929079521	FUSE	52000100	54040	\$680.41
		929122976	REAL JACKS	52064401	56710	\$1,302.20
		929122977	CONN UNIT ROPE	54068401	58000	\$422.85
		929122979	CLD SHRK TRMN KIT	52000100	54040	\$3,175.84
		929122985	WALL MOUNT, ENCLOSURE	56000100	54040	\$9,220.85
		929137298	APPLETON LED FIXTURES	52000100	54040	\$1,924.36
		929137307	TC-ER	52000100	54040	\$391.19
			Total Vendor:			\$85,681.72
515805	718 BOSSELMAN ENERGY, INC.	091923	REGULAR GASOHOL	56000151	15110	\$4,400.55
		22-6560294047	DIESEL	80900402	50600	\$902.85
			Total Vendor:			\$5,303.40
515806	2145 BUILDING CRAFTS INC	52133	AERATION BASIN EQUIPMENT ADDITIONS	54000100	54040	\$107,872.20
			Total Vendor:			\$107,872.20
515807	2069 BURLINGTON JUNCTION RAILWAY	32013	MSIC 999 - REPLACING LEAKING BAKE CUPS	80900402	51260	\$569.92
			Total Vendor:			\$569.92
515808	615 BUSINESS WORLD PRODUCTS	680816	MISC 999 - CORRECTION TAPE	80700402	50600	\$36.08
		680995	APPARELL	56000405	92600	\$38.51
		681017	STAMP	56000405	92100	\$15.22
		681026	PRO STAMP	56000405	92100	\$24.55
		681031	APPAREL	52062401	92600	\$50.00
		681065	APPAREL	56200405	95626	\$50.00
			Total Vendor:			\$214.36
515809	920 C E I SECURITY & SOUND	2023612	WEC SOUTH GATE CAMERA & ACCESS CONTROL	52000100	54040	\$6,198.84
			Total Vendor:			\$6,198.84
515810	924 CAMPBELL, JEFF	092224	WORKBOOT REIMB	52000405	92700	\$85.98
			Total Vendor:			\$85.98
515811	2427 CAVCOM LLC	INV4126779	TT-H9, LITEBOOM, CLIP	52000405	92700	\$7,061.84
			Total Vendor:			\$7,061.84
515812	932 CHEMTREAT, INC	CIN010738174	CHEMICALS FOR CIRC WATER - CHEM24.6	52062401	50500	\$28,314.09
			Total Vendor:			\$28,314.09
515813	934 CINTAS CORPORATION	4204947303	MISC 999 - UNIFORM SERVICE	80700402	92700	\$432.53
		4204947691	UNIFORM SERVICE	52000405	92700	\$419.16
				54000405	92700	\$76.49
				56000405	92700	\$7.63
		4205664266	MISC 999 - UNIFORM SERVICE	80700402	92700	\$332.81
		4205664846	UNIFORM SERVICE	52000405	92700	\$419.17
				54000405	92700	\$76.49
				56000405	92700	\$7.63
		4206389245	MISC 999 - UNIFORM SERVICE	80700402	92700	\$332.81
		4206389695	UNIFORM SERVICE	52000405	92700	\$416.33
				54000405	92700	\$76.49
				56000405	92700	\$7.63

Distribution Register by Check

			Total Vendor:			\$2,605.17		
515814	36 CITY CLERK - PETTY CASH	093024 01	TAX PENATLY FOR 2024 LANE	52000425	90007	\$8.25		
		093024 02	TRAILER FLEET	52000425	90007	\$10.16		
			TAX PENALTY & TRK INSPECTION FOR 50 2024	52000405	93927	\$10.00		
			Total Vendor:			\$28.41		
515815	581 CITY OF HASTINGS	045-483693	TYLER TECHNOLOGIES -	56000100	54040	\$4,940.00		
		093024 01	HR EXPENSE	51000405	92030	\$28.87		
				51000405	92030	\$201.10		
				52000405	92030	\$127.01		
				52000405	92030	\$884.84		
				53000405	92030	\$35.53		
				53000405	92030	\$247.51		
				54000405	92030	\$30.64		
				54000405	92030	\$213.47		
				093024 02	IT EXPENSE	51000405	91900	\$568.25
						51000405	91900	\$17,664.02
						52000405	91900	\$957.34
						52000405	91900	\$29,759.07
						52062401	91900	\$1,778.23
						52062401	91900	\$55,276.17
						53000405	91900	\$532.56
						53000405	91900	\$16,554.57
		54000405	91900	\$532.56				
		54000405	91900	\$16,554.57				
		56000405	91870	\$213.44				
		56000405	91870	\$6,634.88				
		56000405	91900	\$1,705.44				
		56000405	91900	\$53,013.78				
		56100405	91900	\$710.31				
		56100405	91900	\$22,080.01				
		2409 PPE	FINANCE WAGES & BENEFITS	51000405	92800	\$7,334.93		
				52000405	92800	\$32,273.69		
				53000405	92800	\$9,027.61		
		2409 PPE	HUMAN RESOURCES WAGES & BENEFITS	54000405	92800	\$7,786.31		
				51000405	92030	\$2,601.23		
				52000405	92030	\$11,445.43		
		53000405		92030		\$3,201.52		
				54000405	92030	\$2,761.31		
				2409 PPE	PUBLIC INFORMATION WAGES & BENEFITS	56000405	92000	\$2,007.36
		56000405	92600			\$326.45		
		2409 PPE	IT WAGES & BENEFITS	51000405	91900	\$4,401.07		
				52000405	91900	\$7,443.78		
52062401	91900			\$13,800.88				
53000405		91900		\$4,129.40				
		54000405	91900	\$4,129.40				
		56000405	91870	\$1,630.01				
56000405	91900	\$13,257.54						
56100405	91900	\$5,542.08						
2409 PPE	PPGA WAGES	80800405	91820	\$13,002.46				
5298	STREET OPENING	53000404	57000	\$712.88				
		53000404	57000	\$766.00				
			Total Vendor:			\$378,825.51		
515816	581 CITY OF HASTINGS	100124 IN LIEU	OCTOBER 2024 IN LIEU OF TAX	51000408	90800	\$44,817.10		

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				52000408	40800	\$183,421.30
				53000408	90800	\$33,577.00
				54000408	90800	\$25,590.20
			Total Vendor:			\$287,405.60
515817	581 CITY OF HASTINGS	00467800	WOOD WASTE	52061402	51106	\$8.00
		470215	WOOD WASTE	52065402	59410	\$111.80
		471430	CONSAND.SOILIN COUNT	52065402	59500	\$100.00
			Total Vendor:			\$219.80
515818	938 COLE-PARMER INSTRUMENT CO.	3821909	BOTTLE EC NM	52062401	50200	\$577.47
			Total Vendor:			\$577.47
515819	621 COLLECTION ASSOCIATES	093024	COLLECTION AGENCY FEES	56000405	90300	\$410.92
			Total Vendor:			\$410.92
515820	645 CONSOLIDATED CONCRETE CO.	298505	CRUSHED LIMESTONE	52000100	54040	\$98.47
		300875	CRUSHED LIMESTONE	52000100	54040	\$86.92
		300876	CRUSHED CONCRETE	54068401	57029	\$806.28
		301047	CRUSHED LIMESTONE	52000100	54040	\$105.20
		301048	CRUSHED LIMESTONE	52000100	54040	\$118.20
			Total Vendor:			\$1,215.07
515821	946 CORE & MAIN LP	INV0009987	HYDRO VERGE HYDRANT BUDDY	53000404	57755	\$5,254.08
		U582418	COUPLING, ELBOW	56000156	15610	\$1,388.75
		V332726	BEND PJCTS, GASKET	56000156	15610	\$2,011.77
		V332747	LADTECH RISER, CENTUTRION OL	56000156	15610	\$25,349.10
		V542905	MJ TEE, REG SET	56000156	15610	\$1,393.14
			Total Vendor:			\$35,396.84
515822	949 CREDIT MANAGEMENT	093024	COLLECTION AGENCY FEES	56000405	90300	\$276.99
			Total Vendor:			\$276.99
515823	954 CUSTOM RENTAL SERVICES, INC.	1008237	MISC 999 - ASSY ELEMNT	80900402	50600	\$129.60
			Total Vendor:			\$129.60
515824	956 D C & B SUPPLY INC.	8723	REPAIR HOUSE METER	51000404	56500	\$7,533.00
			Total Vendor:			\$7,533.00
515825	1547 DAKOTA FLUID POWER, INC	7247275	SK-8V-2	53000405	92275	\$74.46
			Total Vendor:			\$74.46
515826	964 DELKEN PRESS	090324 DELKEN	BUSINESS CARDS	54000405	92100	\$37.45
			Total Vendor:			\$37.45
515827	2422 DENNIS SUPPLY COMPANY	GI0002023949-004	MAXITROL REGULATOR	54068401	57026	\$287.87
		GI0002023957-004	GAS REG, MAXITROL SPRING	54068401	57026	\$1,093.26
			Total Vendor:			\$1,381.13
515828	969 DITCH WITCH UNDERCON	W06648	TETHERED REMOTE PROGRAM	52000405	93927	\$1,111.09
			Total Vendor:			\$1,111.09
515829	648 DUTTON-LAINSON CO.	898994-1	2 COLLECTORS FOR AMI SYSTEM	52000425	90012	\$12,369.20
		900421-3	MACHINE BOLT	52000156	15610	\$16.11
		901301-1	CIRCUIT BOARD	56200405	95641	\$146.60
		901987-1	ACCESS PANEL	53000100	54040	\$33.18
		902205-1	ADAPTER, CLAMP	53000100	54040	\$330.28
		S38142-1	AIS COMPLAINT DOUBLE BAND	53000100	54040	\$3,609.06
		S38450-1	FEEDER 249 MATERIALS	52000100	54040	\$939.58
		S38450-2	FEEDER 249 MATERIALS	52000100	54040	\$14,093.75
			Total Vendor:			\$31,537.76
515830	978 EAKES OFFICE EQUIPMENT	8950484-1	CALENDAR	56000405	90300	\$34.05
		9007075-0	HI BACK-MESH CHAIR	80700402	51100	\$9,185.93
		9009254-0	CLIP, FILE, POP-UP, STAPLER,	56000405	90300	\$211.19
		9009447-0	BATTERY WALL SIGN	56000405	92100	\$28.80

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		9013016-0	STAPLER, STAPLES, TAPE, STAMP, SUPPLY BAND	56000405	90300	\$33.32
		9013016-1	STAPLER, STAMP	56000405	90300	\$45.35
		Total Vendor:				\$9,538.64
515831	979 ECHO ELECTRIC SUPPLY	S010806610.001	SINGLE EYE KELLEM	53000401	56000	\$42.95
		S010823341.001	PORCELAIN SOCKET EXTENSION	52061402	51104	\$90.74
		S010845625.001	COVER TOGGLE	54068401	57010	\$53.90
		Total Vendor:				\$187.59
515832	2289 SOUTHERN PARTS & ENGINEERING CO LLC	0463618-IN	FILTERS	52062402	51400	\$884.19
		0463757-IN	FILTER	52062402	51400	\$203.54
		Total Vendor:				\$1,087.73
515833	981 ELECTRICAL ENGINEERING & EQUIP	8634679-01	PENETROX	52000156	15610	\$160.00
		Total Vendor:				\$160.00
515834	982 EMERSON PROCESS MANAGEMENT	30786909	ORFICE PLATE	52061402	51205	\$526.91
		9104441	OVATION TRAINING - TRAIN24-6	80700402	92200	\$9,416.00
		Total Vendor:				\$9,942.91
515835	578 ESSENTIAL SCREENS	2023061745 HU	EMPLOYEE BACKGROUND CHECK	56000405	93000	\$19.98
		Total Vendor:				\$19.98
515836	1399 EUROFINS ENVIRONMENT TESTING NORTH CENTRAL, LLC	3100143451	WATER TESTING	53000404	56050	\$277.00
		3100144897	WATER TESTING	53000404	56050	\$704.00
		3100144984	WATER TESTING	54068401	56002	\$150.00
		3100145356	WATER TESTING	53000403	59100	\$162.00
		Total Vendor:				\$1,293.00
515837	986 EXPERITEC, INC.	CD99162357	GASKET, SEAT RING, CAGE, REPAIR KIT	52062402	51100	\$5,383.71
		CD99162554	PLUG	52062402	51100	\$4,200.19
		CD99162557	REGULATORS FOR PCF	54068401	57026	\$3,168.01
		Total Vendor:				\$12,751.91
515838	678 FASTENAL COMPANY	NEHAS187854	PARTS	52062402	51200	\$533.63
		NEHAS187855	SAFETY GLASSES	53000405	92700	\$45.74
		NEHAS187866	HCS S/S, HEVHXNUT	53000404	57000	\$32.38
		NEHAS187872	SAFETY GLASSES	53000405	92700	\$81.13
		NEHAS188053	EN1802TX5, EE2-902X5 SLING	56000405	93110	\$719.39
		Total Vendor:				\$1,412.27
515839	8 FIVE POINTS BANK-GRAND ISLAND	091524 FIVE POINTS	COMBINED UTILITY REVENUE REFUNDING BONDS SERIES	54000221	22195	\$690,000.00
				54000427	91713	\$44,915.00
		Total Vendor:				\$734,915.00
515840	646 FLOOD COMMUNICATIONS TRI CITIES	62426-1	FRIDAY NIGHT LIGHTS SPONSORSHIP	56000405	90600	\$795.00
		Total Vendor:				\$795.00
515841	1004 FR FLOW CONTROL VALVES US BIDC	241009103	SHAFT SEAL	52061402	51206	\$392.00
		Total Vendor:				\$392.00
515842	2423 G & G MANUFACTURING COMPANY	529632	BLANCHARD GRIND	52062402	51240	\$3,474.48
		Total Vendor:				\$3,474.48
515843	1008 G D S ASSOCIATES, INC	0232662	NERC TRANSMISSION PLANNER SUPPORT	52000405	92300	\$530.00
		Total Vendor:				\$530.00
515844	1012 GARRETT ENTERPRISES, INC.	2128117	TIRES	54068401	57022	\$417.50
		2128156	TIRE REPAIR	54068401	57022	\$163.35
		Total Vendor:				\$580.85
515845	1009 GE POWER SERVICES	91299896	DISCHARGE ELECTRODE	52062402	51240	\$2,224.27
		91299897	OIL PUMP BUSHING	52062402	51240	\$1,659.00

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		91299898	O-RING OIL SEAL, OIL SEAL	52062402	51240	\$669.82
		91300204	REPLACEMENT MILL PARTS -	52062402	51240	\$10,699.04
		91300205	SHIP-HANDLING	52062402	51240	\$241.04
		Total Vendor:				\$15,493.17
515846	681 GRAINGER	9229344826	ARC FLASH JACKET	56000405	92700	\$1,555.20
		9248012693	MISC 999 - ROLLER LEVER	80700402	50600	\$155.34
		9250787059	HOLE SAW	56000405	93110	\$161.73
		9251482320	HOLE SAW	56000405	93110	\$287.52
		9253380563	VENTED OIL GAUGES, PORTECTED	54068401	57020	\$363.90
		9253912159	HI-LIMIT SWITCH	54068401	57025	\$323.85
		9253916259	MULTIMETER FUSE, REEL RACK	54068401	57024	\$131.40
		9256524563	CORD CONNECTOR, ENCLOSURE	52000100	54040	\$159.14
		9262382741	WNGNT ZNC IRN	52062402	51200	\$33.88
		Total Vendor:				\$3,171.96
515847	1031 GRAYBAR ELECTRIC CO.	9338916953	BURNDY LLC	52000156	15610	\$911.64
		9339028913	EARTH CONTACT PRODUCTS	52000156	15610	\$1,197.12
		Total Vendor:				\$2,108.76
515848	1044 HACH COMPANY	14188560	GLASS PH PROBE	52062401	50200	\$1,324.10
		14196393	PHOSPHATE PP	52061401	50606	\$72.88
		Total Vendor:				\$1,396.98
515849	682 HANSEN INTERNATIONAL TRUCK, INC.	01P24203	CHARGER ACTUATOR	53000405	92275	\$2,155.00
		01P24211	MIRROR KIT, SENSOR, INTAKE	53000405	92275	\$804.95
		Total Vendor:				\$2,959.95
515850	635 HASTINGS AREA CHAMBER OF COMM.	029412	RETIREMENT GIFT - JANET LENNEMANN	56000405	92600	\$150.00
		718141	RETAIL DEVELOPMENT FUNDS	56000405	92300	\$30,000.00
		Total Vendor:				\$30,150.00
515851	634 HASTINGS ECONOMIC DEVELOPMENT CORP	52141	HEDC UTILITY SERVICE	56000405	92300	\$14,620.00
		Total Vendor:				\$14,620.00
515852	597 HASTINGS FORD LINCOLN	137923	BOLT BEARING, BOLT CONNECTING	56000405	92275	\$107.54
		137930	STUD, BOLT-BEARING	56000405	92275	\$24.82
		Total Vendor:				\$132.36
515853	1052 HERCULES INDUSTRIES, INC.	124728	MISC 999 - GATE KEYS	80700402	50600	\$152.59
		124730	LOCK & KEYS	80700402	50600	\$152.29
		Total Vendor:				\$304.88
515854	1058 ETHAN HOINS	091724 HOINS	REIMB WORKING LUNCH	52000100	54040	\$32.60
		Total Vendor:				\$32.60
515855	1060 HOST COFFEE	4761151	MEETING SUPPLIES	56000405	92100	\$98.63
		Total Vendor:				\$98.63
515856	1411 HU - ONE TIME PAY	12460740-12	CUSTOMER REFUND	56000184	18410	\$100.00
		Total Vendor:				\$100.00
515857	1411 HU - ONE TIME PAY	03120070-02	CUSTOMER REFUND	56000184	18410	\$1,000.00
		Total Vendor:				\$1,000.00
515858	1411 HU - ONE TIME PAY	16630160-01	CUSTOMER REFUND	56000184	18410	\$1,000.00
		Total Vendor:				\$1,000.00
515859	1411 HU - ONE TIME PAY	20780060-13	CUSTOMER REFUND	56000184	18410	\$238.69
		Total Vendor:				\$238.69
515860	1411 HU - ONE TIME PAY	15581950-02	CUSTOMER REFUND	56000184	18410	\$35.00
		Total Vendor:				\$35.00
515861	1411 HU - ONE TIME PAY	15581950-02	CUSTOMER REFUND	56000184	18410	\$100.00
		Total Vendor:				\$100.00
515862	1411 HU - ONE TIME PAY	15581950-02	CUSTOMER REFUND	56000184	18410	\$100.00
		Total Vendor:				\$100.00

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515863	1411 HU - ONE TIME PAY	14531600-02	CUSTOMER REFUND	56000184	18410	\$100.00
			Total Vendor:			\$100.00
515864	1411 HU - ONE TIME PAY	15571020-00	CUSTOMER REFUND	56000184	18410	\$35.00
			Total Vendor:			\$35.00
515865	1411 HU - ONE TIME PAY	14561420-00	CUSTOMER REFUND	56000184	18410	\$324.61
			Total Vendor:			\$324.61
515866	1411 HU - ONE TIME PAY	04140680-10	CUSTOMER REFUND	56000184	18410	\$109.48
			Total Vendor:			\$109.48
515867	1411 HU - ONE TIME PAY	23850414-00	CUSTOMER REFUND	56000184	18410	\$35.00
			Total Vendor:			\$35.00
515868	1411 HU - ONE TIME PAY	15601700-03	CUSTOMER REFUND	56000184	18410	\$152.06
			Total Vendor:			\$152.06
515869	1411 HU - ONE TIME PAY	11441086-18	CUSTOMER REFUND	56000184	18410	\$28.25
			Total Vendor:			\$28.25
515870	1411 HU - ONE TIME PAY	07261140-12	CUSTOMER REFUND	56000184	18410	\$35.00
			Total Vendor:			\$35.00
515871	1411 HU - ONE TIME PAY	10401268-25	CUSTOMER REFUND	56000184	18410	\$8.87
			Total Vendor:			\$8.87
515872	1411 HU - ONE TIME PAY	09351060-03	CUSTOMER REFUND	56000184	18410	\$300.00
			Total Vendor:			\$300.00
515873	1411 HU - ONE TIME PAY	06220620-04	CUSTOMER REFUND	56000184	18410	\$35.00
			Total Vendor:			\$35.00
515874	1411 HU - ONE TIME PAY	12450470-01	CUSTOMER REFUND	56000184	18410	\$254.91
			Total Vendor:			\$254.91
515875	1411 HU - ONE TIME PAY	12460380-01	CUSTOMER REFUND	56000184	18410	\$242.13
			Total Vendor:			\$242.13
515876	1411 HU - ONE TIME PAY	07270720-00	CUSTOMER REFUND	56000184	18410	\$30.00
			Total Vendor:			\$30.00
515877	1411 HU - ONE TIME PAY	08320620-07	CUSTOMER REFUND	56000184	18410	\$226.55
			Total Vendor:			\$226.55
515878	1411 HU - ONE TIME PAY	23850468-04	CUSTOMER REFUND	56000184	18410	\$35.00
			Total Vendor:			\$35.00
515879	1411 HU - ONE TIME PAY	02070170-01	CUSTOMER REFUND	56000184	18410	\$35.00
			Total Vendor:			\$35.00
515880	1411 HU - ONE TIME PAY	20780070-21	CUSTOMER REFUND	56000184	18410	\$35.00
			Total Vendor:			\$35.00
515881	1411 HU - ONE TIME PAY	22841682-00	CUSTOMER REFUND	56000184	18410	\$345.96
			Total Vendor:			\$345.96
515882	1411 HU - ONE TIME PAY	13511060-00	CUSTOMER REFUND	56000184	18410	\$297.61
			Total Vendor:			\$297.61
515883	1411 HU - ONE TIME PAY	06231290-02	CUSTOMER REFUND	56000184	18410	\$35.00
			Total Vendor:			\$35.00
515884	1411 HU - ONE TIME PAY	02051780-04	CUSTOMER REFUND	56000184	18410	\$35.00
			Total Vendor:			\$35.00
515885	1411 HU - ONE TIME PAY	11430810-05	CUSTOMER REFUND	56000184	18410	\$35.00
			Total Vendor:			\$35.00
515886	1411 HU - ONE TIME PAY	11431450-00	CUSTOMER REFUND	56000184	18410	\$35.00
			Total Vendor:			\$35.00
515887	1411 HU - ONE TIME PAY	15582480-02	CUSTOMER REFUND	56000184	18410	\$35.00
			Total Vendor:			\$35.00
515888	1411 HU - ONE TIME PAY	01021425-12	CUSTOMER REFUND	56000184	18410	\$155.68
			Total Vendor:			\$155.68
515889	1411 HU - ONE TIME PAY	20762315-08	CUSTOMER REFUND	56000184	18410	\$35.00

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			Total Vendor:			\$35.00
515890	1411 HU - ONE TIME PAY	22820172-01	CUSTOMER REFUND	56000184	18410	\$591.80
			Total Vendor:			\$591.80
515891	1411 HU - ONE TIME PAY	15601200-00	CUSTOMER REFUND	56000184	18410	\$318.06
			Total Vendor:			\$318.06
515892	1411 HU - ONE TIME PAY	12461010-07	CUSTOMER REFUND	56000184	18410	\$35.00
			Total Vendor:			\$35.00
515893	1411 HU - ONE TIME PAY	18721425-02	CUSTOMER REFUND	56000184	18410	\$35.00
			Total Vendor:			\$35.00
515894	1411 HU - ONE TIME PAY	09351220-01	CUSTOMER REFUND	56000184	18410	\$259.28
			Total Vendor:			\$259.28
515895	1411 HU - ONE TIME PAY	14531510-01	CUSTOMER REFUND	56000184	18410	\$140.25
			Total Vendor:			\$140.25
515896	1411 HU - ONE TIME PAY	11440770-00	CUSTOMER REFUND	56000184	18410	\$945.87
			Total Vendor:			\$945.87
515897	1411 HU - ONE TIME PAY	20762685-00	CUSTOMER REFUND	56000184	18410	\$255.17
			Total Vendor:			\$255.17
515898	1411 HU - ONE TIME PAY	06210305-02	CUSTOMER REFUND	56000184	18410	\$574.52
			Total Vendor:			\$574.52
515899	1411 HU - ONE TIME PAY	20750204-01	CUSTOMER REFUND	56000184	18410	\$355.86
			Total Vendor:			\$355.86
515900	1411 HU - ONE TIME PAY	07260670-00	CUSTOMER REFUND	56000184	18410	\$528.04
			Total Vendor:			\$528.04
515901	1411 HU - ONE TIME PAY	11441086-18	CUSTOMER REFUND	56000184	18410	\$346.31
			Total Vendor:			\$346.31
515902	1411 HU - ONE TIME PAY	17661286-00	CUSTOMER REFUND	56000184	18410	\$325.00
			Total Vendor:			\$325.00
515903	1411 HU - ONE TIME PAY	02080810-05	CUSTOMER REFUND	56000184	18410	\$30.00
			Total Vendor:			\$30.00
515904	1411 HU - ONE TIME PAY	13490237-07	CUSTOMER REFUND	56000184	18410	\$35.00
			Total Vendor:			\$35.00
515905	1411 HU - ONE TIME PAY	01021315-05	CUSTOMER REFUND	56000184	18410	\$30.00
			Total Vendor:			\$30.00
515906	1411 HU - ONE TIME PAY	13521410-06	CUSTOMER REFUND	56000184	18410	\$35.00
			Total Vendor:			\$35.00
515907	1411 HU - ONE TIME PAY	06221205-11	CUSTOMER REFUND	56000184	18410	\$22.59
			Total Vendor:			\$22.59
515908	1411 HU - ONE TIME PAY	08320380-03	CUSTOMER REFUND	56000184	18410	\$35.00
			Total Vendor:			\$35.00
515909	1411 HU - ONE TIME PAY	14531210-06	CUSTOMER REFUND	56000184	18410	\$638.01
			Total Vendor:			\$638.01
515910	1411 HU - ONE TIME PAY	22822330-02	CUSTOMER REFUND	56000184	18410	\$1,465.58
			Total Vendor:			\$1,465.58
515911	1411 HU - ONE TIME PAY	09360200-05	CUSTOMER REFUND	56000184	18410	\$35.00
			Total Vendor:			\$35.00
515912	1411 HU - ONE TIME PAY	10401331-26	CUSTOMER REFUND	56000184	18410	\$248.79
			Total Vendor:			\$248.79
515913	1411 HU - ONE TIME PAY	20750235-12	CUSTOMER REFUND	56000184	18410	\$167.01
			Total Vendor:			\$167.01
515914	1411 HU - ONE TIME PAY	20776022-09	CUSTOMER REFUND	56000184	18410	\$100.00
			Total Vendor:			\$100.00
515915	1411 HU - ONE TIME PAY	15571325-01	CUSTOMER REFUND	56000184	18410	\$35.00
			Total Vendor:			\$35.00

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515916	1411 HU - ONE TIME PAY	04162280-02	CUSTOMER REFUND	56000184	18410	\$35.00
			Total Vendor:			\$35.00
515917	1074 INGERSOLL-RAND INDUSTRIAL US	31155281	AIR COMPRESS REPAIR	52061402	51406	\$1,585.64
			Total Vendor:			\$1,585.64
515918	1080 IRBY ELECTRICAL DISTRIBUTOR	S013966525.001	BALL VALVE	56000156	15610	\$1,352.59
		S013966525.003	TRANSITION	56000156	15610	\$2,720.76
		S013991768.001	LOCKWING HEAD	56000156	15610	\$3,803.36
		S014014047.006	JUMPER	52000156	15610	\$373.12
		S014035934.002	SHURE SPLICE YELLOW	52000156	15610	\$58.00
			Total Vendor:			\$8,307.83
515919	671 J E O CONSULTING GROUP, INC.	154133	PROFESSIONAL SERVICES	54000100	54040	\$1,000.00
			Total Vendor:			\$1,000.00
515920	1086 JASPER ENGINEERING & EQUIPMENT	INV24J304904	LEVEL TRANSMITTER	52062402	51260	\$2,796.00
			Total Vendor:			\$2,796.00
515921	1087 JENSEN, LONDON	092824 JENSEN	WORKBOOT REIMB	52000405	92700	\$83.30
			Total Vendor:			\$83.30
515922	624 K&G PLUMBING AND HEATING, INC.	24-1410	INSTALL NEW WATER SERVICE	53000404	57500	\$6,040.00
		24-1466	INSTALL NEW WATER SERVICE	53000404	57500	\$4,700.00
		24-1488	REROUTE SEWER, REPAIR YARD, SIDEWALK AND LANDSCAP	54067404	57000	\$12,820.94
		24-1529	INSTALL NEW WATER SERVICE	53000404	57500	\$3,800.00
			Total Vendor:			\$27,360.94
515923	586 K-T HEATING & AIR CONDITIONING	I9623	ERV BELT	56000405	92281	\$355.02
			Total Vendor:			\$355.02
515924	2401 KANSAS CITY EQUIPMENT COMPANY	024-056	MODULE, CABLE, FLAME SIM, SCANNER	52061402	51204	\$160.00
				52061402	51205	\$2,240.00
				52061402	51206	\$3,610.00
			Total Vendor:			\$6,010.00
515925	684 KELLY SUPPLY COMPANY	S15118009-0	MISC 999 - GREASE	80700402	50600	\$28.37
		S15118027-0	MOD IV MOTOR	54068401	57026	\$1,469.99
		S15118032-0	GOLD RIBBON COG-BELT	54068401	57025	\$22.29
		S15118057-0	MISC 999 - O-RING	80700402	51200	\$11.04
		S15118105-0	PIPE NIPPLE, FLANGE	52062402	51400	\$710.72
			Total Vendor:			\$2,242.41
515926	1100 KIMBALL MIDWEST	102602646	GREASE	56000405	92275	\$198.63
			Total Vendor:			\$198.63
515927	1783 TIM KOLBET	091524 KOLBET	WORKBOOT REIMB	56100405	92700	\$268.10
			Total Vendor:			\$268.10
515928	1512 KRIHA FLUID POWER CO INC	00584333	GLAND CARTRIDGE KIT	52062402	51240	\$376.30
		00585013	PISTON SEAL KIT	52062402	51240	\$518.42
		00586057	ROD SEAL KIT, PISTON SEAL KIT	52062402	51240	\$501.87
			Total Vendor:			\$1,396.59
515929	658 KULLY PIPE & STEEL CORP.	816597	BLACK NIPPLE, HDPE BLACK	56000156	15610	\$163.39
				56000405	93110	\$166.92
		816698	HAMMER DRILL, GRINDER, BLACK 3/4"	53000404	58000	\$586.58
		817059	HAMMER DRILL KIT, BATTERY	53000404	58000	\$421.88
		817254	PVC SCH, 45 EL, MALE ADPT, FEMALE ADPT	52062402	51240	\$159.93
		817339	CUTOFF WHEEL, GRINDING WHEEL	53000404	58000	\$28.06
		817341	BLACK NIPPLE	53000404	57500	\$36.08
		817345	ROUND TUBE, BLACK PIPE, HEAVY BLK	54068401	57022	\$210.10
		817347	BLACK NIPPLE	53000404	57500	\$81.41

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		817639	BRASS HEX BUSH, ELBOW FL	53000404	58000	\$14.41
		817721	PRESS TOOL KIT LESS JAWS, MEGADDRESS	51000404	58000	\$6,140.71
			Total Vendor:			\$8,099.47
515930	670 L C L TRUCK EQUIPMENT, INC.	INV1009742	SAFETY RACK, BACKRACK	52000405	93927	\$524.25
		INV1009754	BALL PINTLE	53000404	58000	\$416.24
		INV1009805	BRACKET KIT	51000405	92275	\$160.45
		INV1009819	REC WITH 2 5/16" PINTLE	52000405	93927	\$390.56
			Total Vendor:			\$1,491.50
515931	2198 LARSON DATA COMMUNICATIONS	LD-IV-24105	LICENSED NARROWBAND INDUSTRIAL RADIO	56000100	54040	\$3,601.08
			Total Vendor:			\$3,601.08
515932	573 LEAGUE OF NE MUNICIPALITIES	194186 HU	24-25 MEMBERSHIP DUES	56000405	93000	\$27,357.50
			Total Vendor:			\$27,357.50
515933	1115 LIGHT AND SIREN	17069	LIGHT BARS	51000405	92275	\$1,828.50
				52000405	93927	\$3,619.50
				52062401	93927	\$622.50
				53000405	92275	\$1,828.50
			Total Vendor:			\$7,899.00
515934	1116 LINCOLN WINWATER CO.	104784 01	VLV BOX	56000156	15610	\$7,965.27
			Total Vendor:			\$7,965.27
515935	1127 MARY LANNING MEMORIAL HOSPITAL	3102857977 HU	EMPLOYEE DRUG TESTING	51000405	93000	\$25.00
				52000405	93000	\$145.00
				53000405	93000	\$25.00
				54000405	93000	\$20.00
				56000405	93000	\$20.00
				80700406	93020	\$185.00
			Total Vendor:			\$420.00
515936	2240 MASE ENTERPRISES	23795	CONDUIT, COUPLING	52000100	54040	\$4,219.25
			Total Vendor:			\$4,219.25
515937	15 MATHESON TRIGAS-LINWELD	0030222132	ARGON	53000401	57002	\$49.50
		0030274306	NITROGEN	52062402	51280	\$466.44
		0030278957	MISC 999 - TILLMAN GLOVES	80700402	92700	\$154.89
		0030279376	NITROGEN	52062401	50500	\$56.42
		0030284523	MISC 999 - HYDROGEN GASEOUS TUBE TRAILER	80700402	50500	\$1,291.39
		0030301963	NITROGEN	52062402	51280	\$412.36
		0030304172	MISC999 - HYDROGEN GASEOUS TUBE TRAILER	80700402	50500	\$1,014.68
		0030346247	MISC 999 - MAJESTIC SKIN GLOVES	80700402	92700	\$190.13
		0030360448	MISC 999 - HYDROGEN GASEOUS TUBE TRAILER	80700402	50500	\$1,135.59
		0030361728	MISC 999 - MS INSULATOR	80700402	50600	\$13.48
		0030375451	MISC 999 - TELEMETRY SYSTEM	80700402	50500	\$155.79
			Total Vendor:			\$4,940.67
515938	679 MATT FRIEND TRUCK EQUIPMENT	0094446-IN	KABGARD W MOUNTING KIT	54000405	92275	\$459.91
			Total Vendor:			\$459.91
515939	1132 MDM PEST & TERMITES CONTROL LLC	32483	PEST CONTROL - ASR	53000403	57010	\$90.95
		32483A	PEST CONTROL - PCF	54068401	57029	\$421.88
		32483B	PEST CONTROL - WAREHOUSE	56000405	90400	\$180.56
		32483C	PEST CONTROL - WEC	80700402	57050	\$59.34
		32483D	PEST CONTROL - DON HENRY	52063402	55200	\$24.08
		32483E	PEST CONTROL - PEAK SHAVERS	51000404	56200	\$18.05
				51000404	56201	\$18.06
		32483F	PEST CONTROL - YOST	56000405	92281	\$117.70

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		32483G	PEST CONTROL - NDS	56000405	92280	\$451.41
			Total Vendor:			\$1,382.03
515940	591 MICROFILM IMAGING SYSTEMS, INC	96093	SCANNER RENTAL	56100405	92100	\$48.15
			Total Vendor:			\$48.15
515941	642 MID-NEBRASKA LUBRICANTS	185514	MISC 999 - DIESEL	80900402	50150	\$424.78
		185515	MISC 999 - DIESEL	80900402	50150	\$1,598.10
		389111	MISC 999 - DIESEL	80900402	50150	\$1,119.55
		483177	MISC 999 - DIESEL	80900402	50150	\$410.35
		483291	MISC 999 - DIESEL	80900402	50150	\$2,100.99
			Total Vendor:			\$5,653.77
515942	642 MID-NEBRASKA LUBRICANTS	505120	CENEX INDOL	52000405	93927	\$208.84
			Total Vendor:			\$208.84
515943	1146 MIDLAND SCIENTIFIC, INC.	6858594	LAB SUPPLIES	54068401	58001	\$2,413.79
			Total Vendor:			\$2,413.79
515944	1147 MIDLANDS CLAIM SERVICE INC.	L-2899	CLAIM	54067404	56750	\$648.75
		L-2901	CLAIM	54067404	56750	\$426.00
			Total Vendor:			\$1,074.75
515945	590 MIDWEST CONNECT, LLC	690025	SEALING SPONGE, SEALING BUSH	56000405	90300	\$69.56
			Total Vendor:			\$69.56
515946	640 MUNICIPAL SUPPLY, INC. OF NE	0916021-IN	PLUG TAPT, BALL CORP, HEX BUSHING	53000404	57500	\$364.51
		0919907-IN	RESTRAINT GLAND	53000404	57000	\$129.60
		0920439-IN	TRACER WIRE	53000100	54040	\$588.50
		0920863-IN	1" FLARE TAPPER BIMETAL	53000404	57500	\$171.58
		0921156-IN	MACRO, IRRIGATING SHOVEL	53000404	57000	\$2,123.74
				53000404	58000	\$44.92
		0921171-IN	PLUG ONLY, LID	53000404	57500	\$84.31
		0921483-IN	FLG PLUG VALVE DEZURIK	54068401	57021	\$1,500.00
		0921487-IN	GREASE TUBE	53000404	58000	\$15.74
		0921573-IN	CURB STOP	53000404	57500	\$25.60
		0921985-IN	EXTENSION, TOP, LID	53000404	57500	\$229.04
			Total Vendor:			\$5,277.54
515947	688 NAPA AUTO PARTS	272261	REMAN STARTER	54000405	92275	\$279.48
		285499	OIL PUMP SCREEN ASSY	52062401	93927	\$109.76
		285828	EXHAUST HARDWARE	52062401	93927	\$93.45
		285912	COIL ON PLUG BOOT, SHARK PLUG	52062401	93927	\$260.22
		290457	BATTERY	56000405	92275	\$196.24
		290982	LUBE SPIN-ON	52000405	93927	\$93.81
		291595	PLASTIGAGE	56000405	92275	\$4.80
		291950	COIL ON PLUG	56000405	92275	\$73.17
		292238	ELECT CONNECT	52000405	93927	\$15.54
		292958	MISC 999 - FUEL WATER	80900402	51460	\$110.48
		293302	HR METER	52000405	93927	\$74.14
		293906	UNIVERSAL JOINT	52062401	50640	\$34.22
		294195	GAUGE	56000405	92275	\$165.61
		294452	MISC 999 - HYDRAULIC ELEMENT,	80900402	51460	\$52.79
		294475	PX FORM GASKET, FAB LOOM-	56000405	92275	\$192.57
		294807	SLEEVE	52062402	51200	\$51.07
		295000	FUSE HOLDER	56000405	92275	\$12.38
		295211	ULTRA BLACK	80700402	50600	\$26.73
		295402	FORD DK, BATTERY	56100405	92275	\$13.36
			Total Vendor:			\$1,859.82

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515948	1180 NEBRASKA PUBLIC HEALTH ENVIRONMENTAL LABORATORY	582149	WATER TESTING	53000404	59100	\$2,854.00
		583205	WATER TESTING	53000403	59100	\$38.00
			Total Vendor:			\$2,892.00
515949	656 NEBRASKA MACHINERY CO.	CUI1397000	MAILER 20	80900402	51460	\$436.98
			Total Vendor:			\$436.98
515950	1181 NEBRASKA PUBLIC POWER DISTRICT	9000055880	ANNUAL MAINT AND THERMOVISION SERVICE	52064402	57017	\$821.58
			Total Vendor:			\$821.58
515951	1189 DALLAS NICHOLS	092724	HYDRANT PAINTING	53000404	57755	\$451.00
			Total Vendor:			\$451.00
515952	689 NUTRIEN AG SOLUTIONS INC	55603887	MISC 999 - PROPANE	80700402	50600	\$22.01
		55614492	PROPANE	56000405	90400	\$43.90
		55633441	PROPANE BOTTLE	51000404	58000	\$100.21
		55669289	PROPANE	80700402	50600	\$17.96
		55675940	MISC 999 - PROPANE	80700402	50600	\$21.95
			Total Vendor:			\$206.03
515953	692 O'REILLY AUTO PARTS	0764-217712	EXH VALVE	56000405	92275	\$30.64
		0764-219183	HEAD BOLT ST, CHILTON BOOK	56000405	92275	\$126.78
			Total Vendor:			\$157.42
515954	1210 OPACITY CERTIFICATION SERV LLC	7967	TRACEABLE GLASS FILTER CERT SERVICE	52062402	51280	\$245.33
			Total Vendor:			\$245.33
515955	569 PAVELKA TRUCK & TRAILER REPAIR	001-1003978	FILTER	52000405	93927	\$203.95
		001-1003979	SEAL DOOR DECONDARY FRT,	52000405	93927	\$480.57
		001-1004057	SEAL, FRT DOOR BELT, TENSIONER	52000405	93927	\$176.13
		001-1004115	MISC 999 - OS PART	80900402	51260	\$38.78
			Total Vendor:			\$899.43
515956	1227 PIPING RESOURCES, INC.	0713337-IN	WELD ELL, COUPLER, PLUG ALUM, STEEL CLAMP	52062402	51300	\$1,127.43
			Total Vendor:			\$1,127.43
515957	1232 POMP'S TIRE SERVICE, INC.	1460038852	TIRES	53000405	92275	\$1,774.99
			Total Vendor:			\$1,774.99
515958	855 POWERFLOW FLUID SYSTEMS LLC	01039475	ANTI-STATIC FILTER ELM, GASKET KIT	52062402	51300	\$1,126.10
			Total Vendor:			\$1,126.10
515959	641 PRECISION SPRINKLERS, INC.	33530	SHOEMAKER	51000100	54040	\$1,345.86
		33531	LARK	51000100	54040	\$3,511.81
			Total Vendor:			\$4,857.67
515960	712 PRIME SECURED	92211	SWITCHES FOR PCF GATE AND DOOR ENTRY UPGRADE	54000100	54040	\$33,538.99
			Total Vendor:			\$33,538.99
515961	1836 PROCESS EQUIPMENT INC	PIV120033	WORK ON PRECIPITATOR	52062402	51240	\$16,270.00
			Total Vendor:			\$16,270.00
515962	638 PROTEX CENTRAL, INC.	150143	INSTALL FIRE SUPPRESSION	56000405	92280	\$1,119.87
		153877	FIRE SUPPRESSION - SERVICE	52062402	51400	\$117.70
		155665	FIRE ALARM INSPECTION	54068401	57010	\$135.00
			Total Vendor:			\$1,372.57
515963	2381 PCI PARTNERS LLC	30349847	METERING PUMP	52061402	51204	\$1,413.00
			Total Vendor:			\$1,413.00
515964	1244 RADWELL INTERNATIONAL, LLC	34771328	EMERSON	52061401	50376	\$534.89
			Total Vendor:			\$534.89
515965	1618 NMC INDUSTRIAL SERVICES LLC	ONI001011	EMERGENCY GENERATOR FOR NDS YARD, B.I. 6.10 (\$50K)	56000100	54040	\$3,312.20
			Total Vendor:			\$3,312.20

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515966	1618 NMC INDUSTRIAL SERVICES LLC	60698-0001	TELEHANDLER RENTAL	52000100	54040	\$1,342.56
			Total Vendor:			\$1,342.56
515967	609 RAYNOR GARAGE DOORS OF CENTRAL NE, INC	42597	CLIP ON WEATHERSEAL	56000405	90400	\$184.00
			Total Vendor:			\$184.00
515968	608 RICHWELD FABRICATION INC	3082	MODIFY HITCH	52000405	93927	\$1,987.33
			Total Vendor:			\$1,987.33
515969	1256 ROAD BUILDERS MACHINERY&SUPPLY	P67248	MISC 999 - CARTRIDGE	80900402	51460	\$284.58
		P67262	MISC 999 - BUSHING, SNAP RING, O-RING	80900402	51460	\$2,038.42
		P67263	MISC 999 - BLADE	80900402	51460	\$84.72
		S17723	MILEAGE	80900402	51460	\$202.56
			Total Vendor:			\$2,610.28
515970	564 RUTT'S HEATING & AC	54302	NEDERMAN 6" SPIRAL PIPE VENT EXHAUST SYSTEM	54000425	90004	\$14,125.00
		6878	FAN SWITCH	54068401	57025	\$66.17
		6909	SERVICE CALL	54068401	57025	\$750.00
			Total Vendor:			\$14,941.17
515971	1164 S D MYERS LLC	INV62417	YEARLY 3RD PARTY TRANSFORMER AND OCB ON	52064402	57011	\$16,771.00
			Total Vendor:			\$16,771.00
515972	1275 SALVATION ARMY	090324 SAL ARM	SHARE SOME WARMTH - AUG	56000232	23280	\$355.00
			Total Vendor:			\$355.00
515973	1286 SERVI-TECH, INC.	H-991124	WATER TESTING	54068401	58001	\$178.60
		H-991167	WATER TESTING	53000403	59100	\$62.70
		H-991180	WATER TESTING	54068401	58001	\$178.60
		H-991200	WATER TESTING	53000404	59100	\$37.80
		H-991201	WATER TESTING	53000404	59100	\$57.00
		H-991202	WATER TESTING	54068401	58001	\$178.60
		H-991218	WATER TESTING	53000404	59100	\$57.00
		H-991219	WATER TESTING	54068401	58001	\$178.60
		H-991227	WATER TESTING	53000404	56050	\$13.30
		H-991238	WATER TESTING	53000404	59100	\$12.60
		H-991239	WATER TESTING	53000404	59100	\$37.80
		H-991266	WATER TESTING	54068401	58001	\$178.60
		H-991280	WATER TESTING	53000404	59100	\$57.00
			Total Vendor:			\$1,228.20
515974	21 SHERWIN-WILLIAMS	5310-1	PAINTTHINNER, SEAL, PUMP PROTECTOR	52061402	51106	\$95.66
		5353-1	PAINT	53000404	57755	\$66.56
		5800-1	PAINT	52061402	51106	\$60.61
			Total Vendor:			\$222.83
515975	616 SMITTY'S ELECTRIC, INC.	56621	PHASE UNDERGROUND CONDUIT	52000100	54040	\$9,125.00
			Total Vendor:			\$9,125.00
515976	625 SOS PORTABLE TOILETS, INC.	54020	PORTABLE TOILET RENTAL	52000100	54040	\$235.40
		54151	DELIVERY FEE	52062402	51200	\$85.60
		54265	PORTABLE TOILET RENTAL	51000404	58000	\$232.19
			Total Vendor:			\$553.19
515977	1704 SPI LLC	30467081-00	MISC 999 - AQUAWRAP TAPE	80700402	51200	\$2,602.35
			Total Vendor:			\$2,602.35
515978	574 SPRING FRESH CLEANING SVCS LLC	4152	JANITORIAL SERVICE - SEPT	56000405	92280	\$5,495.52
				56000405	92281	\$813.20
			Total Vendor:			\$6,308.72
515979	1309 STERN OIL COMPANY INC	0455737-IN	MISC 999 - OIL	80700402	51200	\$4,543.71
		0455738-IN	OIL	52062402	51300	\$9,128.75
			Total Vendor:			\$13,672.46

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515980	617 SULLIVAN SHOEMAKER PC LLO	37901 092324 HU	LEGAL SERVICES	53000405	92300	\$730.00
			Total Vendor:			\$730.00
515981	1332 THIELSCH ENGINEERING, INC.	062989	HIGH ENERGY PIPING INSPECTIONS	52062402	51200	\$2,500.00
			Total Vendor:			\$2,500.00
515982	2014 THRYV INC	801159251 000224	ADVERTISING	56000405	92100	\$0.65
			Total Vendor:			\$0.65
515983	614 TITAN MACHINERY-HASTINGS	ES0026896	POST HOLE DIGGER	52064401	56710	\$5,459.63
			Total Vendor:			\$5,459.63
515984	17 TK ELEVATOR CORPORATION	1000640502	ELEVATOR MAINT	52062402	51100	\$241.21
		1000640771	ELEVATOR MAINT	52061402	51106	\$282.22
			Total Vendor:			\$523.43
515985	1988 TOM DINSDALE AUTOMOTIVE	21558	IDLER PULLEY	52000405	93927	\$79.91
			Total Vendor:			\$79.91
515986	1347 HD SUPPLY INC	INV00478890	VENT TUBE TERM	53000401	56000	\$90.00
			Total Vendor:			\$90.00
515987	593 U.S. POSTAL SERVICE *1	100224	POSTAGE	56000405	91655	\$50.00
			Total Vendor:			\$50.00
515988	32 UDEN PLUMBING & HEATING INC.	9265	UNDERFLOOR HEATING SYSTEM	52000100	54040	\$5,200.00
			Total Vendor:			\$5,200.00
515989	699 VERMEER HIGH PLAINS	W0140605	VAC HOSE	51000404	58000	\$2,451.09
			Total Vendor:			\$2,451.09
515990	2304 VESTIS GROUP INC	6280405570	RUGS & LAUNDRY SERVCE - WEC	52062401	50600	\$201.00
		6280407330	RUGS & LAUNDRY SERVICE - PCF	54068401	57010	\$25.14
		6280407832	RUGS & LAUNDRY SERVICE - NDS	56000405	92280	\$204.82
		6280407833	RUGS & LAUNDRY SERVICE - WAREHOUSE	56000405	90400	\$41.36
		6280407836	RUGS & LAUNDRY SERVICE - YOST	56000405	92275	\$20.02
				56000405	92281	\$33.33
		6280408432	RUGS & LAUNDRY SERVICE - WEC	52062401	50600	\$201.00
		6280410172	RUGS & LAUNDRY SERVCE - PCF	54068401	57010	\$26.64
		6280410677	RUGS & LAUNDRY SERVICE - NDS	56000405	92280	\$206.42
		6280410678	RUGS & ALUNDRY SERVICE - WAREHOUSE	56000405	90400	\$42.96
		6280410681	RUGS & LAUNDRY SERVICE - YOST	56000405	92275	\$20.02
				56000405	92281	\$33.33
		6280411263	RUGS & LAUNDRY SERVICE WEC	52062401	50600	\$202.58
		6280413034	RUGS & LAUNDRY SERVICE - PCF	54068401	57010	\$26.64
		6280413528	RUGS & LAUNDRY SERVICE - NDS	56000405	92280	\$206.42
		6280413529	RUGS & LAUNDRY SERVICE - WAREHOUSE	56000405	90400	\$42.96
		6280413532	RUGS & LAUNDRY SERVICE - YOST	56000405	92275	\$20.02
				56000405	92281	\$33.33
			Total Vendor:			\$1,587.99
515991	1755 WAL-MART VISION CENTER	WAL-MART LEONARD	MISC 999 - PRESCRIPTION SAFETY CLASSES	80700402	92700	\$563.10
			Total Vendor:			\$563.10
515992	1374 WESCO RECEIVABLES CORP	429445	ACSR SE	52000156	15610	\$295.00
		433084	WIRE PULL LUBE	52000156	15610	\$1,177.92
		444456	TCC 153-2 SMU20	52000100	54040	\$603.00
			Total Vendor:			\$2,075.92
515993	726 WOODWARD'S DISPOSAL SERVICE	9221-275	GARBAGE DISPOSAL	52063401	54900	\$20.00
				56000405	90300	\$25.00
				56000405	91870	\$25.00
				56000405	92100	\$25.00

Distribution Register by Check

			56000405	92280	\$404.50	
	9221-276	GARBAGE DISPOSAL	54068401	56001	\$1,475.00	
	9221-277	GARBAGE DISPOSAL	80700402	50600	\$503.50	
	9221-278	GARBAGE DISPOSAL	56000405	90400	\$205.00	
		Total Vendor:			\$2,683.00	
6053505	1348 US BANK - UTILITIES	00198444	AUTOMATION - 24 INC BREAKERS	52000100	54040	\$110.67
		0019844	ACME - TOOLS POWERED FISH	52064401	56710	\$519.96
			TAP MENARDS- FUSES	53000100	54040	\$34.89
		00202134	WALMART - CALCULATOR	53000404	58000	\$48.12
		0019844	WALMART - TOOLS FOR TRK #304	53000404	58000	\$48.55
			MENARDS - OFFICE SUPPLIES	53000404	58000	\$55.43
			KING KONG - LUNCH MEAL SEWER	54067404	56005	\$39.80
		00203174	TBX MENARDS - FITTINGS WELL #6	53000100	54040	\$13.61
		0019844	DAIRY QUEEN - LUNCH MEAL	53000404	57500	\$31.20
			SCHOOL TAP BOMGAARS - TOOLS FOR TRK #305	53000404	58000	\$97.32
			BIG G ACE - BLOWER FAN FOR	53000404	58000	\$255.73
			WELLS WENDY'S - LUNCH MEAL SEWER	53000416	91600	\$58.33
		00204405	TBX BONNEY J HARLEN CO - IMPACT WRENCH	52064401	56710	\$729.64
		00205411	AND SOCKETS KULLY'S -4 PIECE MILWAUKEE	52064401	56710	\$533.93
		0019844	TOOL KIT JHARLEN - POLE SAFETY FLAGS	52064401	56710	\$560.47
		00207750	SUNRISE EQUIPMENT 2 GRINDER	52064401	56710	\$380.40
		00208874	CHADDS 1 DRILL CHARGE MENARDS-CHAIN TO SECURE GATE	51000404	56201	\$13.36
		0019844	MENARDS-DOG TREATS FOR LEAK	51000404	56202	\$9.61
			SUPERV WL VUE TESTING EXAM- SAL'S	51000405	92200	\$115.00
		00217085	JOHNNEYMAN TEST MCDONALDS - MEAL TD	51000405	92200	\$12.22
		0019844	WILLIAMSON 24 7 TRAVEL - GAS TD WILLIAMSON	51000405	92200	\$30.55
			QT 99 - GAS TD WILLIAMSON	51000405	92200	\$31.54
			CASEY'S - GAS TD WILLIAMSON	51000405	92200	\$32.94
			PIG IN! PIG OUT! - MEAL TD	51000405	92200	\$39.25
			WILLIAMSON CHUYS - MEAL TD WILLIAMSON	51000405	92200	\$41.31
			BEIJING GOURMET - MEAL TD	51000405	92200	\$43.37
			WILLIAMSON ALBERT G'S BBQ - MEAL TD	51000405	92200	\$44.49
			WILLIAMSON LONGHORN STEAKHOUSE - MEAL	51000405	92200	\$68.28
			TD WILLIAMSON HILTON - HOTEL TD WILLIAMSON	51000405	92200	\$561.90
				51000405	92200	\$561.90
		00220783	WORDPRESS - PPGA WEBSITE	80800405	92100	\$48.00
		02575052	MISC 999 - ZORO - WELDING CADDY	52061401	50606	\$889.15
		0019844	MISC 999 - IRRIGATION KING - AIR	52062402	51200	\$151.98
			VENT EIC24-14 - NFPA - MANUAL	52062402	51400	\$177.20
			MISC 999 - NAPA - DOOR HANDLE	52062401	93927	\$23.64
			FOR TRUCK 52 MISC 999 - MENARDS - BROOMS	80700402	50600	\$15.99
			MISC 999 - BUSINESS WORLD -	80700402	50600	\$18.80
			SCISSORS MISC 999 - MENARDS - BUCKET &	80700402	50600	\$21.76
			HOSE ADAPTER & CLIP MISC 999 - KELLY SUPPLY - HOSE	80700402	50600	\$33.77
			MISC 999 - BUSINESS WORLD -	80700402	50600	\$39.14
			CALENDARS MISC 999 - NAPA - AIRGUN	80700402	50600	\$42.78
			MISC 999 - NAPA - AIR REGULATOR	80700402	50600	\$43.34
			MISC 999 - MENARDS - BUG SPRAY	80700402	50600	\$44.89
			& AIR HOSE MISC 999 - MCMaster CARR -	80700402	50600	\$58.10
			DRILL BITS MISC 999 - MCMaster CARR -	80700402	50600	\$136.70
			LATHES PARTS MISC 999 - MENARDS - CEILING	80700402	50600	\$152.19
			MISC 999 - ZORO - FILTERS	80700402	50600	\$155.16
			MISC 999 - ZORO - LADDER	80700402	50600	\$218.28

Distribution Register by Check

	MISC 999 - FASTENAL - CLAMPS & BOLTS & WAGNERS	80700402	50600	\$235.14
	MISC 999 - ULINE - BOXES & MOP HEADS	80700402	50600	\$322.58
	MISC 999 - BIG G - WATER & DEMATURER ALCOHOL	80700402	50600	\$531.54
	MISC 999 - DUTTON LAINSON - CONDUIT	80700402	51100	\$14.22
	MISC 999 - ECHO - BEAM CLAMPS	80700402	51100	\$123.44
	MISC 999 - ULINE - HARDHAT	80700402	92700	\$17.15
	MISC 999 - ISLAND SUPPLY - WELDING GLOVES	80700402	92700	\$54.19
	MISC 999 - ULINE - BOLLARD SLEEVES	80800402	51100	\$613.65
	MISC 999 - DUTTON LAINSON - CORRED TUBING (RETURN)	80800402	51270	(\$119.54)
	MISC 999 - NAPA - BELTS & SEAL	80800402	51270	\$38.69
	MISC 999 - DUTTON LAINSON - CORRED TUBING	80800402	51270	\$119.54
	MISC 999 - HOME DEPOT - HOSE REEL (RETURN)	80900402	50600	(\$57.13)
	MISC 999 - POWERHOUSE - BRAKE PADS (RETURN)	80900402	50600	(\$48.13)
	MISC 999 - POWERHOUSE - BOLTS	80900402	50600	\$19.24
	MISC 999 - BIG G - MOP HEADS	80900402	50600	\$50.69
	MISC 999 - HOME DEPOT - HOSE REEL	80900402	50600	\$57.13
	MISC 999 - CENTRAL NE EQPT - FILTER SCREEN	80900402	50600	\$57.89
	MISC 999 - MENARDS - LAUNDRY DETERGENT	80900402	50600	\$88.10
	MISC 999 - BIG G - CHAINSAW	80900402	50600	\$427.99
	MISC 999 - NAPA - STARTER	80900402	51260	\$319.74
	MISC 999 - ZORO - FILTERS	80900402	51460	\$160.48
02941411 001024	MENARDS-ENGINEERING LED LIGHT REPLACEMENT	56000405	92280	(\$87.22)
	BIG G- SCREEN MATERIAL FOR NORTH DENVER	56000405	92280	\$30.40
	DUTTON LAINSON- ENGINEERING LED LIGHT REPLACEMENT	56000405	92280	\$58.16
	MENARDS-ENGINEERING LED LIGHT REPLACEMENT	56000405	92280	\$174.25
03060492 001024	MISC 999 - ZORO - FUSES	52000416	41670	\$194.54
	MISC 999 - ZORO - THERMOMETER	52061401	50606	\$261.63
	MISC 999 - MCMASTER - DRILL BIT	52062401	50640	\$48.19
	MISC 999 - DUTTON - CONDUIT	52062402	51100	\$37.47
	MISC 999 - MCMASTER - HEX BAR	52062402	51200	\$471.50
	MISC 999 - BIG G - MISC STUFF	80700402	50600	\$49.83
	MISC 999 - ULINE - MOP HOLDER	80700402	50600	\$370.25
	MISC 999 - ZORO - EAR PLUGS	80700402	92700	\$143.27
	MISC 999 - EBAY - FILTERS	80800402	51100	(\$41.73)
		80800402	51100	\$41.73
	MISC 999 - FASTENAL - ROD	80800402	51200	\$38.95
	MISC 999 - DUTTON - TUBING	80800402	51200	\$66.62
	MISC 999 - KULLY - COLD ROLL	80800402	51200	\$756.37
03309345 001024	MENARDS - BLACK MULCH FOR LANDSCAPE REPAIR	51000100	54040	\$60.58
	MENARDS - SHOP VAC FILTER	51000404	58000	\$21.70
	RUNZA - WATER LEAK LUNCH 1919	53000404	57500	\$60.71
	MENARDS- SHOVEL MAPP GAS	53000404	57500	\$162.57
	MENARDS- BUCKETS	53000404	58000	\$12.54
05726753 001024	MENARDS- LENS WIPES FOR GLASSES	53000404	58000	\$12.54
	WAL-MART - BOARD AND HOOKE TO HANG KEYS	56000405	92100	\$27.39
	WAL-MART - CANDY FOR PARADE	56000405	92300	\$95.16
	WAL-MART - CANDY FOR PARADE	56000405	92300	\$238.60
05742479 001024	QUIZNOS LUNCH MTG W/CHI - PEAK	51000405	92300	\$165.71
05742503 001024	BUSINESS WORLD - WHITE BOARD	52061401	50606	\$276.89
	DUTTON LAINSON - ELECTRICAL OUTLET	52061402	51104	\$25.80
	MENARDS- MAGNETS	52061402	51104	\$36.41
	BOSSELMAN ENERGY - KEROSINE	52061402	51104	\$42.80
	NAPA - BRAKE CLEANER	52061402	51104	\$76.55
	GRAINGER - BULB CHANGER POLE	52061402	51104	\$78.19

Distribution Register by Check

05742511 001004	GRAINGER - LIGHT BULB CHANGER	52061402	51104	\$109.94
	SOLE PARTS			
	SHERWIN WILLIAMS - PAINT FOR	52061402	51106	\$193.73
	COCKING TOWER			
	MENARDS - SHELVING	52061402	51106	\$299.59
	TRACTOR SUPPLY - WEED KILLER	52000405	92700	\$85.59
	COACHES CORNER - NEW TRUCK	51000405	92275	\$65.73
	FUEL			
	MENARDS - ELECTRIC BOX	52000405	93927	\$11.76
	COACHS CORNER - FUEL NEW	52062401	93927	\$49.42
05746298 001004	TRUCK			
	HP TUNERS LLC - ECM	52062401	93927	\$99.98
	PROGRAMMING			
	CONNOT AUTO - 1234YF A/C	52062401	93927	\$355.53
	RECHARGE			
	ROCK AUTO - ENGINE PARTS	52062401	93927	\$606.11
	COACHS CORNER - CAT FORK LIFT	56000405	92275	\$43.16
	FUEL			
	COACHS CORNER - FUEL NEW	56000405	92275	\$49.22
	TRUCK			
05746314 001004	MENARDS-PIPE FITTINGS	53000403	57003	\$33.71
	WORKING LUNCH - SUBWAY	54000100	54040	\$121.32
	WORKING LUNCH - TACO JOHNS	54000100	54040	\$132.50
	AURORA COOP - FUEL 480	54068401	56002	\$332.00
	FASTENAL-DRILL BITS	54068401	57020	\$132.74
	MENARDS-STOCK ITEMS	54068401	58000	\$211.95
	WEF-RENEWAL	54000405	93000	\$85.00
	CASEY'S - FOOD WORKING LUNCH	54000100	54040	\$102.66
	AURORA COOPERATIVE - DEF 480	54068401	56002	\$35.00
	AURORA COOPERATIVE - FUEL 480	54068401	56002	\$265.00
05920398 001004		54068401	56002	\$330.40
	BIG G FASTENERS DRILL BITS	54068401	57010	\$34.50
	MENARDS-DEGREASER BUCKETS	54068401	58000	\$66.96
	MISC 999 - MARRIOTT HOTEL -	80700402	92200	\$1.00
	ROOM B & V TRAINING			
		80700402	92200	\$2.00
	MISC 999 - QUICKTRIP- GAS- B & V	80700402	92200	\$35.70
	TRAINING			
	MISC 999 - MARRIOTT HOTEL -	80700402	92200	\$443.82
	ROOM B & V TRAINING			
05920430 06678292 001004		80700402	92200	\$445.82
		80700402	92200	\$445.82
	MISC 999- WALMART FOOD DRINKS	80800402	50600	\$105.13
	AND FLATWARE FOR BBQ			
	BIG G ACE+ BOLTS	52000418	41820	\$15.24
	PLATTE VALLEY COMM - ANTENNA	54069404	57001	\$17.06
	ADAPTER			
	INDUSTRIAL SAFETY - HIGH VOLT	52000405	92700	\$66.10
	CLOVE LINERS			
	WESTERN SAFETY - HIGH VOLT	52000405	92700	\$89.45
06678342 001004	CLOVE LINERS			
	MENARDS- SURGE PROTECTOR	56000405	92280	\$42.79
	LINE CLIP			
	RUNZA - WATER LEAK WORKING	53000404	57000	\$39.11
	LUNCH			
	LCL TRUCK TRAILER- LIGHT	53000404	58000	\$16.60
	ADAPTER			
	MENARDS - WATER CONNECTION	53000404	58000	\$36.73
	PARTS			
	MATHESON - 2 WAY RADIO FOR	53000404	58000	\$395.33
06701565 001004	DRILLING			
	WL VUE TESTING EXAM - PLUMBER	53000405	92200	\$115.00
	LICENSE CHASE			
	DUTTON LAINSON - 5 SPOOL	52000100	54040	\$97.35
	CLEVIS			
	TRACTOR SUPPLY - RATCHET	52064401	56710	\$106.96
	BINDERS			
	RESCUEDIRECT - SWIVALBINER	52064401	56710	\$147.65
	MENARDS - 15 HEAVY DUTY	52064401	56710	\$295.16
	BACKING BEAMS			
06871335 001004	GRAINGER - STORAGE BINS	52064401	56710	\$820.86
	BIG G ACE - BOLTS	52064402	57011	\$1.67
	MENARDS- WIRE NUTS	52064402	57011	\$45.85
	MENARDS - CCC SPRINKLER	51000100	54040	\$49.82
	REPAIR			
		51000100	54040	\$74.94
	BIG G - SPRINKLER PARTS	51000404	58000	\$5.30
	KULLYPIPE&STEEL - WATERLINE	53000100	54040	\$127.90
	PARTS			

Distribution Register by Check

		07809714 004004	MENARDS - 4X4 EXTENSION RING -	56000405	92280	\$4.26
			MENARDS- TOILET KIT FOR	56000405	92280	\$17.62
			BESTROOM BY IT (AORTU DENN)	56000405	92280	\$77.33
			SUPPLY HOUSE-CONTROL	56000405	92280	\$456.84
			TRANSFORMER FOR TUBE HEATER	56000405	92280	(\$7.47)
			SWITCH FOR ENGINERING	56200405	95628	\$7.47
			MENARDS-FLAPPER FOR TOILET AT	56200405	95628	\$31.55
			AUDITORIUM (THIS IS	56200405	95628	
			MENARDS-FLAPPER FOR TOILET AT	56200405	95628	
			AUDITORIUM (THEY USE	56200405	95628	
			Total Vendor:			\$22,944.31
6053506	889 B P ENERGY	21361503	GAS PURCHASES	51000232	23210	\$78,990.84
			Total Vendor:			\$78,990.84
6053507	919 C C C-HASTINGS RENEWABLE ENERG	92	POWER PURCHASED	52000232	23220	\$20,336.05
			Total Vendor:			\$20,336.05
6053508	929 CENTRAL PLAINS ENERGY PROJECT	082414A697	GAS PURCHASES	51000232	23210	\$23,735.75
			Total Vendor:			\$23,735.75
6053509	929 CENTRAL PLAINS ENERGY PROJECT	082418A885	GAS PURCHASES	51000232	23210	\$17,391.00
			Total Vendor:			\$17,391.00
6053510	1053 HERITAGE BANK	091624 HERITAGE	WIRE TRANSFER FEE	56000405	92100	\$15.00
			Total Vendor:			\$15.00
6053511	1053 HERITAGE BANK	093024 HERITAGE	MONTHLY INTERNET FEES	56000405	92100	\$15.00
			Total Vendor:			\$15.00
6053512	723 NE DEPT OF REVENUE	091824 NE DEPT OF RE	NEBR SALES AND USE TAX - AUG 2024	510	21160	\$957.56
				520	21160	\$12,233.10
				530	21160	\$8,114.60
				540	21160	\$951.52
				560	21160	\$2,624.75
				56000242	24210	\$229,555.69
				561	21160	\$238.81
				807	21160	\$84.10
				808	21160	\$125.94
				809	21160	\$89.43
			Total Vendor:			\$254,975.50
6053513	2010 NEXTERA ENERGY POWER MARKETING LLC	20240801	MONTHLY ADMIN FEE, AAR, OPTIMIZATION SHARE	52000232	23220	\$23,915.90
			Total Vendor:			\$23,915.90
6053514	1218 PEABODY ENERGY	5000073693	COAL	52000232	23224	\$180,424.48
		91002673	COAL	52000232	23224	\$1,613.25
		Total Vendor:			\$182,037.73	
6053515	1188 QUADIENT FINANCE USA INC	79000440803267 50 000	POSTAGE	56000405	91655	\$500.00
		Total Vendor:			\$500.00	
6053516	1302 SOUTHWEST POWER POOL	TRN-20240831- HAST	TRANSMISSION AGREEMENT	52000232	23220	\$67,229.59
			Total Vendor:			\$67,229.59
6053517	1322 TALLGRASS INTERSTATE GT, LLC	TIG08202452519 8	GAS PIPELINE TRANSPORTATION	51000232	23210	\$116,003.35
			Total Vendor:			\$116,003.35
6053518	1340 TRAILBLAZER PIPELINE COMPANY	TPC0820243104 50	GAS PIPELINE TRANSPORTATION	51000232	23210	\$29,067.19
			Total Vendor:			\$29,067.19
6053519	1351 UNITED PARCEL SERVICE	00006838E9384	DELIVERY SERVICE	52065402	59300	\$18.79
				56000405	90400	\$32.90
				80700402	51200	\$25.25
			Total Vendor:			\$76.94
6053520	1351 UNITED PARCEL SERVICE	00006838E9374	DELIVERY SERVICE	53000404	56050	\$293.91
				53000404	59100	\$32.83

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				56000405	90400	\$32.90
			Total Vendor:			\$359.64
6053521	1375 WESTERN AREA POWER ADMIN.	BFPB000950824	POWER PURCHASES	52000232	23220	\$155,184.17
			Total Vendor:			\$155,184.17
6053522	725 VERIZON WIRELESS	9971196486	ROVER SERVICE	56100405	92300	\$105.08
			Total Vendor:			\$105.08
6053523	725 VERIZON WIRELESS	9973597717	ROVER SERVICE	56100405	92300	\$105.08
			Total Vendor:			\$105.08
						3,788,882.49
						\$3,788,882.49

FUND	PAYMENT AMOUNT	LESS VOID CHECKS	
Total Gas:	448,005.77		448,005.77
Total Water:	125,238.56		125,238.56
Total Sewer:	1,110,399.81		1,110,399.81
Total Admin:	639,699.20	1409.56	638,289.64
Total Maint & Building:	357.60		357.60
Total Engineering:	30,093.67		30,093.67
Total Electric:	1,435,087.88		1,435,087.88
Total:	\$3,788,882.49		3,787,472.93

WORK ORDER ENGINEERING ESTIMATE
HASTINGS UTILITIES
HASTINGS, NEBRASKA

Name of Department: ElectricWork Order No.: EL-295Construction: XBudget Item No.: 2.80 2024/2025Subaccount(s): 373Budget Item Amt: \$100,000**DESCRIPTION AND LOCATION:**

Replacement of Residential LED Lights From 7th to 9th, Denver Ave. to Kansas Ave, to
 Collector LED Lights

PURPOSE OF WORK IMPROVEMENT:

Inadequate lighting on collector streets, request per customer

CONTRIBUTIONS/REMARKS:

Estimated Cost	Amount	Attached Map or DWG No.:	Oh-St-Lt-123
1. Material to be Purchased		Sheet No.:	
2. Material from Stock	2,572.66	Date Work to be Started:	10/14/24
3. Labor	3,600.00	Date Work to be Completed:	1/13/25
4. Truck Usage	3,786.30	Checked By:	Date
5. Equipment Usage	782.00	<i>Jeff Campbell</i> Jeff Campbell (Sep 17, 2024 13:22 CDT)	
6. Contract Amount		Checked By:	Date
7.		<i>Fyler Waste</i>	
8.		Approved By:	Date
		<i>Lee Vrooman</i> Lee Vrooman (Sep 17, 2024 15:30 CDT)	
SUBTOTAL	\$10,740.96	Director of Engineering	
		Approved By:	Date
Subtotal	\$10,740.96		
		Hastings City Council	
Subtotal	\$10,740.96	Authorized By:	Date
		<i>Derek Zeisler</i> Derek Zeisler (Sep 17, 2024 15:46 CDT)	
TOTAL ESTIMATED COST OF WORK ORDER	\$10,740.96	Manager	

HASTINGS UTILITIES, HASTINGS, NEBRASKA

Work Order No.: EL-295
 B.I. No.: 2.80
 B.I. Yr.: 2024/2025

LABOR AND EQUIPMENT ESTIMATE

Classification of Labor or Equipment to be Used		No of Hr/Mi/Ft	Cost Per Unit	2.83 40000	Total Cost
LABOR:	Engineering Department (\$50)	4	60.00	240.00	\$3,600.00
	Electric Department	56	60.00	3,360.00	
	Gas Department	0	55.00	0.00	
TOTAL - LABOR					
TRUCKS:	Trucks 22 & 23 (Hours)	10	218.75	2,187.50	\$3,786.30
	Trucks 24 & 28 (Hours)	10	137.50	1,375.00	
	Trucks 25 & 26 (Hours)	4	55.95	223.80	
	Truck (Hours)			0.00	
				0.00	
				0.00	
TOTAL - TRUCKS USAGE					
EQUIPMENT	Air Compressor (Hours)	0	31.70	0.00	\$782.00
	Backhoe (Hours)	0	57.75	0.00	
	Boring Machine or Bore (Feet)	0	1.50	0.00	
	Packer (Hours)	0		0.00	
	Trench (Feet)	0	5.00	0.00	
	Skid Steer	0		0.00	
	Hydra Tamp (Hours)	0	150.00	0.00	
	Spoil Vac (Hours)	8	97.75	782.00	
TOTAL - EQUIPMENT USAGE					
TOTAL COST ALL LABOR AND EQUIPMENT ESTIMATE				\$8,168.30	

MATERIAL ESTIMATE

Quantity		Stock Number	Description	Unit Price	Stock Material	New Material
2	ea.	001-03-12	5/8" X 12" Galvanized Machine Bolts	1.98	3.96	
2	ea.	002-02-02	1/2" X 4" Lag Bolts	0.64	1.28	
3	ea.	005-01-03	2 1/4 Square Washers	0.61	1.83	
1	ea.	005-02-05	4" X 4" Curved Washer	2.35	2.35	
1	ea.	006-04-02	5/8" Galvanized Eyenut	1.75	1.75	
1	ea.	007-03-03	5/8" Square Locknut	0.31	0.31	
2	ea.	033-04-05	6/2 Service Brackets	5.51	11.02	
20	ft.	069-19-05	6/2 Duplex	0.56	11.13	
12	ft.	070-02-12	12/2 Romax	0.29	3.48	
1	ea.	104-01-06	1 1/4" X 6' Street Light Arm	60.45	60.45	
18	ea.	105-00-24	"Collector" LED Streetlight Fixture (68W,	116.00	2,088.00	
18	ea.	111-05-02	Photoelectric Cell for LED	15.95	287.10	
1	ls.		Misc. Tape, Wire, Connectors, Etc.	100.00	100.00	
					-	
			TOTAL		\$ 2,572.66	

Estimated By: B. Tran

Date: 9/13/24

Page 2

Department: Engineering
Staff Contact: Lee Vrooman
Council Meeting Date: 10/14/2024

AGENDA ITEM SUMMARY SHEET

Description of Item:

Approval of Release of 60' Public Use Easement for Rief Development LLC

Names of People/Business affected by this action:

City of Hastings, Rief Development LLC

Why Council action is required:

Council approval is required

Type of action requested:

Motion

Suggested motion:

Motion to approve Release of 60' Public Use Easement for Rief Development LLC

Deadlines associated with action:

Department head comments:

This has been reviewed by the Engineering and Development Services staff. This easement is being replaced by dedicated ROW with the final plat for Elm Meadows First Subdivision.

Recommend Approval

City Administrator comments:

RELEASE OF EASEMENT
City of Hastings, Nebraska
1228 North Denver Avenue / PO Box 289 / Hastings, NE 68902-0289

WHEREAS, the City of Hastings holds interest in the easement on, over, across and beneath the following real estate:

A public use easement, per document 20061815 described as:

A tract of land in the East Half (E1/2) of the North Half (N1/2) of Fractional Section 6, Township 7 North, Range 9 West of the Sixth P.M., Adams County, Nebraska, and more particularly described as follows:

Referring to the Northeast Corner of Fractional Section 6, Township 7 North, Range 9 West of the 6th P.M., Adams County, Nebraska, said Corner also being the intersection of the center lines of East 26th Street and North Elm Avenue; Thence S00°26’21”W (assumed bearing) along the East line of the North Half (N1/2) of Fractional Section 6, said East line also being the center line of North Elm Avenue, a distance of 862.25 feet to the TRUE POINT of BEGINNING; Thence continuing S00°26’21”W along last described lines a distance of 60.00 feet; Thence S89°56’16”W along a line being parallel with and 325.00 North of the North line (extended) of William E. Berck Subdivision as platted and recorded in the City of Hastings, Adams County, Nebraska, a distance of 336.53 feet to a point on the East line of a Public Use Easement as filed and recorded as Instrument No. 20015120 in Adams County Register of Deeds office; Thence N00°03’25”E along said East line a distance of 60.00 feet; Thence N89°56’16”E along a line being parallel with said North line (extended) of William E. Berck Subdivision a distance of 336.93 feet to the Point of Beginning as per attached Exhibit “A”.

Containing a calculated Area of 0.36 Acres more or less.

WHEREAS, Rief Development LLC is titleholder of the said real estate; and,

WHEREAS, the City of Hastings has exhausted its need and use of the said easement; and,

NOW, THEREFORE, the City of Hastings hereby quitclaims all its right, title and interest in the said easement and hereby waives any claim it may have thereunder.

EXECUTED on the _____ day of _____, 20_____.

THE CITY OF HASTINGS

ATTEST:

Kimberly S. Jacobitz, City Clerk

By: _____
Corey Stutte, Mayor of Hastings

STATE OF NEBRASKA)
) ss
ADAMS COUNTY)

ON THIS _____ DAY OF _____, 20_____, Corey Stutte, known to me to be the Mayor of the City of Hastings and Kimberly S. Jacobitz, City Clerk the identical person who executed the foregoing Release of Easement, appeared before me and acknowledged execution thereof to be his voluntary act and deed.

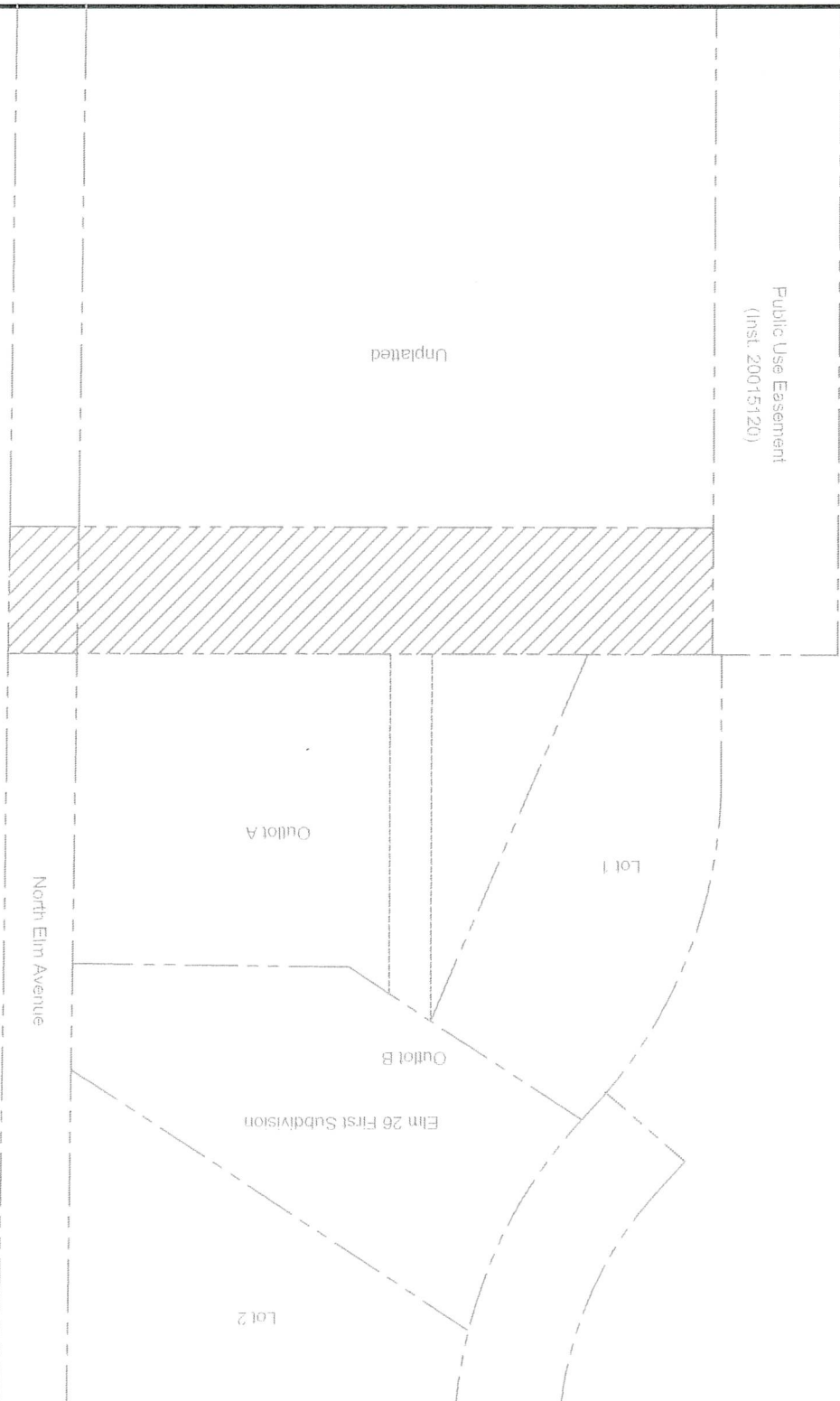
Notary Public

HASTINGS UTILITIES HASTINGS, NEBRASKA		Exhibit "A"	
DSN: T. Kolbet	SUP'T CKD:	DRN: T. Kolbet	DATE: 9/11/24
W.O. No.	CKD:	RET. No.	APP:
No.		EX-A-0267	

Fractional
 Section 6
 Township 7 North
 Range 9 West
 NE 1/4
 N 1/2



North
 Not to Scale



Department: Engineering
Staff Contact: Lee Vrooman
Council Meeting Date: 10/14/2024

AGENDA ITEM SUMMARY SHEET

Description of Item:

Approval of Partial Release of 60' Public Use Easement for Rief Development LLC

Names of People/Business affected by this action:

City of Hastings, Rief Development LLC

Why Council action is required:

Council approval is required

Type of action requested:

Motion

Suggested motion:

Motion to approve Partial Release of 60' Public Use Easement for Rief Development LLC

Deadlines associated with action:

Department head comments:

This has been reviewed by the Engineering and Development Services staff. The released easement is being replaced by dedicated ROW and Utility easements in the final plat for Elm Meadows First Subdivision.

Recommend Approval

City Administrator comments:

PARTIAL RELEASE OF EASEMENT
City of Hastings, Nebraska
1228 North Denver Avenue / PO Box 289 / Hastings, NE 68902-0289

WHEREAS, the City of Hastings holds interest in the easement on, over, across and beneath the following real estate:

A part of a 60.00 foot public use easement, per document 20015120 described as:

A tract of land in the North Half (N1/2) of Fractional Section 6, Township 7 North, Range 9 West of the Sixth P.M., Adams County, Nebraska, and more particularly described as follows:

Commencing at the Northeast Corner of Fractional Section 6, Township 7 North, Range 9 West of the 6th P.M., Adams County, Nebraska; Thence S00°26'21"W (assumed bearing) along the East line of said Fractional Section 6 a distance of 41.25 feet to the South right-of-way line of 26th Street; Thence N90°00'00"W along said right-of-way line a distance of 342.41 feet; Thence S00°03'25"W a distance of 821.48 feet to the TRUE POINT of BEGINNING; Thence continuing S00°03'25"W a distance of 383.3 feet; Thence S55°56'54"W a distance of 126.57 feet to the beginning of a curve concave to the Southeast with a central angle of 55°30'55" and subtended by a radius of 100.00 feet; Thence along said curve the chord of which bears S28°11'27"W an arc distance of 96.89 feet; Thence S00°25'59"W a distance of 348.83 feet; Thence S89°56'01"W a distance of 185.83 feet; Thence S00°25'15"W a distance of 230.02 feet; Thence S89°56'01"W along the South line of the North Half of the Southeast Quarter of the North Half (N1/2 SE ¼ N1/2) of Fractional Section 6 a distance of 60.00 feet; Thence N00°21'15"E a distance of 290.20 feet; Thence S89°53'00"E a distance of 185.84 feet; Thence N00°25'59"E a distance of 409.78 feet to a curve concave to the Northwest with a central angle of 74°54'32" and subtended by a radius of 200.00 feet; Thence along said curve the chord of which bears N37°30'41"E an arc distance of 261.48 feet; Thence N00°03'25"E a distance of 222.82 feet; Thence N90°00'00"E a distance of 60.00 feet to The Place Of Beginning as per attached Exhibit "A".

cp

Containing a calculated Area of 2.38 Acres more or less.

WHEREAS, **Rief Development LLC** is titleholder of the said real estate; and,

WHEREAS, the City of Hastings has exhausted its need and use of the said easement; and,

NOW, THEREFORE, the City of Hastings hereby quitclaims all its right, title and interest in the said easement and hereby waives any claim it may have thereunder.

EXECUTED on the _____ day of _____, 20_____.

THE CITY OF HASTINGS

ATTEST:

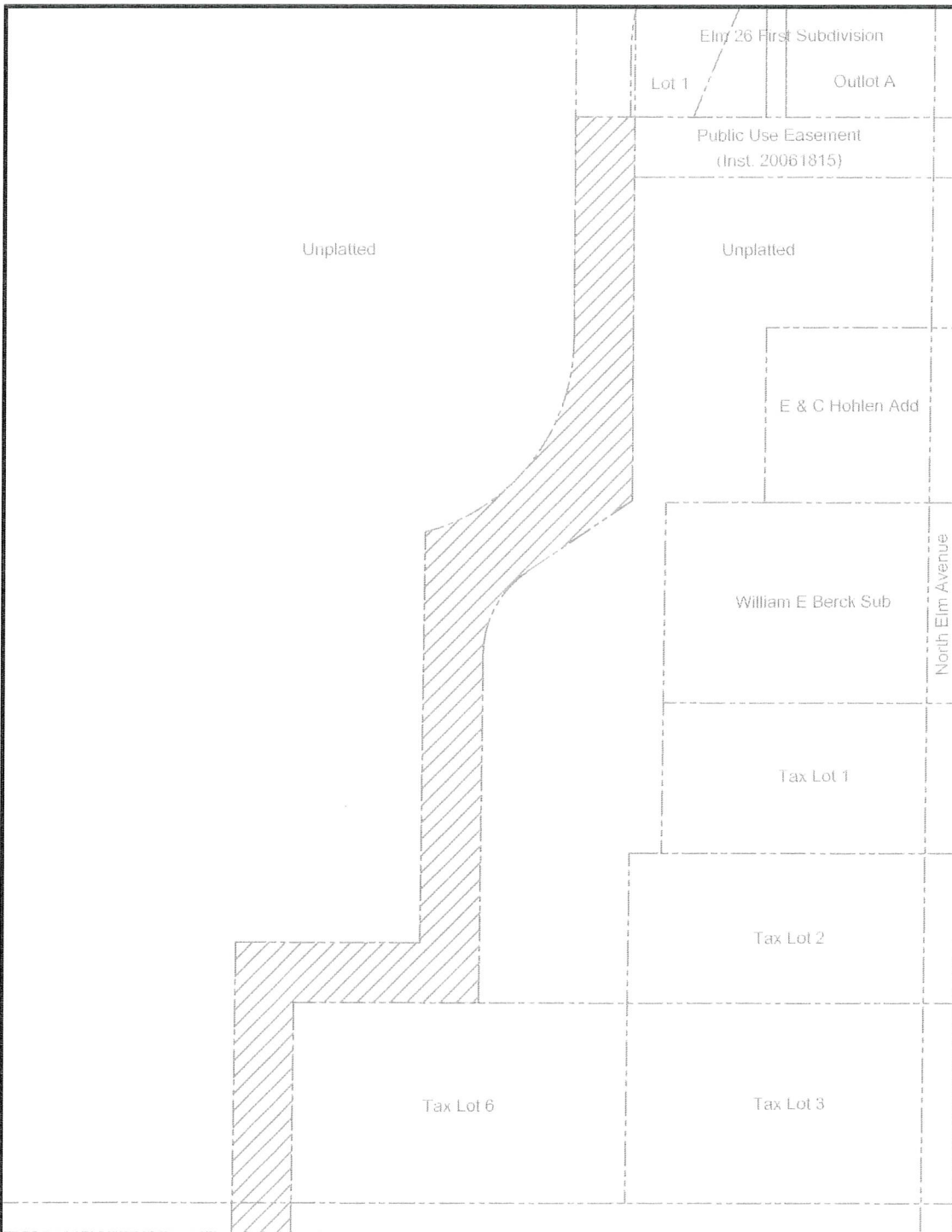
Kimberly S. Jacobitz, City Clerk

By: _____
Corey Stutte, Mayor of Hastings

STATE OF NEBRASKA)
) ss
ADAMS COUNTY)

ON THIS _____ DAY OF _____, 20_____, Corey Stutte, known to me to be the Mayor of the City of Hastings and Kimberly S. Jacobitz, City Clerk the identical person who executed the foregoing Release of Easement, appeared before me and acknowledged execution thereof to be his voluntary act and deed.

Notary Public



HASTINGS UTILITIES			
HASTINGS, NEBRASKA			
Exhibit "A"			
DSN: T. Kolbet	SUP'T	CKD:	No. EX-A-0268
DRN: T. Kolbet	W.O. No.	CKD:	
DATE: 9/11/24	RET. No.	APP:	

Department: BID
Staff Contact: Roger Nash, Kim Jacobitz
Council Meeting Date: 10/14/2024

AGENDA ITEM SUMMARY SHEET

Description of Item:

Resolution No. 2024-59 making assessments in the Business Improvement District of the City of Hastings.

Names of People/Business affected by this action:

Property owners in the Business Improvement District.

Why Council action is required:

State Statutes

Type of action requested:

Resolution

Suggested motion:

Motion to approve Resolution No. 2024-59 making assessments in the Business Improvement District of the City of Hastings.

Deadlines associated with action:

No

Department head comments:

Property owners were notified prior to the public hearing by letter as well as a notice published in the newspaper as required by §19-4030. The mailing included a notice of public hearing with a listing of Business Improvement District properties to be assessed, proposed assessment amount for property and information regarding what the Business Improvement District does and how the assessment dollars are used.

City Administrator comments:

Recommend Approval

NOTICE OF HEARING

TAKE NOTICE: That the Hastings City Council will sit as a Board of Equalization at 5:30 P.M. on October 14, 2024 at the Hastings Municipal Airport, 3300 W. 12th Street, Hastings, Nebraska for the public hearing on special assessment for the following described tracts of land located within the Business Improvement District, to wit:

Legal Descriptions

Lots 1 thru 10 and Lots 14 thru 20, Block 3, Moores Addition
Lot 1, Nowka's Subdivision of Block 3, Moores Addition
Lots 1 thru 17, Block 4, Moores Addition
Lots 1 and 2 of Grubbs Subdivision of Block 5, Moores Addition
Lots 1, 2, 3, and the West 66 feet of Lot 4 of Schultz's Subdivision of Block 5, Moores Addition
Lots 1 thru 5, Esther's Addition
Lots 1 thru 6, Lyman's Addition
Warehouse Subdivision of Block 6, Moores Addition
Lots 9 thru 24, Block 13, Johnson's Addition
Lots 1 thru 7, 13 thru 15 and 19 thru 24, Block 20, Johnson's Addition
Lots 1 and 2 of Liberty Hall of Block 20, Johnson's Addition
Lots 1 and 2 of Midland Subdivision of Block 20, Johnson's Addition
Lots 1 thru 24, Block 21, Johnson's Addition
All of (and abutting vacated St. Joseph Ave.) Block 25, Johnson's Addition
Lots 1 thru 24, Block 13, Original Town
Lots 1 thru 12, 18 and 19, Block 14, Original Town
Lots 1 and 2 of Welton-Alexander Subdivision of Block 14, Original Town
Lots 1 thru 5 of Stone and Lyman's Sub. of Block 14, Original Town
Lots 1 thru 24, Block 15, Original Town
Lots 1 thru 20, Block 16, Original Town
Lots 1 thru 20, Block 17, Original Town
Lots 1 thru 17 and 22 thru 24, Block 18, Original Town
Units 100, 103, and 200 thru 206 of Stein Brothers Building Condominium of Block 18, Original Town
Lots 1 thru 24, Block 19, Original Town
Lots 1 thru 24, Block 20, Original Town
Lots 2 and 3 and 6 thru 18, Oliver's Addition
Lots 1 thru 6 of Oliver's Subdivision of Oliver's Addition
Units 1 thru 3 of 801 Building Condominiums of Block 21, Original Town
Units 1 thru 3 and Outlots A and B of Oliver Building Condominiums of Block 21, Original Town
Lots 1 thru 6 and 10 thru 24, Block 22, Original Town
Units 1 thru 6, and Parking Garage (Basement) of The Central Block Condominium
Lots 1 thru 20, except Brown Condominium, Block 23, Original Town
Units 100, 200 and 300 of Brown Condominium of Block 23, Original Town
Lots 1 thru 6 of Bostwick's Subdivision of Block 23, Original Town
Lots 1 thru 20, Block 24, Original Town
All of (and abutting vacated St. Joseph Ave.) Block 25, Original Town
Lots 1 thru 12, Block 26, Original Town
Lots 1 thru 5, Block 27, Original Town
Lots 1 thru 7, Davis Addition
Lots 1 thru 4, John's Addition
Lots 1 thru 8 of Buchanan's Subdivision of John's Addition

All in the City of Hastings, Adams County, Nebraska, according to the recorded plats thereof.

The proposed assessments on real estate within the District will be used for the following: 1) Plans, creation, development, management, staff, maintenance, improvements and associated activities of streetscape, alleyway, streetside and other public area projects; 2) Plans, creation, development, management, staff, maintenance, improvements of communications and image of building events and activities, such as holiday events, community events, media activities, newsletters, seasonal and special events and parades, and other activities for the benefit of the District; 3) Activities, projects, staff, material, services and equipment necessary or convenient for the management of affairs of the Business Improvement District, to include budget development and maintenance, representation of the interest of the Business Improvement District to various public and private entities, research, development, travel, training, development and implementation of business recruitment and retention projects, projects and activities which contribute to regaining, sustaining and improving the economic health and visibility of the District and the implementation of the goals and objectives of the Business Improvement District; and 4) Such other activities and improvements as are authorized pursuant to the Business Improvement District Act, Neb. Rev. Stat. §19-4015 et. seq. The estimated total cost for one year is \$79,000.00.

Objections to the determination of the amount of assessments may be made in writing to the City Clerk specifying the basis of such objection. All objections may be filed with the City Clerk at 2727 West 2nd Street, Suite 424, Hastings, Nebraska 68901 or presented at the October 14, 2024 public hearing.

Kimberly S. Jacobitz
City Clerk

PUBLISH: September 20, 2024
 September 27, 2024
 October 4, 2024

FURNISH: 1 Proof of Publication

BILL: City Clerk

YOUR Assessment Impact

Funds to be raised through assessments for the fiscal year 10/1/2024 through 9/30/2025 is **\$79,000** and will be utilized for administrative expenses, services and supplies and public improvements and promotion. The total valuation of the Business Improvement District in 2015 was \$24,388,000 and ten years later the 2024 valuation has more then doubled at just over \$51,000,000

Administration

director's salary

misc. expenses

office supplies

postage

printing

rent

telephone

Services & Supplies

contract labor

pesticides

pest control

weed killers

Public Improvements & Promotion

banners

benches

bike racks

holiday lighting

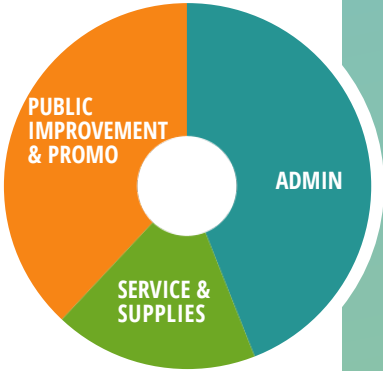
marketing

planters

public events

public landscaping

trash receptacles



Community Development Block Grant Transforming Downtown Hastings

	AWARDED	PRIVATE FUNDS LEVERAGED	PROJECTS
2013-2016	\$380,000	\$3 Million	Revitalization Plan (\$30,000 awarded in 2013) 9 new apartments 2 new restaurants 2 new craft breweries 3 renovated buildings
2017	\$350,000	\$2.5 Million	1st & Lincoln Parking Lot Reconstruction (\$75,000) 2 Building Facades 3 owner-occupied upper level residential units 3-bedroom, 2 bathroom furnished corporate apartment 3 renovated commercial spaces
2019	\$400,000	\$6 Million	2 building renovations 13 new upper-level apartments 7 renovated commercial spaces Dollar General Building (705 W. 2nd)
2021-2024	\$400,000	\$ 6 million	4 building renovations shared office space availability 62,000 sq footage brought back to use



What Does the Business Improvement Do?

MAINTAINS

119 STREET TREES

62 CURBSIDE PLANTERS

5 LANDSCAPING ZONES

Provides trash pickup, weed spraying, tree trimming, graffiti removal and other public maintenance as needed.

Purchases planters, bike racks, trash receptacles and benches throughout the district.

Collaborates & Financially Supports the BID district with:

- Upper-Level Living Tour
- Downtown Do the Brew
- Concerts in the Park
- Downtown Farmers Market
- Celebration of Lights
- Junk Street

The creation and maintenance of a Downtown Creative District.

Collaborates with Adams County Convention and Visitors Buearu to promote the district in local and statewide publications.

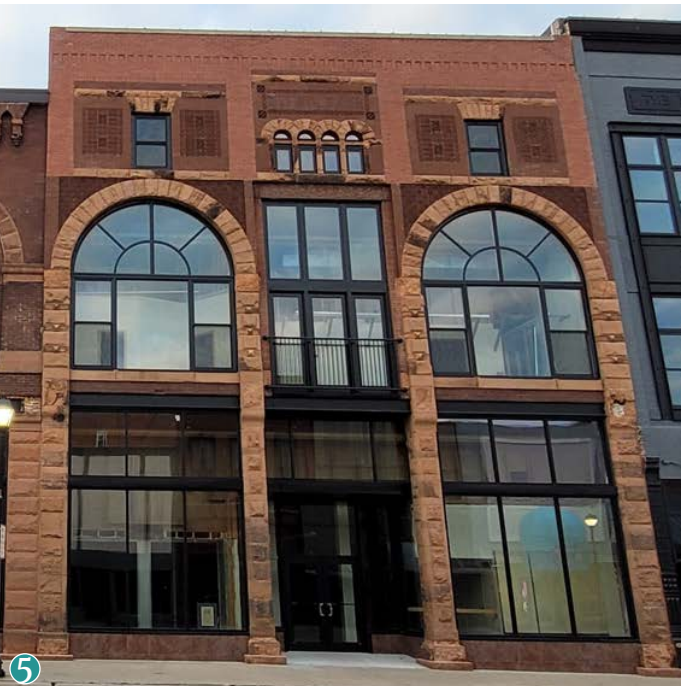
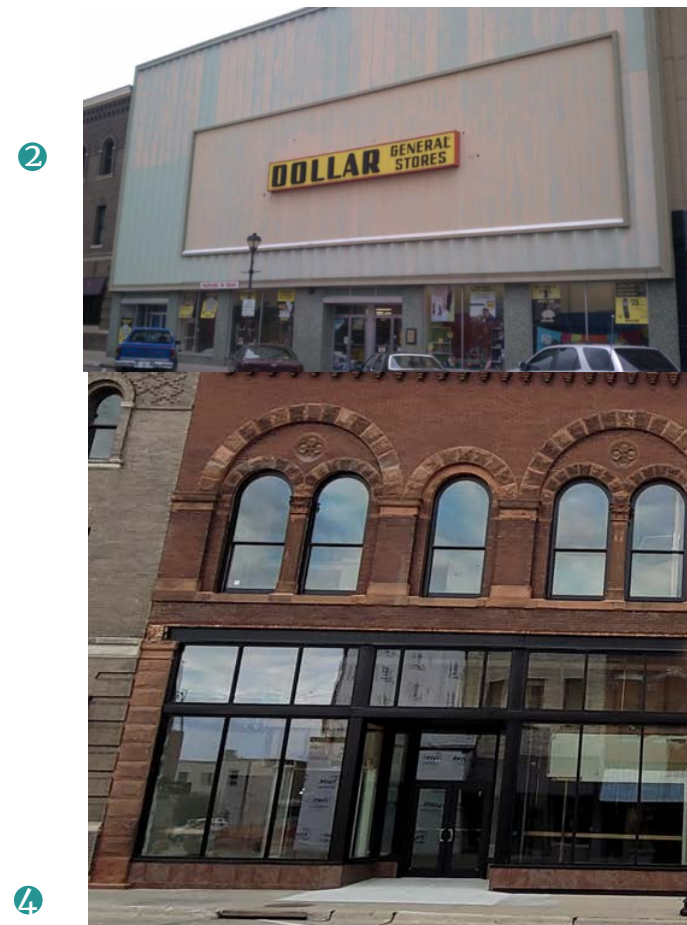
Recruits potential developers and new businesses to the district assisting with site selection, financing and permit related issues.

MAINTAINS 
hastingsdowntown.com

- BID & CRA Information Hub
- Downtown Information & News
- Shopping, Dining & Entertainment
- Business Listings & Reference Links
- Events & Activities
- Available Residential & Commercial Properties for Sale or Lease
- Development Incentive Information
- History, Board Members, Budgets
- District Boundaries
- Downtown Newsletters

The Business Improvement District was created by ordinance by the Hastings City Council in April of 1986 and includes a 20-block area within the Central Business District in the heart of Hastings. Property owners within the District are assessed annually and the funds raised are used for developing public activities and events, newsletters or promotional materials, banners, physical improvements such as lighting, landscaping, benches, planters, plantings, trash receptacles and signage.

2023-2024 IMPROVEMENTS



The Mission of the Business Improvement District Board is:

To enhance the physical and economic well being of the Central Business District; to improve the environment in which people shop, live and work; to demonstrate private commitment through physical and economic improvements; to maintain physical, economic and social improvements through a long term operations strategy; and to maintain an organization to oversee the promotion, design, maintenance, appearance and economic restructuring of the Central Business District.

RESOLUTION NO. 2024-59

**RESOLUTION MAKING ASSESSMENTS IN THE BUSINESS
IMPROVEMENT DISTRICT OF THE CITY OF HASTINGS, NEBRASKA**

WHEREAS, a notice has been published as provided by law, concerning the levy of special assessments in the Downtown Business Improvement District in the Hastings Tribune on September 20, 2024, September 27, 2024 and October 4, 2024.

WHEREAS, a public hearing has been conducted as provided by law relative to the levy of special assessments in said District.

NOW THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF HASTINGS, NEBRASKA, that after full consideration of the schedule of assessments to be made for the cost of activities to be undertaken with the District, all as outline in Ordinance No. 4600, Section 10, and of the objections to the assessments shown in said schedule:

See Attached Exhibit A.

that said schedules be and the same are hereby corrected as follows:

and after full consideration, appraisalment and apportionment of the special benefits conferred upon the property shown in said schedules, the Mayor and City Council find that said properties are especially benefitted by said improvement in the amounts shown on said schedule, and that the amounts are in proportion to the special benefits, or of the cost of the improvements; and

BE IT FURTHER RESOLVED, that said schedule of assessments be and the same are hereby approved as herein corrected; and

BE IT FURTHER RESOLVED, that there be and there is hereby assessed and levied as a special tax against and upon each of the lots, parts of lots and parcels of land liable to be assessed for the cost of improvements located in the Business Improvement District as shown in said schedules, the respective sum expressed in figures set opposite to each of the same as corrected by this resolution, said assessments being levied against said lots, parts of lots and parcels of ground on account of the activities to be undertaken as hereinbefore described; and

BE IT FURTHER RESOLVED, that said assessments against said lots, parts of lots and parcels of land are hereby declared to be in proportion to the special benefits conferred upon said property by said improvements and not in excess of such benefits or of the cost of the improvements; and

BE IT FURTHER RESOLVED, that all special assessments above provided shall become due in fifty (50) days after the date of the passage of this resolution and may be paid within that time without any interest, but if not so paid, they shall become delinquent and bear interest thereafter at the rate of fourteen (14%) per annum, and shall be collected in the usual manner for the collection of taxes.

AND BE IT FURTHER RESOLVED, that a certified copy of said assessment schedule be filed by the City Clerk with the City Treasurer and the Adams County Clerk of Adams County, as provided by law.

PASSED AND APPROVED this 14th day of October, 2024.

Corey Stutte, Mayor

ATTEST:

Kimberly S. Jacobitz, City Clerk

APPROVED AS TO FORM:

Jesse Oswald, City Attorney

(S E A L)

Parcel_Number	Deedholder	Disc. Owner	Occupied	Mailing_address_line1	Legal	Bofe_Fact_Land	Bofe_Fact_Dwelling	Bofe_Fact_Improvements	Bofe_Fact_Total	Total minus		Percentage	Assessment
										Discount			
010006000	CITY NATIONAL BANK			PO BOX 329	1301.00-S35' OF LOTS 1-4 INC & ALL LT 13-24 EX TR FOR HIGHWAY DEED 951847 BLK 13 ORIGINAL TOWN	\$140,200	\$0	\$2,808,566	\$2,948,766	\$2,948,766	0.177392	\$5,230.87	
010006001	DWORAK FAMILY INVESTMENTS LLC			2928 LAKEPARK LN	1301.00-N 90' OF LTS 1-4 INC ALL LTS 5-12 EX TR FOR HIGHWAY DEED 951491 BLK 13 ORIGINAL TOWN 965497	\$124,800	\$0	\$401,509	\$526,309	\$526,309	0.177392	\$933.63	
010006002	HOME FEDERAL SAVINGS/LOAN ASSN OF NEBRASKA			PO BOX 1009	1301.00-ALL LOTS 1 THRU 12 BLK 14 OF HASTINGS ORIGINAL TOWN (2200) 0.76 AC	\$82,200	\$0	\$533,607	\$615,807	\$615,807	0.177392	\$1,092.39	
010006003	WELTON REAL ESTATE LLC			865 E OLIVER	1301.11-LOT 1 WELTON-ALEXANDER SUBDIVISION	\$43,950	\$0	\$162,092	\$206,042	\$206,042	0.177392	\$365.50	
010006004	ALEXANDER SUSAN K			PO BOX 1151	1301.11-LOT 2 WELTON-ALEXANDER SUBDIVISION	\$34,100	\$0	\$213,717	\$247,817	\$247,817	0.177392	\$439.61	
010006005	CITY OF HASTINGS			220 N HASTINGS AVE	1301.00-LOTS 11 THRU 13 BLK 16 CITY OF HASTINGS ORIGINAL TOWN	\$0	\$0	\$0	\$0	\$0	0.177392	\$0.00	
010006006	FOOTE REALTY CO			3203 OSBORNE DR WEST	1301.00-LOTS 1 THRU 6 BLK 17 CITY OF HASTINGS ORIGINAL TOWN (2214) 0.38 AC	\$65,700	\$0	\$399,638	\$465,338	\$465,338	0.177392	\$825.47	
010006008	TIM & JODY JACOBI LLC			200 W 6TH ST	1301.00-LOTS 7 THRU 10 BLK 17 CITY OF HASTINGS ORIGINAL TOWN	\$52,200	\$0	\$389,589	\$441,789	\$441,789	0.177392	\$783.70	
010006009	ORTHMANN ELDON L & TAMERA S			419 BRIGGS AVE	1301.00-S85' OF LOT 11 BLK 17 CITY OF HASTINGS ORIGINAL TOW	\$11,594	\$0	\$88,348	\$99,942	\$99,942	0.177392	\$177.29	
010006010	R L FRIDLEY THEATERS INC			1321 WALNUT ST	1301.00-LOTS 12 THRU 18 BLK 17 CITY OF HASTINGS ORIGINAL TOWN (2214) 0.44 AC	\$68,450	\$0	\$1,055,182	\$1,123,632	\$1,123,632	0.177392	\$1,993.23	
010006011	TRISHSONIAN LLC			1105 N KANSAS AVE	1301.00-LOTS 19 THRU 20 BLK 17 CITY OF HASTINGS ORIGINAL TOWN	\$34,100	\$0	\$92,632	\$126,732	\$126,732	0.177392	\$224.81	
010006012	MUN ENTERPRISES LLC			P O BOX 1001	1301.00-LOTS 13 THRU 14 BLK 18 CITY OF HASTINGS ORIGINAL TOWN 940005	\$34,100	\$0	\$169,270	\$203,370	\$203,370	0.177392	\$360.76	
010006013	SCHMIDT MICHAEL V			634 W 2ND ST	1301.00-LOTS 15 THRU 16 BLK 18 CITY OF HASTINGS ORIGINAL TOWN	\$34,100	\$0	\$236,573	\$270,673	\$270,673	0.177392	\$480.15	
010006014	COLONIAL GARDENS LLC			824 NE 70TH ST	1301.00-LOT 17 BLK 18 CITY OF HASTINGS ORIGINAL TOWN	\$17,050	\$0	\$210,348	\$227,398	\$227,398	0.177392	\$403.39	
010006015	DIETRICH/STEIN BROTHER BUILDING LLC			PO BOX 846	1301.40 UNIT 101 STEIN BROTHERS BUILDING CONDOMINIUM (LTS 18-21 BLK 18 HASTINGS ORIGNAL TOWN)	\$16,704	\$0	\$95,734	\$112,438	\$112,438	0.177392	\$199.46	
010006016	FOUR OF A KIND LLC			2835 W HWY 6	1301.00-LOTS 22-24 BLK 18 ORIGINAL TOWN CITY OF HASTING	\$17,050	\$0	\$302,472	\$319,522	\$319,522	0.177392	\$566.81	
010006017	KENSINGTON HASTINGS LLC			25 AVENIDA DE ORINDA	1301.00-LOTS 1 THRU 8 BLK 19 ORIGINAL TOWN - 20036203:CHANGE NAME	\$71,200	\$0	\$4,862,314	\$4,933,514	\$4,933,514	0.177392	\$8,751.66	
010006018	BRANT RENTALS LLC			725 W 2ND ST	1301.00-N20 1/4' OF LOTS 9 THRU 12 & EX E12' OF LOT 9 BLK 19 CITY OF HASTINGS ORIGINAL TOWN	\$9,542	\$0	\$135,622	\$145,164	\$145,164	0.177392	\$257.51	
010006019	SHAFER GARY S & SHEREEN K	100.00%		236 N LINCOLN #202	1301.00-S401/2' N60 3/4' LTS 9-12 INC EX 12' LT9 BLK 19 CITY OF HASTINGS ORIGINAL TOWN	\$19,084	\$237,218	\$74,429	\$330,731	\$0	0.177392	\$0.00	
010006020	JASE LLC			220 N LINCOLN AVE	1301.00-S201/2' OF N81' OF LOTS 9-12 EXCEPT E12' OF LOT 9 BLK 19 ORIGINAL TOWN .03 AC	\$9,660	\$0	\$30,338	\$39,998	\$39,998	0.177392	\$70.95	
010006021	JASE LLC	100.00%		220 N LINCOLN AVE	1301.00-S44' OF LTS 9-12 INC EX E12' OF LOT 9 BLK 19 CITY OF HASTINGS ORIGINAL TOWN (2214) 0.08 AC	\$20,733	\$69,088	\$69,813	\$159,634	\$0	0.177392	\$0.00	
010006022	DULITZ GERALD L & NANCY J TRUSTEES REV TRUST			3014 11TH AVE	1301.00-LOTS 13-16 BLOCK 19 ORIGINAL TOWN CITY OF HASTINGS	\$52,200	\$0	\$333,119	\$385,319	\$385,319	0.177392	\$683.53	
010006023	GSB ENTERPRISES INC			7750 S ADAMS CENTRAL AVE	1301.00-LOT 17 BLK 19 CITY OF HASTINGS ORIGINAL TOWN (0.06 AC)	\$17,050	\$0	\$141,496	\$158,546	\$158,546	0.177392	\$281.25	
010006024	M&B ENTERPRISES LLC			726 W 2ND ST	1301.00-LOT 18 BLK 19 CITY OF HASTINGS ORIGINAL TOWN	\$17,050	\$0	\$108,654	\$125,704	\$125,704	0.177392	\$222.99	
010006025	KJEM LLC			722 W 2ND ST	1301.00-LOT 19 BLK 19 CITY OF HASTINGS ORIGINAL TOWN (2214) .06 AC	\$17,050	\$0	\$183,148	\$200,198	\$200,198	0.177392	\$355.14	
010006026	MILLER LELAND E & CAROLYN J			1809 W 5TH ST	1301.00-LOT 20 BLK 19 CITY OF HASTINGS ORIGINAL TOWN	\$17,050	\$0	\$91,489	\$108,539	\$108,539	0.177392	\$192.54	
010006027	SINNER GREGORY L & KATHRYN E			813 NORTH SHORE DRIVE	1301.00-LOT 21 BLK 19 CITY OF HASTINGS ORIGINAL TOWN	\$17,050	\$0	\$110,317	\$127,367	\$127,367	0.177392	\$225.94	
010006028	SINNER GREGORY L & KATHRYN E			813 NORTH SHORE DRIVE	1301.00-LOT 22 BLK 19 CITY OF HASTINGS ORIGINAL TOWN	\$17,050	\$0	\$58,175	\$75,225	\$75,225	0.177392	\$133.44	
010006029	BOYD HEIDY & SCOT DEWITT			2330 BRETIGNE DR	1301.00-LOT 23 BLK 19 CITY OF HASTINGS ORIGINAL TOWN	\$17,050	\$0	\$6,596	\$23,646	\$23,646	0.177392	\$41.95	
010006030	COMMUNITY REDEVELOPMENT AUTHORITY			301 S BURLINGTON AVE	1301.00-LOT 24 BLK 19 CITY OF HASTINGS ORIGINAL TOWN	\$17,050	\$0	\$0	\$17,050	\$17,050	0.177392	\$30.25	
010006031	WELTON REAL ESTATE LLC			865 E OLIVER	1301.00-LOTS 1 THRU 5 BLK 20 CITY OF HASTINGS	\$60,450	\$0	\$378,413	\$438,863	\$438,863	0.177392	\$778.51	
010006032	PSK LLC			305 N HASTINGS STE 201	1301.00-LOTS 6 THRU 12 BLK 20 CITY OF HASTINGS ORIGINAL TOWN	\$96,250	\$0	\$243,225	\$339,475	\$339,475	0.177392	\$602.20	
010006033	J & A PROPS LLC			601 LAKESIDE DRIVE	1301.00-LOTS 13 THRU 14 BLK 20 CITY OF HASTINGS ORIGINAL TOWN (2214) 0.06 AC	\$27,500	\$0	\$466,017	\$493,517	\$493,517	0.177392	\$875.46	
010006034	SINNER GREG L & KATHY E			813 NORTH SHORE DRIVE	1301.00-LOT 15 BLK 20 CITY OF HASTINGS ORIGINAL TOWN	\$17,050	\$0	\$81,566	\$98,616	\$98,616	0.177392	\$174.94	
010006035	SOUKUP LEO III & JUDY A			834 W 2ND ST	1301.00-LOT 16 BLK 20 CITY OF HASTINGS ORIGINAL TOWN	\$17,050	\$0	\$94,885	\$111,935	\$111,935	0.177392	\$198.56	
010006036	WALZ KATHERINE			828 W 2ND ST	1301.00-LOTS 17 THRU 19 BLK 20 CITY OF HASTINGS ORIGINAL TOWN	\$43,950	\$0	\$93,506	\$137,456	\$137,456	0.177392	\$243.84	
010006037	STEC P J			814 W 2ND ST	1301.00-LOTS 20 THRU 21 BLK 20 CITY OF HASTINGS ORIGINAL TOWN	\$34,100	\$0	\$163,563	\$197,663	\$197,663	0.177392	\$350.64	
010006038	800 W 2ND BUILDING LLC	90.00%		810 W 2ND ST	1301.00-LOT 22 BLK 20 CITY OF HASTINGS ORIGINAL TOWN	\$17,050	\$225,067	\$17,159	\$259,276	\$25,928	0.177392	\$45.99	
010006039	PARKER REAL ESTATE LLC			515 W 3RD ST	1301.00-LT 23 EX E12 1/2' X 40 2/10' NE COR & E1' S84.8' LT 23 BLK 20 ORIGINAL TOWN (0.05 AC)	\$13,386	\$0	\$141,918	\$155,304	\$155,304	0.177392	\$275.50	
010006040	800 W 2ND BUILDING LLC			810 W 2ND ST	1301.00-E12 1/2' OF N40 2/10' OF LOT 23 & N 40'& 61/2' OF LOT 24 BLK 20 HASTINGS ORIGINAL TOWN	\$8,692	\$0	\$62,246	\$70,938	\$70,938	0.177392	\$125.84	
010006041	800 W 2ND BUILDING LLC			810 W 2ND ST	1301.00-BEG SE COR LOT 24 THENCE N 84°6' W 23' S 84°6' EAST TO BEGINNING LOTS 23 & 24 BLOCK 20 HASTINGS ORIGINAL TOWN	\$12,047	\$74,876	\$137,182	\$224,105	\$224,105	0.177392	\$397.54	
010006042	MARTIN JONES LIMITED LIABILITY COMPANY			PO BOX 2117	1301.00-ALL LTS 1 & 2 BLK 22 EX S22' THEREOF CITY OF HASTINGS ORIGINAL TOW	\$28,098	\$0	\$200,593	\$228,691	\$228,691	0.177392	\$405.68	
010006043	COSTUME SHOPPE THE STAGE F'ADS LLC			1326 N COLORADO	1301.00-S22' OF LTS 1 THRU 4 BLK 22 CITY OF HASTINGS ORIGINAL TOWN	\$12,003	\$0	\$72,076	\$84,079	\$84,079	0.177392	\$149.15	
010006044	BAD SPORTZ INC			1805 WESTCHESTER DRIVE	1301.00-N103' OF LTS 3 & 4 & ALL LOTS 5 & 6 BLK 22 ORIGINAL TOWN HASTINGS	\$49,296	\$0	\$159,786	\$209,082	\$209,082	0.177392	\$370.89	
010006045	BRANT RENTALS LLC			725 W 2ND ST	1301.50 UNIT 1 "THE CENTRAL BLOCK CONDOMINIUM" -(LOT 7 THRU 9 BLK 22 CITY OF HASTINGS ORIGINAL TOWN)	\$3,955	\$0	\$132,438	\$136,393	\$136,393	0.177392	\$241.95	
010006046	BAD SPORTZ INC			1805 WESTCHESTER DRIVE	1301.50 UNIT 3 THE CENTRAL BLOCK CONDOMINIUMS (LOTS 7 THRU 9 BLK 22 CITY OF HASTINGS ORIGINAL TOWN)	\$7,911	\$0	\$223,097	\$231,008	\$231,008	0.177392	\$409.79	
010006047	OCHSNER RANDALL G & JULIE A			743 W 2ND ST	1301.00-LOTS 10 THRU 12 BLK 22 CITY OF HASTINGS ORIGINAL TOWN	\$43,950	\$0	\$239,527	\$283,477	\$283,477	0.177392	\$502.87	
010006048	COMMUNITY REDEVELOPMENT AUTHORITY OF CITY OF HASTINGS			301 S BURLINGTON STE 100	1301.00-LOT 13 THRU 15 BLK 22 CITY OF HASTINGS ORIGINAL TOWN	\$0	\$0	\$0	\$0	\$0	0.177392	\$0.00	
010006049	COMMUNITY REDEVELOPMENT AUTHORITY OF CITY OF HASTINGS			301 S BURLINGTON AVE	1301.00-LOTS 16-17-18 BLK 22 CITY OF HASTINGS ORIGINAL TOWN	\$0	\$0	\$0	\$0	\$0	0.177392	\$0.00	

010006050	COMMUNITY REDEVELOPMENT AUTHORITY OF CITY OF HASTINGS	301 S BURLINGTON AVE #100	1301.00-ALL LOT 19 & W2/3 LOT 20 BLK 22 CITY OF HASTINGS ORIGINAL TOWN	\$0	\$0	\$0	\$0	\$0	0.177392	\$0.00
010006051	THOAR LLC	701 W 1ST ST	1301.00-E1/3 OF LOT 20 & S100' OF LTS 21-24 INC BLK 22 CITY OF HASTINGS ORIGINAL TOWN	\$48,349	\$0	\$904,117	\$952,466	\$952,466	0.177392	\$1,689.60
010006052	THOAR LLC	701 W 1ST ST	1301.00-N25' OF LTS 21-24 INC BLK 22 CITY OF HASTINGS ORIGINAL TOWN	\$13,640	\$0	\$263,665	\$277,305	\$277,305	0.177392	\$491.92
010006053	KORU STUDIOS LLC	150 E 12TH ST	1301.00-LOTS 1 THRU 2 BLK 23 CITY OF HASTINGS ORIGINAL TOWN	\$34,100	\$0	\$350,414	\$384,514	\$384,514	0.177392	\$682.10
010006054	BROWN TODD A & CODY C	836 N MINNESOTA AVE	1301.00-LOT 3 BLK 23 CITY OF HASTINGS ORIGINAL TOWN (0.06 AC)	\$17,050	\$0	\$201,056	\$218,106	\$218,106	0.177392	\$386.90
010006055	CONSRUCK INCORPORATED	11040 WEST DLD ROAD	1301.00-LOT 4 BLK 23 CITY OF HASTINGS ORIGINAL TOWN (2214) 0.06 AC	\$17,050	\$0	\$306,703	\$323,753	\$323,753	0.177392	\$574.31
010006056	SCOTT JAMES D & ANGELA GRAHAM SCOTT	PO BOX 128287	1301.00-LOT 5 CITY OF HASTINGS ORIGINAL TOWN BLK. 23	\$17,050	\$159,019	\$94,314	\$270,383	\$270,383	0.177392	\$479.64
010006057	MILLER ALAN J & CAROLYN J	621 W 2ND ST	1301.00-LOT 6 BLK. 23 CITY OF HASTINGS ORIGINAL TOWN	\$17,050	\$0	\$48,487	\$65,537	\$65,537	0.177392	\$116.26
010006058	HAPPY JEMBER LLC	1609 HERITAGE DRIVE	1301.00-LOT 7 BLK 23 CITY OF HASTINGS ORIGINAL TOWN (2214) 0.06 AC	\$17,050	\$0	\$122,093	\$139,143	\$139,143	0.177392	\$246.83
010006059	LINCOLN FED SAVINGS BK OF NE	631 W 2ND ST	1301.00-LOT 8 BLK 23 CITY OF HASTINGS ORIGINAL TOWN 933179 & 933180	\$17,050	\$0	\$114,415	\$131,465	\$131,465	0.177392	\$233.21
010006060	DEWITT SCOT C & STEWART D SCHAUB	1247 N BURLINGTON AVE	1301.00-ALL LOT 9-10 & N60' LOT 11 BLK. 23 CITY OF HASTINGS ORIGINAL TOWN	\$39,660	\$0	\$269,423	\$309,083	\$309,083	0.177392	\$548.29
010006061	MARY LANNING HOSPITAL TRUST	715 N ST JOSEPH AVE	1301.00-S45' OF LOT 11-12 BLK 23 CITY OF HASTINGS ORIGINAL TOWN	\$12,276	\$0	\$103,368	\$115,644	\$115,644	0.177392	\$205.14
010006062	MARVEL STEVEN J	PO BOX 1643	1301.00-N60' OF LOT 12 BLK. 23 CITY OF HASTINGS ORIGINAL TOWN	\$8,184	\$132,650	\$70,851	\$211,685	\$211,685	0.177392	\$375.51
010006065	UPTOWN EXPERIENCE LLC	PO BOX 1172	1301.00- LOTS 3-6 BLK 24 ORIGINAL TOWN CITY OF HASTINGS (SEE ID 500-302) (2214/5000) (2214) .25 AC	\$52,200	\$0	\$721,056	\$773,256	\$773,256	0.177392	\$1,371.69
010006067	SPENCER LARRY G & JOAN	1314 N LAIRD AVE	1301.00-LOT 7 BLK. 24 CITY OF HASTINGS ORIGINAL TOWN	\$17,050	\$0	\$86,860	\$103,910	\$103,910	0.177392	\$184.33
010006068	LUCKEE LLC	1412 HERITAGE DRIVE	1301.00-LOT 8 BLK 24 CITY OF HASTINGS ORIGINAL TOWN	\$17,050	\$0	\$304,988	\$322,038	\$322,038	0.177392	\$571.27
010006071	JACKSON RENTALS LLC	PO BOX 1061	1301.00-LOTS 11 THRU 13 BLK. 24 CITY OF HASTINGS ORIGINAL TOWN	\$43,950	\$0	\$433,559	\$477,509	\$477,509	0.177392	\$847.06
010006072	CHICK RANDAL A & PATRICIA F	50.00% 520 W 1ST #200	1301.00-LOT 14 BLK 24 CITY OF HASTINGS ORIGINAL TOWN (2214) 0.06 AC	\$17,050	\$0	\$51,337	\$68,387	\$34,194	0.177392	\$60.66
010006073	CHICK RANDAL A & PATRICIA F	50.00% 520 W 1ST #200	1301.00-LOT 15 BLK 24 CITY OF HASTINGS ORIGINAL TOWN (2214) 0.06 AC	\$17,050	\$342,950	\$0	\$360,000	\$180,000	0.177392	\$319.31
010006074	COMMUNITY REDEVELOPMENT AUTHORITY OF CITY OF HASTINGS	301 S BURLINGTON	1301.00-LOT 16-17 BLK 24 CITY OF HASTINGS ORIG TOWN	\$34,100	\$0	\$70,235	\$104,335	\$104,335	0.177392	\$185.08
010006075	NO COAST BREWING LLC	PO BOX 811	1301.00-LOT 18 THRU 20 BLK. 24 CITY OF HASTINGS ORIGINAL TOWN	\$43,950	\$0	\$148,646	\$192,596	\$192,596	0.177392	\$341.65
010006076	MIDLAND LLC	PO BOX 729	12-07-10-1301.00-BLK 25 & PT VAC ST JOSEPHS AVE & STRIP OF ABANDONED RR IN PT SE1/4 SEC 12-7-10 ORIG TOWN CITY OF	\$47,636	\$0	\$462,611	\$510,247	\$510,247	0.177392	\$905.14
010006077	FARIS TIMOTHY J & SHELLIE K	50.00% 607 WEST 1ST ST	1301.00-LOTS 1-3 BLK 26 CITY OF HASTINGS ORIGINAL TOWN (2214) 0.07 AC	\$20,193	\$195,083	\$143,076	\$358,352	\$179,176	0.177392	\$317.84
010006079	ABBC RESTORATIONS LLC	50.00% 615 W 1ST ST	1301.00-LOT 4 - 5 BLK. 26 CITY OF HASTINGS ORIGINAL TOWN	\$14,719	\$313,012	\$175,602	\$503,333	\$251,667	0.177392	\$446.44
010006080	WANDAS LLC	623 W 1ST ST	1301.00-26-07-10-LOT 6 CITY OF HASTINGS ORIGINAL TOWN BLK. 26	\$7,713	\$0	\$35,467	\$43,180	\$43,180	0.177392	\$76.60
010006081	SANCHEZ GABRIEL	641 W 1ST ST	1301.00-LOTS 7 THRU 12 BLK 26 HASTINGS ORIGINAL TOWN	\$43,529	\$0	\$196,951	\$240,480	\$240,480	0.177392	\$426.59
010006083	CORNER BUILDING LLC	109 N HASTINGS AVE	1301.00-LOT 1 THRU 2 BLK 27 CITY OF HASTINGS ORIGINAL TOWN (2214) 0.07 AC	\$20,485	\$0	\$303,184	\$323,669	\$323,669	0.177392	\$574.16
010006084	CORNER BUILDING LLC	109 N HASTINGS AVE	1301.00-LOT 3 BLK. 27 CITY OF HASTINGS ORIGINAL TOWN	\$10,574	\$0	\$167,922	\$178,496	\$178,496	0.177392	\$316.64
010006085	THOAR LLC	701 W 1ST ST	1301.00-LOT 4 THRU 5 BLK. 27 CITY OF HASTINGS ORIGINAL TOWN HASTINGS TIF (2214) .08AC	\$21,724	\$0	\$477,918	\$499,642	\$499,642	0.177392	\$886.32
010006086	COURTRIGHT PROPERTIES LLC	202 LOMA DEL ESCOLAR	1302.00-LOTS 18 & 19 BLK 14 OT & LOTS 1 THRU 5 STONE & LYMAN'S	\$68,450	\$0	\$1,355,264	\$1,423,714	\$1,423,714	0.177392	\$2,525.55
010006087	THE LISTENING ROOM INC	PO BOX 543	1303.00- TAX INCREMENT FINANCING LOTS 2 & 3 OLIVERS ADDITION TO CITY OF HASTINGS (2214/5000)	\$34,100	\$0	\$587,525	\$621,625	\$621,625	0.177392	\$1,102.71
010006088	COMMUNITY REDEVELOPMENT AUTHORITY OF CITY OF HASTINGS	301 S BURLINGTON	1303.00-LOT 7 & E1/2 OF LOT 8 OLIVERS ADDITION -	\$0	\$0	\$0	\$0	\$0	0.177392	\$0.00
010006089	EAKES INC	P O BOX 2098	1303.00-W1/2 LOT 8 ALL LOTS 9-12 OLIVERS ADD	\$61,875	\$0	\$489,109	\$550,984	\$550,984	0.177392	\$977.40
010006090	BIENKOWSKI WALTER C III	4890 WEST 12TH ST	1304.00-LOT 1 THRU 2 OLIVERS SUB-DIV LOTS 19-24 OLIVERS ADD	\$34,751	\$0	\$150,296	\$185,047	\$185,047	0.177392	\$328.26
010006092	MURPHY ROBERT A TRUSTEE LIVING TRUST	107 N LINCOLN AVE	1304.00-ALL LOTS 3 THRU 5 OLIVERS SUB DI LOTS 19-24 OLIVERS ADD - MURPHY'S WAGON WHEEL	\$43,259	\$0	\$411,604	\$454,863	\$454,863	0.177392	\$806.89
010006093	AERIE 592 ORDER OF EAGLES	107 N DENVER AVE	1305.00-LOTS 1 THRU 5 PT BLK 23 BOSTWICKS SUB OF OT (0.21 AC)	\$11,508	\$0	\$60,781	\$72,289	\$72,289	0.177392	\$128.23
010006094	BEACON INVESTMENTS INC	821 W 1ST ST	1305.00-LOT 6 BOSTWICKS SUB OF PT BLK 23 O T -	\$12,003	\$0	\$52,286	\$64,289	\$64,289	0.177392	\$114.04
010006095	THOAR LLC	701 W 1ST ST	1306.00-LOTS 1 THRU 3 DAVIS ADD -- (2214) .12 AC	\$34,028	\$0	\$618,201	\$652,229	\$652,229	0.177392	\$1,157.00
010006096	THOAR LLC	701 W 1ST ST	1306.00-LOTS 4 THRU 7 DAVIS ADD -- .18 AC	\$42,455	\$0	\$991,939	\$1,034,394	\$1,034,394	0.177392	\$1,834.93
010006097	GREMCO INC A NEBRASKA CORP	PO BOX 908	1307.00-LOTS 3 THRU 4 JOHNS ADD	\$30,008	\$0	\$0	\$30,008	\$30,008	0.177392	\$53.23
010006098	COMM WORKERS OF AMERICA #7476 TRUSTEES	811 WEST 1ST	1308.00-ALL LOTS 1-2 & E6' LOT 3 BUCHANANS SUB	\$30,650	\$0	\$1,357	\$32,007	\$32,007	0.177392	\$56.78
010006099	COMM WORKERS OF AMERICA #7476 TRUSTEES	811 WEST 1ST	1308.00-W16' OF LT 3 & E12' LOT 4 BUCHANANS SUB	\$17,442	\$0	\$30,902	\$48,344	\$48,344	0.177392	\$85.76
010006100	GREMCO INC A NEBRASKA CORP	PO BOX 908	1308.00-W10' OF LT 4 & ALL LT 5 BUCHANANS SUB	\$20,342	\$0	\$12,164	\$32,506	\$32,506	0.177392	\$57.66
010006101	GREMCO INC A NEBRASKA CORP	PO BOX 908	1308.00-LOTS 6 THRU 8 BUCHANANS SUB	\$40,413	\$0	\$143,461	\$183,874	\$183,874	0.177392	\$326.18
010006103	SCHUTTE PROPERTIES LLC	318 N ST JOSEPH AVE	1309.00-LOTS 9 THRU 12 BLK 13 JOHNSONS ADD - .29 AC	\$42,500	\$0	\$230,593	\$273,093	\$273,093	0.177392	\$484.45
010006104	MORALES YURI L	1316 E 8TH ST	1309.00-N50' OF LOTS 23 & 24 BLK 13 JOHNSONS ADD	\$6,750	\$102,484	\$0	\$109,234	\$109,234	0.177392	\$193.77
010006105	WESTBROOK VILLAGE LLC	400 WEST 3RD ST	1309.00-S75' OF LOTS 23 & 24 BLK 13 JOHNSONS ADD	\$23,250	\$0	\$47,947	\$71,197	\$71,197	0.177392	\$126.30
010006133	BUSS DENNIS S & CINDY K	409 WEST 3RD ST	1309.00-LOTS 4 THUR 5 BLK 20 JOHNSONS ADD	\$37,950	\$0	\$149,010	\$186,960	\$186,960	0.177392	\$331.65
010006134	PARKER BERNARD R	PO BOX 893	1309.00-LOT 6 BLK 20 JOHNSONS ADD	\$19,375	\$0	\$62,009	\$81,384	\$81,384	0.177392	\$144.37
010006135	DIECKER ENTERPRISES LLC	PO BOX 396	1309.00-LOT 7 BLK 20 JOHNSONS ADD - INT. 863441	\$19,375	\$71,921	\$42,587	\$133,883	\$133,883	0.177392	\$237.50
010006136	GREGORY BRADLEY J	423 WEST 3RD ST	1309.40 LOT 1 LIBERTY HALL (RE LTS 8-12 BLK 20 JOHNSON'S ADD)	\$50,346	\$0	\$45,736	\$96,082	\$96,082	0.177392	\$170.44

010006137	CUT-RITE MILLWORK INC & BILL & MARY R RIES CONT	1122 UNIVERSITY ST	1309.00-LOTS 13 THRU 15 BLK 20 JOHNSONS ADD	\$47,325	\$0	\$268,983	\$316,308	\$316,308	0.177392	\$561.11
010006138	GERLOFF NEAL W & MARY E	10330 S OSAGE	1309.00-LOT 19 BLK 20 - JOHNSONS ADD	\$19,375	\$0	\$84,294	\$103,669	\$103,669	0.177392	\$183.90
010006139	KKBHINVEST LLC	850 N BURLINGTON AVE	1309.00-LOT 20 BLK 20 JOHNSONS ADD	\$19,375	\$0	\$6,661	\$26,036	\$26,036	0.177392	\$46.19
010006140	KKBHINVEST LLC	850 N BURLINGTON AVE	1309.00-LOT 21 BLK 20 JOHNSONS ADD 0.07 AC	\$19,375	\$0	\$221,357	\$240,732	\$240,732	0.177392	\$427.04
010006141	KKBHINVEST LLC	850 N BURLINGTON AVE	1309.00-LOT 22 BLK 20 JOHNSONS ADD	\$19,375	\$0	\$4,550	\$23,925	\$23,925	0.177392	\$42.44
010006142	COMMUNITY REDEVELOPMENT AUTHORITY	301 S BURLINGTON AVE	1309.00-LOTS 23 THRU 24 BLK 20 JOHNSONS ADD	\$37,950	\$0	\$6,257	\$44,207	\$44,207	0.177392	\$78.42
010006143	MAENDELE PROPERTIES LLC	1763 WEST J ST	1309.20-LOT 1 MIDLAND SUBDIVISION -	\$25,730	\$0	\$241,827	\$267,557	\$267,557	0.177392	\$474.62
010006144	GERLOFF NEAL W & MARY E	10330 S OSAGE	1309.20-LOT 2 MIDLAND SUBDIVISION	\$32,383	\$0	\$81,652	\$114,035	\$114,035	0.177392	\$202.29
010006145	COMMUNITY REDEVELOPMENT AUTHORITY	301 S BURLINGTON AVE	1309.00-LOTS 1 THRU 3 BLK 21 JOHNSONS ADD	\$47,325	\$0	\$388,201	\$435,526	\$435,526	0.177392	\$772.59
010006149	MIDLAND LLC	PO BOX 729	1309.00-LOTS 4 THRU 12 BLOCK 21 JOHNSONS ADD	\$77,325	\$0	\$708,932	\$786,257	\$786,257	0.177392	\$1,394.76
010006151	MIDLAND LLC	PO BOX 729	1309.00-LOTS 13-24 BLK 21 JOHNSONS ADD .86AC	\$86,700	\$0	\$215,621	\$302,321	\$302,321	0.177392	\$536.29
010006161	WELTON REAL ESTATE LLC	865 E OLIVER	1481.00-ALL LOTS 4 THRU 7 BLK 3 MOORES ADD	\$66,250	\$0	\$178,459	\$244,709	\$244,709	0.177392	\$434.09
010006162	DWORAK FAMILY INVESTMENTS LLC	2928 LAKEPARK LN	1481.00-LOTS 8 THRU 10 MOORES ADD BLK 3 EX TR FOR HWY	\$49,688	\$0	\$155,729	\$205,417	\$205,417	0.177392	\$364.39
010006164	CI PROPERTIES LLC	237 N BURLINGTON	1481.00 TAX INCREMENT FINANCING LOTS 1-3 BLK 4 MOORES ADD (SEE ID 500-8390) (2100/5000)	\$50,094	\$0	\$399,906	\$450,000	\$450,000	0.177392	\$798.26
010006165	SEATON PUBLISHING CO INC	908 W 2ND ST	1481.00-LOTS 4 & 5 BLK 4 MOORES ADD	\$33,125	\$0	\$8,710	\$41,835	\$41,835	0.177392	\$74.21
010006166	SEATON PUBLISHING CO INC	908 W 2ND ST	1481.00-LOT 6 BLK 4 MOORES ADD	\$16,563	\$0	\$4,426	\$20,989	\$20,989	0.177392	\$37.23
010006167	SEATON PUBLISHING CO	908 W 2ND ST	1481.00-LOTS 7 THRU 10 BLK 4 MOORES ADD	\$66,250	\$607,480	\$0	\$673,730	\$673,730	0.177392	\$1,195.14
010006168	SEATON PUBLISHING CO	908 W 2ND ST	1481.00-LOT 11 BLK 4 MOORES ADD	\$44,451	\$0	\$545,778	\$590,229	\$590,229	0.177392	\$1,047.02
010006169	QUINN THOMAS A & JOAN A	2540 W LOCHLAND RD	1481.00-LOTS 12 & 13 BLK 4 MOORES ADD	\$22,525	\$0	\$134,568	\$157,093	\$157,093	0.177392	\$278.67
010006170	BEN-CAR INC	1414 W 14TH ST	1481.00-LOTS 14 THRU 17 BLK 4 MOORES ADD	\$44,625	\$0	\$110,102	\$154,727	\$154,727	0.177392	\$274.47
010006177	LAKESIDE SELF STORAGE & RENTALS INC	554 W STIRRUP LN	1482.00-ALL LOTS 1 THRU 3 & W66' LOT 4 SCHULTZ SUB 0.40 AC	\$51,939	\$0	\$405,023	\$456,962	\$456,962	0.177392	\$810.61
010006179	DEMARS RENTALS LLC	66.67% 111 N BURLINGTON	1483.00-N40 1/2' LOTS 1 THRU 5 LYMAN'S ADD OF BLK 5 MOORES ADD	\$25,313	\$275,668	\$448,113	\$749,094	\$249,696	0.177392	\$442.94
010006180	SOUTHERN BELL HEARTLAND LLC	33.33% PO BOX 711	1483.00-S74 1/2' LOTS 1 THRU 5 LYMAN'S ADD OF BLK 5 MOORES ADD	\$56,040	\$726,057	\$1,298,793	\$2,080,890	\$1,387,329	0.177392	\$2,461.01
010006181	DEMARS RENTALS LLC	100.00% 111 N BURLINGTON	1483.00-LOT 6 LYMAN'S ADD OF BLK 5 MOORES ADD	\$15,625	\$0	\$49,405	\$65,030	\$0	0.177392	\$0.00
010006182	GRUBBS MICHAEL R TRUSTEE MICHAEL R GRUBBS TRUST	4145 ELMWOOD DR	1483.11- LOT 1 GRUBBS 2ND SUB-DIV (RE GRUBBS SUB) .38AC	\$44,015	\$0	\$403,398	\$447,413	\$447,413	0.177392	\$793.67
010006186	STAAB REAL ESTATE LLC	P O BOX 1866	1487.00-LOTS 1 THRU 5 ESTHERS ADD (0.22 AC)	\$78,125	\$0	\$360,038	\$438,163	\$438,163	0.177392	\$777.27
010006346	MIDLAND LLC	PO BOX 729	12-07-10-1309.00-BLK 25 & PT VAC ST JOSEPHS AVE & STRIP OF ABANDONED RR IN PT SE 1/4 SEC 12-7-10 JOHNSONS ADD	\$68,819	\$0	\$0	\$68,819	\$68,819	0.177392	\$122.08
010010164	T & M PROPERTIES LLC	770 W 94TH ST	1481.00-LOTS 1 THRU 3 BLK 3 MOORES ADD	\$49,688	\$0	\$340,364	\$390,052	\$390,052	0.177392	\$691.92
010010165	WELTON REAL ESTATE LLC	865 E OLIVER	1481.00-LOT 14 & S1/4 LOT 15 BLK 3 MOORES ADD	\$8,663	\$0	\$1,107	\$9,770	\$9,770	0.177392	\$17.33
010010166	WELTON REAL ESTATE LLC	865 E OLIVER ST	1481.00-N3/4 LOT 15 & S1/2 LOT 16 BLK 3 MOORES ADD	\$8,663	\$0	\$806	\$9,469	\$9,469	0.177392	\$16.80
010010223	BEREAN FUNDAMENTAL CHURCH OF HASTINGS NE	316 N LEXINGTON	1481.10-LOT 1 NOWKA'S SUBDIVISION REPLAT LTS 11,12,13 BLK 3 MOORE'S ADD	\$33,674	\$0	\$84,792	\$118,466	\$118,466	0.177392	\$210.15
010016498	LINCOLN TELEPHONE & TELE CO	321 N ST JOSEPH AVE	1301.00-LOTS 1 THRU 5 BLK 16 CITY OF HASTINGS ORIGINAL TOWN	\$60,450	\$0	\$1,226,036	\$1,286,486	\$1,286,486	0.177392	\$2,282.12
010016505	MID-NEBRASKA FOUNDATION INC	216 N DENVER AVE	1301.00-N40' OF LOT 11 BLK 17 CITY OF HASTINGS ORIGINAL TOWN	\$0	\$0	\$0	\$0	\$0	0.177392	\$0.00
010016513	COMMUNITY REDEVELOPMENT AUTHORITY OF CITY OF HASTINGS	301 S BURLINGTON	1303.00-LOT 6 OLIVERS ADDITION TO THE CITY OF HASTINGS	\$0	\$0	\$0	\$0	\$0	0.177392	\$0.00
010018014	BRUNS MICHAEL D & MARIBETH	801 W 2ND ST	1303.11-UNIT 2 801 BUILDING CONDOMINIUMS (RE LT 1 OLVIERS ADDITION) (SEE TIF 500-00395)	\$7,843	\$0	\$245,482	\$253,325	\$253,325	0.177392	\$449.38
010018123	DEMUTH MARTIN M & JANIE T	813 W 2ND ST	1303.10-UNIT #1 OLIVER BUILDING CONDOMINIUMS (RE LTS 4 & 5 OLIVERS ADD) (SEE TIF 500-397.12)	\$8,525	\$0	\$128,052	\$136,577	\$136,577	0.177392	\$242.28
010018197	AHLERS ROGER L TRUSTEE ROGER L & JULIE J AHLERS REV TRUST	1022 JEFFERSON AVE	1303.10-TAX INCREMENT FINANCE UNIT #2 OLIVER BUILDING CONDOMINIUMS (RE LTS 4 & 5 OLIVERS ADD) (SEE RE 283-397.13)	\$8,525	\$0	\$130,058	\$138,583	\$138,583	0.177392	\$245.84
010018198	SHOEMAKER D CHARLES & LYNNE A FRIEDEWALD	100.00% PO BOX 846	1303.10-UNIT # 3 OLIVER BUILDING CONDOMINIUMS (RE UNITS 3 & 4 OLIVER CONDOMINIUMS) (REPLAT OF LTS 4 & 5 OLIVERS ADD) (2214) .06	\$17,050	\$466,100	\$0	\$483,150	\$0	0.177392	\$0.00
010018268	COMMUNITY REDEVELOPMENT AUTHORITY OF CITY OF HASTINGS	301 S BURLINGTON STE 100	1301.25-UNIT #100 BROWN BROTHERS BUILDING CONDOMINIUMS (RE N20' S65' LTS 11-12 BLK 23 HASTINGS ORIG TOWN) INCLUDES 1ST FLOOR & BASEMENT	\$2,530	\$0	\$64,423	\$66,953	\$66,953	0.177392	\$118.77
010018269	KYRAS PROPERTIES LLC	740 MADDEN RD	1301.25-UNIT 200 BROWN CONDOMINIUMS (RE N20' S65' LTS 11-12 BLK 23 HASTINGS ORIG TOWN) 2ND FLOOR	\$2,530	\$146,332	\$0	\$148,862	\$148,862	0.177392	\$264.07
010018270	KL-RJ ENTERPRISES LLC	100.00% 1300 WESTBROOK DRIVE	1301.25-UNIT #300 BROWN CONDOMINIUMS (RE N20' S65' LTS 11-12 BLK 23 ORIGNAL TOWN) 3RD FLOOR	\$2,530	\$146,332	\$0	\$148,862	\$0	0.177392	\$0.00
010018421	PRINT OLIVE EAST LLC	417 W 3RD ST	1309.40-LOT 2 LIBERTY HALL (RE LTS 8-12 BLK 20 JOHNSON'S ADD)	\$32,135	\$0	\$88,083	\$120,218	\$120,218	0.177392	\$213.26
010018507	WERNER MICHAEL	100.00% 125 N LINCOLN	1303.11 UNITS 1 & 3 801 BUILDING CONDOMINIUMS (RE LT 1 OLIVERS ADDITION) (SEE TIF 500-1018507)	\$9,206	\$436,530	\$0	\$445,736	\$0	0.177392	\$0.00
010018847	LINCHOME LLC Name change to Mark & Beth Funkey	100.00% 620 W 2ND ST UNIT 200	1301.40 UNIT 200 STEIN BROTHERS BUILDING CONDOMINIUM (LTS 18-21 BLK 18 HASTINGS ORIGINAL TOWN)	\$4,176	\$215,394	\$0	\$219,570	\$0	0.177392	\$0.00
010018848	CULVER ROBERT J JR & DEBRA ANN REILLY MD	1430 S 85TH AVE	1301.40 UNIT 201 STEIN BROTHERS BUILDING CONDOMINIUM (LTS 18-21 BLK 18 HASTINGS ORIGINAL TOWN)	\$2,610	\$156,353	\$0	\$158,963	\$158,963	0.177392	\$281.99
010018849	PAULEY TAMERRA J	620 W 2ND ST #202	1301.40 UNIT 202 STEIN BROTHERS BUILDING CONDOMINIUM (LTS 18-21 BLK 18 HASTINGS ORIGINAL TOWN)	\$4,176	\$215,394	\$0	\$219,570	\$219,570	0.177392	\$389.50
010018850	LINCHOME LLC	620 W 2ND ST #203 (had listed at 206)	1301.40 UNIT 203 STEIN BROTHERS BUILDING CONDOMINIUM (LTS 18-21 BLK 18 HASTINGS ORIGINAL TOWN)	\$3,132	\$201,123	\$0	\$204,255	\$204,255	0.177392	\$362.33
010018851	SCHULD T DANIEL & BRITTINI to LINCHOME LLC Should be finalized to a rental	620 W 2ND ST #204	1301.40 UNIT 204 STEIN BROTHERS BUILDING CONDOMINIUM (LTS 18-21 BLK 18 HASTINGS ORIGINAL TOWN)	\$4,176	\$213,123	\$0	\$217,299	\$217,299	0.177392	\$385.47
010018852	HABROCK MATHEW & KYLA	100.00% 620 W 2ND ST #205	1301.40 UNIT 205 STEIN BROTHERS BUILDING CONDOMINIUM (LTS 18-21 BLK 18 HASTINGS ORIGNAL TOWN)	\$3,654	\$186,744	\$0	\$190,398	\$0	0.177392	\$0.00
010018853	SCHWAB JENNIFER K	100.00% 620 W 2ND ST #206	1301.40 UNIT 206 STEIN BROTHERS BUILDING CONDOMINIUM (LTS 18-21 BLK 18 HASTINGS ORIGNAL TOWN)	\$4,176	\$213,123	\$0	\$217,299	\$0	0.177392	\$0.00
010018997	CGL PROPERTIES LLC	620 W 2ND ST STE 103	1301.40 UNIT 103 STEIN BROTHERS BUILDING CONDOMINIUM (LTS 18-21 BLK 18 HASTINGS ORIGINAL TOWN)	\$6,350	\$0	\$112,566	\$118,916	\$118,916	0.177392	\$210.95

ORDINANCE NO. 4600

AN ORDINANCE OF THE CITY OF HASTINGS, NEBRASKA, TO CONTINUE THE EXISTENCE AND AUTHORITY OF THE BUSINESS IMPROVEMENT DISTRICT; ESTABLISHING THE PURPOSE FOR SUCH DISTRICT; PROVIDING THAT REAL PROPERTY WITHIN THE DISTRICT SHALL BE SUBJECT TO SPECIAL ASSESSMENTS; DESCRIBING THE BOUNDARIES OF THE BUSINESS IMPROVEMENT DISTRICT; ESTABLISHING THE PROPOSED METHOD OF ASSESSMENT TO BE IMPOSED WITHIN THE DISTRICT; PROVIDING PENALTIES FOR FAILURE TO PAY SPECIAL ASSESSMENTS; REPEALING ORDINANCES IN CONFLICT WITH THIS ORDINANCE; PROVIDING FOR SEVERABILITY; 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. On the 3rd day of June, 2014, the Mayor and City Council of the City of Hastings, Nebraska, duly adopted a Resolution of Intention entitled, "Resolution No. 2014-21" to continue the existence and authority of the Hastings Downtown Business Improvement District as provided in the Business Improvement District Act.

SECTION 2. Pursuant to such resolution and after due and legal notice having been published and mailed as provided by law, a hearing on the continuation of the Business Improvement District was held at City Hall, 220 North Hastings Avenue, in the City of Hastings, Nebraska, on the 28th day of July, 2014, commencing at approximately 7:00 p.m.

SECTION 3. Following the hearing on July 28, 2014 the Mayor and City Council enacted Ordinance No. 4399 providing for the continuation of the Hastings Business Improvement District through September 30, 2019.

SECTION 4. Amendments to the Business Improvement District Act statutes were enacted by LB 168 in 2015 and said amendments removed the requirement that a Resolution of Intent be adopted before action can occur on Business Improvement District creation or continuance.

SECTION 5. On May 21, 2019 the Business Improvement Board voted to recommend seeking the extension of the Business Improvement District existence beyond September 30, 2019.

SECTION 6. The notice required by § 19-4029.01 of the Business Improvement District Act was given in advance of a hearing on the creation or continuance of the Business Improvement District held at City Hall, 220 North Hastings Avenue, Hastings, Nebraska on August 26, 2019.

SECTION 7. The City Council finds there were insufficient protests against the continuation of the Business Improvement District under the law. The Mayor and Council find it necessary for the promotion and maintenance of the welfare and general interest of the City and its trade and commerce, and of its inhabitants, that the City continue the existence and authority of said Business Improvement District and levy special assessments to provide funding for the activities of said Business Improvement District within the boundaries of the Business Improvement District area.

SECTION 8. The continuation of the Downtown Hastings Business Improvement District of the City of Hastings, Nebraska, be and the same is hereby approved. The District shall continue and have and assume all the rights and privileges the District had prior to September 30, 2019, and shall have the authority to collect all legal and proper assessments levied by previous Downtown Hastings Business Improvement Districts. The boundaries of the District are set forth as follows:

Beginning at the intersection of the Northerly Right-of-Way line of the Burlington Northern Santa Fe Railroad and the center line of Kansas Avenue; Thence Southwesterly along the Northerly Right-of-Way line of said Railroad to a point of intersection with the center line of Lexington Avenue; Thence Northerly along the center line of Lexington Avenue to the point of intersection with the center line of West Fourth (4th) Street; Thence Easterly along the center line of West Fourth (4th) Street to a point of intersection with the East line (extended northerly) of Lot 9, Block 13, Johnson's Addition to the City of Hastings, Thence Southerly along said East line (extended) to a point of intersection with the center line of the Alley in said Block 13; Thence Easterly along said Alley center line to a point of intersection with the center line of North Kansas Avenue; Thence Southerly along the center line of North Kansas Avenue to the Point of Beginning.

A map of the outer boundaries of the District is attached hereto, marked Exhibit A. The legal description of all lands included within the above boundaries are as follows:

<u>Lots or Units</u>	<u>Blocks</u>	<u>Additions</u>
Lots 1 thru 10 and Lots 14 thru 20	3	Moore's Addition
Lot 1, Nowka's Subdivision of	3	Moore's Addition
Lots 1 thru 17	4	Moore's Addition
Lots 1 and 2 of Grubbs Subdivision of	5	Moore's Addition
Lots 1, 2, 3, and the West 66 feet of		
Lot 4 of Schultz's Subdivision of	5	Moore's Addition
Lots 1 thru 5		Esther's Addition
Lots 1 thru 6		Lyman's Addition
Warehouse Subdivision of	6	Moore's Addition
Lots 9 thru 24	13	Johnson's Addition
Lots 1 thru 7, 13 thru 15 and 19 thru 24	20	Johnson's Addition

Lots 1 and 2 of Liberty Hall of	20	Johnson's Addition
Lots 1 and 2 of Midland Subdivision of	20	Johnson's Addition
Lots 1 thru 24	21	Johnson's Addition
All of (and abutting vacated St. Joseph Ave)	25	Johnson's Addition
Lots 1 thru 24	13	Original Town
Lots 1 thru 12, 18 and 19	14	Original Town
Lots 1 and 2 of Welton-Alexander Subdivision of	14	Original Town
Lots 1 thru 5 of Stone and Lyman's Sub. of	14	Original Town
Lots 1 thru 24	15	Original Town
Lots 1 thru 20	16	Original Town
Lots 1 thru 20	17	Original Town
Lots 1 thru 17 and 22 thru 24	18	Original Town
Units 100, 103, and 200 thru 206 of Stein		
Brothers Building Condominium of	18	Original Town
Lots 1 thru 24	19	Original Town
Lots 1 thru 24	20	Original Town
Lots 2 and 3 and 6 thru 18		Oliver's Addition
Lots 1 thru 6 of Oliver's Subdivision of		Oliver's Addition
Units 1 thru 3 of 801 Building Condominiums of	21	Original Town
Units 1 thru 3 and Outlots A and B of		
Oliver Building Condominiums of	21	Original Town
Lots 1 thru 24	22	Original Town
Lots 1 thru 20, except Brown Condominium	23	Original Town
Units 100, 200 and 300 of Brown Condominium of	23	Original Town
Lots 1 thru 6 of Bostwick's Subdivision of	23	Original Town
Lots 1 thru 20	24	Original Town
All of (and abutting vacated St. Joseph Ave.)	25	Original Town
Lots 1 thru 12	26	Original Town
Lots 1 thru 5	27	Original Town
Lots 1 thru 7		Davis Addition
Lots 1 thru 4		John's Addition
Lots 1 thru 8 of Buchanan's Subdivision of		John's Addition

All in the City of Hastings, Adams County, Nebraska, according to the recorded plats thereof.

SECTION 9. The method of assessment to be imposed shall be as follows:

- A. A proposed budget shall be prepared for the Business Improvement District for each fiscal year. The fiscal year for the Business Improvement District shall be the same as the City's fiscal year.
- B. Said proposed budget shall be considered by the City Council in open session. Following such consideration and adoption by the Council a proposed assessment schedule shall be submitted to the City Council.
- C. The amount of the special assessment for each taxable property in the District, shall be calculated by dividing the assessed value for such property by the total assessed

value of all taxable property within the District, and then multiplying the result thereof by the total amount of funds to be raised by special assessment for the ensuing fiscal year. If, however, the City Council, sitting as a Board of Equalization, determines that the special assessment so calculated exceeds the special benefit to a taxable property, it may calculate the entire District in such other manner as may be fair, equitable and consistent with special benefit.

- D. For the purposes of this ordinance, "Taxable Property" shall mean any parcel of real estate which is located within the business improvement District and is zoned for commercial or industrial use; "Assessed value" shall mean the then current assessed value of a taxable property as shown in the records of the office of the Adams County Assessor; and "ensuing fiscal year" shall mean the next twelve month fiscal year ending on September 30.
- E. Notice of the proposed assessment shall be published as required by Neb. Rev. Stat. §19-4030.
- F. The City Council, sitting as Board of Equalization, shall levy the special assessment on all property at one time. Said assessment shall be payable in one installment to become delinquent fifty (50) days after the date of such levy. Delinquent payments shall draw interest at the rate specified in Neb. Rev. Stat. §45-104.01, as amended. All special assessments shall be liens upon the property assessed

SECTION 10. The proposed public facilities and improvements to be made and maintained within the proposed District shall include:

- A. Plans, creation, development, management, staff, improvement and associated activities of streetscape, alleyway, streetside and other public area projects;
- B. Plans, creation, development, management, staff, improvement of communication and image building events and activities, such as holiday events, community events, media activities, newsletters, seasonal and special events and parades, and other activities for the benefit of the District;
- C. Activities, projects, staff, materials, services and equipment necessary or convenient for the management of affairs of the Business Improvement District, to include budget development, representation of the interest of the Business Improvement District to various public and private entities, research, development, travel, training, development and implementation of business and resident recruitment and retention projects, projects and activities which contribute to regaining, sustaining or improving the economic health and viability of the District, and the implementation of the goals and objectives of the Business Improvement District Board; and

D. Such other activities and improvements as are authorized pursuant to the Business Improvement District Act, Neb. Rev. Stat. §19-4015 et seq.

SECTION 11. The proposed special assessment method by which the revenue shall be raised shall be fair and equitable, and shall be based upon the special benefit to the various properties within the District.

SECTION 12. The City Treasurer is authorized and directed with the advice and recommendation of the Business Improvement District Board to determine and compute the assessments in accordance herewith. The Business Improvement District Board shall meet annually in public session for this purpose, and for the purpose of setting a budget, on or before the first day of August of each year. This Business Improvement District shall be in existence perpetually beginning with the effective date of this ordinance.

SECTION 13. Objections to the determination of the amount of assessment may be made in writing to the City Clerk, specifying the basis of such objection. All such objections shall be made within twenty (20) days after the date of the first publication of notice of the hearing at which said special assessments are considered, or shall be deemed waived. All timely objections shall be submitted to the Business Improvement District Board for its consideration, review, and recommendations. The Mayor and Council shall make the final determination on all such objections at any regular or special meeting after notice thereof to said objector.

SECTION 14. The special assessment described in the preceding sections shall be an annual assessment and shall be due and payable in advance for the ensuing fiscal year, on the date of levy, and shall become delinquent fifty (50) days thereafter. Upon payment thereof to the City Treasurer, the Treasurer shall prepare a receipt therefor properly dated and specifying the person paying, the parcel number or legal description of the real estate for which the assessment is being paid, the amount therefor and for what period the assessment is paid.

SECTION 15. The City Treasurer shall place all funds collected hereunder in a special fund, to be used exclusively for the purposes described herein.

SECTION 16. The Business Improvement District Board shall not, in any fiscal year, expend, commit, or enter into contracts for the expenditure or commitment of funds in excess of the actual revenues derived from the collection of the special assessments described herein, and any interest thereon, during that year.

SECTION 17. The Business Improvement District Board shall not enter into any contract for expenditure of funds in excess of \$30,000.00 without first having:

- A. Obtained the approval of the Hastings City Council; and
- B. Advertised for bids as required by Neb. Rev. Stat. §16-321;

SECTION 18. The membership of the Business Improvement District Board shall at all times consist of at least three (3) representatives who are owners of real estate within the Business Improvement District, and at least three (3) representatives who are residents, business operators or users of space within the District, but who are not owners of real estate within the boundaries of the District.

SECTION 19. Every owner of real estate upon which special assessments are levied as provided herein, shall pay any such special assessments prior to delinquency. Any person who shall refuse or neglect to pay a special assessment levied pursuant to this ordinance, upon any real estate owned by such person, shall be deemed guilty of a violation of this ordinance, if such special assessment is not paid prior to the time such special assessment becomes delinquent. Upon conviction of such violation, the Court may fine such person, as provided by law, for each day that the said person remains in violation of this ordinance.

SECTION 20. 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 21. 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.

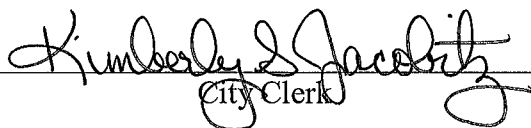
SECTION 22. This ordinance shall take effect and be in full force from and after its passage, approval and publication or posting as required by law, in its entirety, or in pamphlet form, as the case may be, said effective date being the 1st day of October, 2019, and this ordinance shall not be included in the Hastings City Code Book.

PASSED AND APPROVED this 26TH day of AUGUST, 2019.

ATTEST:



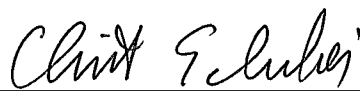
Mayor



City Clerk

(S E A L)



Approved as to form: 

City Attorney

Department: Development Services
Staff Contact: Chad Bunger
Council Meeting Date: 10/14/2024

AGENDA ITEM SUMMARY SHEET

Description of Item:

The applicant, Lagunas Home Construction, LLC has applied to rezone a 25.99 acre tract of land within the Elm 26 development from R-1A, Single-Family Large Lot Residential District, to R-1, Urban Single-Family Residential 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:

Suggested motion:

Deadlines associated with action:

Department head comments:

Development Services staff has reviewed the application to rezone the property to R-1, Urban Single-Family Residential District. The complete details of the staff review and recommendation are in the attached staff report.

Minor edits are required to the legal description of the ordinance for the proposed rezoning, that the applicant's consultant is correcting. This ordinance will be available on October 28, 2024 Council meeting for approval.

The Planning Commission held a public hearing for the request at their September 17, 2024 meeting. After the public hearing, the Commission voted 7-0 to recommend approval to the City Council, based on the findings in the staff report.

City Administrator comments:

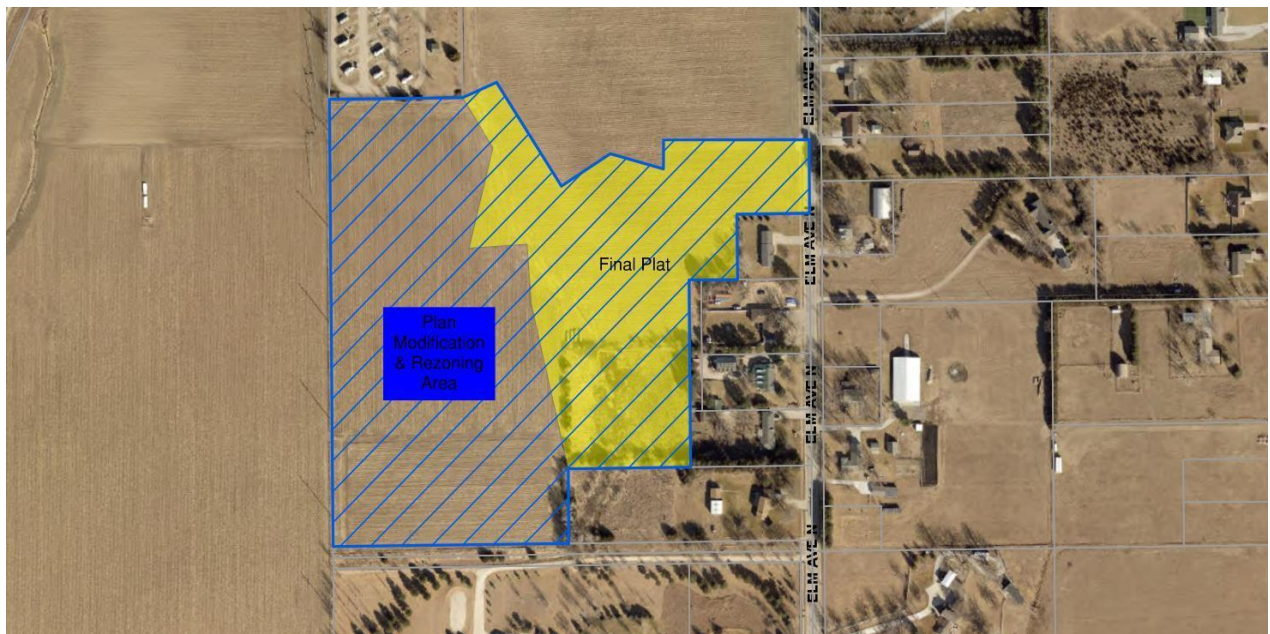
Due to the continued housing needs in the community, I recommend approval



City of Hastings Planning Commission

STAFF REPORT

Request to Rezone:	Rezone to R-1, Urban Single-Family Residential District
Case No.	2024-278
Applicant	Lagunas Home Construction, LLC, Maria De Los Angel Montanez Aldaba
Property Location:	Generally located approximately 850 feet south of the intersection of North Elm Avenue and East 26th Street, on the west side of North Elm Avenue.
Lot Size:	25.99
Date of Public Hearing:	September 17, 2024
Current Zoning	R-1A, Single-Family Large Lot Residential District
Adjacent Zoning:	North: R-3, Multiple-Family Residential District, A, Agricultural District, C-3, Commercial Business District East: R-1A District and R-1, Urban Single-Family Residential District South: R-1A District and R-1 District West: R-1A District and C-3 District



DESCRIPTION OF REZONING REQUESTS:

The developer, Lagunas Home Construction, LLC, has proposed to purchase the 25.99-acre tract intended for single-family homes in the Elm 26 development. This area is approximately 850 feet south of the intersection of North Elm Avenue and East 26th Street, on the west side of North Elm Avenue.

This area was shown as single-family residential lots on the approved Preliminary Plat.

The developer is requesting to rezone the entire 25.99-acre area to R-1, Urban Single-Family Residential District to reduce the minimum lot area and lot width requirements. The R-1A Single-Family Large Lot Residential District, which the property is currently zoned, requires a minimum lot area of 20,000 square feet and a lot width of 100 feet. The R-1 District requires a minimum lot area of 7,000 square feet and a 70-foot lot width.

The proposal will allow for a more affordable development with a more efficient layout of lots.

The Preliminary Plat proposed for this area generally envisioned this size of the lot. The proposed Final Plat of Elm Meadows First Subdivision has lots ranging from 10,791 square feet to 48,011 square feet in area.

The applicant is participating in an application for a Redevelopment Plan Modification with the Hastings Community Redevelopment Authority to utilize tax increment financing (TIF) Financing.

Property Description:

The property fronts onto North Elm Avenue and is part of the Elm 26 development, approved in June 2024. 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).

The rezoning site is part of the Elm 26 development. The area to the immediate north was rezoned to R-3, Multiple-Family Residential District in June 2024 for the development of duplexes and apartment buildings. The rezoning site was a part of the Elm 26 Preliminary Plat. The preliminary plat for this area showed single-family residential lots in the general configuration that the proposed Elm Meadows First Subdivision Final Plat creates.

Agriculture is not a permitted, restricted, or conditional use in the R-1 District. As intended, this area will be developed for single-family homes in the near future.

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 proposed rezoning of the site to R-1, Urban Single-Family District, permits single-family detached residential uses, and other civic uses commonly found in residential neighborhoods, such as parks, schools, and churches. The minimum lot size of the zoning district is 7,000 square feet.

The area was a part of the Elm 26 Preliminary Plat. The section of the development was intended for single-family detached homes. Based on the Preliminary Plat, the single-family detached section would have a density of 2.3 dwellings per acre.

The first phase of the single-family development, Elm Meadows First Subdivision Final Plat shows 18 lots on the 11.36-acre site. The proposed density for the first phase is 1.58 dwellings per acre.

The proposed rezoning generally conforms with the 2009 Imagine Hastings Comprehensive Plan. The 2009 Plan notes a range of lot sizes from 8,750 to 20,000 square feet. The City's zoning code does not have a single-family residential district that meets the lot size range. The R-1A, Single-Family Large Lot Residential District has a minimum lot size of 20,000 square feet. Alternatively, the R-5, Urban Single-Family Undersized Lot Residential District has a minimum lot area of 4,500 square feet. The R-1 District is the only single-family zoning district that generally complies with this range. This inconsistency appears to be a by-product of a zoning code update in 2013 not fully aligning with the 2009 plan.

The land use category also notes a density range from 2 – 5 dwellings per acre. The first phase of the single-family density has a slightly smaller density than intended. This is largely due to the creation of outlots intended to manage the stormwater runoff from the development within the natural drainage channel.

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 development, including the rezoning site.

The Elm 26 Preliminary Plat for the development was reviewed and approved in June 2024. The approved Preliminary Plat provided for the layout of utility services and streets, including reviewing any potential impacts on the adjacent road network. The calculated trips generated by the entire development, including apartment buildings, did not warrant improvements to the surrounding roadways at this time.

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, like 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 is the multiple-family portion of the Elm 26 development, which includes apartment buildings and duplexes. Further to the north are semi-attached (duplex) homes within the Osborne View Estates subdivision, which was approved in 2018 and 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 will be compatible with nearby properties. The rezoning site is surrounded by single-family detached and semi-attached (duplex) homes. The new homes are anticipated to be of similar size to the surrounding properties.

The recreational vehicle (RV) park to the northwest of the rezoning site is established and generally separated by distance or outlots intended for drainage. For the homes that would abut the RV park, appropriate screening can be constructed by the new owner to mitigate adverse impacts from the existing use.

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 the Planning Commission recommends **APPROVAL** to the City Council for the Request to Rezone the single-family portion of Elm 26, to be known as Elm Meadows, generally located approximately 850 feet south of the intersection of North Elm Avenue and East 26th Street, on the west side of North Elm Avenue, from R-1A, Single-Family Large Lot Residential District to R-1, Urban Single-Family Residential District.

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

DATE: September 4, 2024

ATTACHMENTS:

1. Application Materials
2. Elm Meadows First Subdivision Final Plat
3. Approved Elm 26 Preliminary Plat
4. 2009 Comprehensive Plan Future Land Use Map
5. R-1 District Regulations
6. Staff summary presentation



Permit #: 23095

Permit Date: 08/16/24

Permit Type:

GROUP: Planning

Permit Type: Zoning Change (Rezone)

Title: Elm Meadows ReZone

Site Address: 2205 N Elm Avenue

Parcel Number: 010013900

Owner Name: Rief Development LLC

Owner Address: 705 N Webb Rd

City State Zip: Grand Island, NE 68803

Owner Phone:

Owner Email:

Applicant Name: Maria De Los Angel Montanez Aldaba

Applicant Address: 926 S Colorado Ave

City, State, Zip: Hastings, NE 68901

Phone Number: 402-902-9115

Applicant Email: MONTANEZ.MM4@GMAIL.COM

Proposed Use: Residential Development

Description: Proposed lots less than 100' wide

Number of Cases: 0

Project Cost: 0

Square Feet: 26

Within City Limits: Yes

Current Zoning: R-1A, Single Family Large Lot Residential

Current Zoning Explained:

Proposed Zoning: R-1, Urban Single Family Residential

Conditions:

Conditions Defined:

1st PN & Agenda Send By (11:30): 09/11/2024

1st PN & Agenda Due Date: 09/10/2024

1st PN & Agenda Sent:

2nd PN & Agenda Send By (11:30):

2nd PN & Agenda Due Date:

2nd PN & Agenda Sent:

Sign / Website Posting - Post By: 09/06/2024

Sign / Website Posting - Posted:

APO Letter - Send By: 09/06/2024

APO Letter - Sent:

PC Approval - Date Approved: 09/17/2024

PC Outcome Letter - Due: 09/18/2024

PC Outcome - Completed:

CRA Approval - Meeting Date:

CRA Approval - Approved:

CC Packet - Goal Load Date:

CC Packet - Due Date: 10/02/2024

CC Out/Admin Due Date: 10/04/2024

CC Packet - Completed: 10/04/2024

Stage: Awaits Fees

CC Out/Admin - Completed: 10/15/2024

ENG Meeting:

ENG Email:

Plat Track Review Email:

Communication Preferences: Call, Email

Status: Open

Assigned To:

Property

Parcel #	Address	Legal Description	Owner Name	Owner Phone	Zoning
010013900	2205 N ELM AVE		RIEF DEVELOPMENT LLC		

Contractors

Contractor	Primary Contact	Phone	Address	Contractor Type	License	License #
Olssons-GI	Jai Jason Andrist		201 E 2nd Street	Surveyor		

Fees

Fee	Description	Notes	Amount
Zoning Ordinance (text amendment)			\$400.00

Total

\$400.00

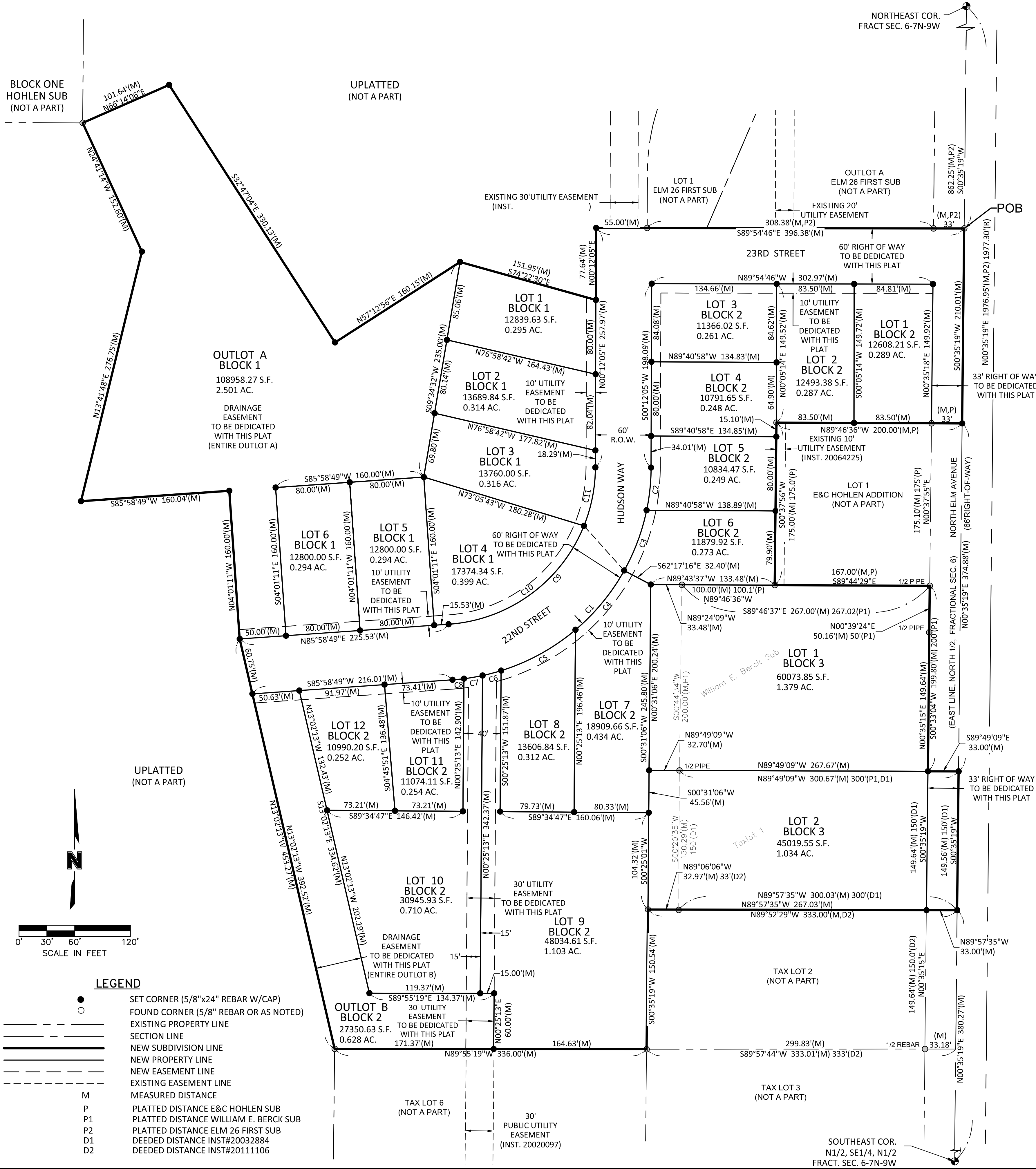
Attached Letters

Date	Letter	Description
08/16/2024	Web Form - Zoning Application	

Uploaded Files

Date	File Name
08/16/2024	2006dbd0ae583ce99e041d0282a7a3f9_8172441-owner_form.pdf
08/16/2024	4179c38c166c3685ca7398ebf179e33e_elm_meadows_rezoning.pdf

DWG: F:\2024\04501-05000\024-04930-Design\Survey\SRV\Sheets\V_FPLAT ELM MEADOWS_02404930.dwg
DATE: Sep 10, 2024 4:52pm
XREFS: V_XALTA_LDP_02400835 V_XRWAY_LDP_02400835 C_PBASE_02400835 C_PBASE_LDP_02404930 C_PBASE_LDP_02404930
USER: jlmenez



FINAL PLAT

ELM MEADOWS FIRST SUBDIVISION

A REPLAT OF WILLIAM E. BERCK SUBDIVISION EXCLUDING ROAD RIGHT OF WAY AND A PART OF THE NE1/4, N1/2 OF FRACTIONAL SECTION 6, T7N, R9W OF THE 6TH P.M., IN THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA

CURVE TABLE					
CURVE ID	RADIUS (FT)	DELTA	LENGTH (FT)	CHORD BEARING	CHORD LENGTH (FT)
C1	230.00	085°46'44"	344.34	S43°05'27"W	313.07
C2	230.00	011°31'57"	46.29	S05°58'04"W	46.22
C3	230.00	017°19'51"	69.57	S20°23'58"W	69.31
C4	230.00	020°41'10"	83.04	S39°24'29"W	82.59
C5	230.00	022°54'32"	91.96	S61°12'19"W	91.35
C6	230.00	005°09'51"	20.73	S75°14'31"W	20.72
C7	230.00	005°03'42"	20.32	S80°21'17"W	20.31
C8	230.00	003°05'41"	12.42	S84°25'59"W	12.42
C9	170.00	085°46'44"	254.51	N43°05'27"E	231.40
C10	170.00	064°03'07"	190.05	N53°57'16"E	180.30
C11	170.00	021°43'37"	64.47	N11°03'54"E	64.08

LOCATION MAP

FRACTIONAL SEC. 6, T7N, R9W

NOT TO SCALE

SITE LOCATION

NE COR

6

ELM AVENUE

12TH ST

SECTION CORNER TIES

NORTHEAST CORNER, FRACTIONAL SEC 6-7N-9W
FOUND ALUMINUM CAP IN ASPHALT
ON CENTERLINE OF N ELM ST SOUTH
N 39.33' TO 'X' NAILS IN GUY POLE
NE 47.85' TO NAIL & DISK IN POWER POLE
SE 51.89' TO MAG NAIL & DISK IN POWER POLE
SW 56.25' TO 'X' NAILS IN POWER POLE
N 1.00' TO CENTERLINE E 26TH ST EAST/WEST

SOUTHEAST CORNER, N1/2, NE1/4, S1/2, FRACTIONAL SEC 6-7N-9W
FOUND '4' IN CONCRETE
SE 97.97' TO RED HEAD IN POWER POLE
NE 60.15' TO RED HEAD IN POWER POLE
NW 47.85' TO NW CORNER CONCRETE DRIVEWAY APPROACH
SW 50.20' TO TOP CENTERLINE TELEPHONE POST

LEGAL DESCRIPTION

A REPLAT OF WILLIAM E. BERCK SUBDIVISION EXCLUDING ROAD RIGHT OF WAY AND 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 862.25 FEET TO THE SOUTHEAST CORNER OF ELM 26 FIRST SUBDIVISION AND ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUING S00°35'19"W, ALONG SAID EAST LINE, A DISTANCE OF 210.01 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 S89°46'36"E, ALONG SAID NORTH LINE OF LOT 1, WILLIAM E. BERCK SUBDIVISION, A DISTANCE OF 167.13 FEET; THENCE S00°33'04"W, ALONG THE EAST LINE OF SAID LOT 1, WILLIAM E. BERCK SUBDIVISION, A DISTANCE OF 199.80 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1; THENCE S89°49'09"E A DISTANCE OF 33.00 FEET TO A POINT ON SAID EAST LINE OF THE NE1/4, N1/2; THENCE S00°35'19"W, ALONG SAID EAST LINE OF THE NE1/4, N1/2, A DISTANCE OF 149.56 FEET; THENCE N89°52'29"W A DISTANCE OF 333.00 FEET; THENCE S00°35'19"W A DISTANCE OF 150.54 FEET; THENCE N89°55'19"W A DISTANCE OF 336.00 FEET; THENCE N13°02'13"W A DISTANCE OF 453.27 FEET; THENCE N04°01'11"W A DISTANCE OF 160.00 FEET; THENCE S85°58'49"W A DISTANCE OF 160.04 FEET; THENCE N13°41'48"E A DISTANCE OF 276.75 FEET; THENCE N24°41'14"W A DISTANCE OF 152.60 FEET TO THE SOUTHEAST CORNER OF BLOCK 1, HOHLEN SUBDIVISION; THENCE N66°14'06"E A DISTANCE OF 101.64 FEET; THENCE S32°47'04"E A DISTANCE OF 330.13 FEET; THENCE N57°12'56"E A DISTANCE OF 160.15 FEET; THENCE S74°22'30"E A DISTANCE OF 151.95 FEET; THENCE N00°12'05" E A DISTANCE OF 77.64 FEET; THENCE S89°54'46"E A DISTANCE OF 396.38 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS A CALCULATED AREA OF 604,884.12 SQUARE FEET OR 13.886 ACRES MORE OR LESS OF WHICH 1.763 ACRES ARE NEW DEDICATED ROAD RIGHT OF WAY.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT ON _____, 2024, I, JESSE E. HURT, A NEBRASKA REGISTERED LAND SURVEYOR NO.674, 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 SURVEYOR'S REGULATION ACT IN EFFECT AT THE TIME OF THIS SURVEY.

JESSE E. HURT, REGISTERED LAND SURVEYOR NUMBER, LS-674

OWNERS
LAGUNAS HOME CONSTRUCTION LLC
RIEF DEVELOPMENT, LLC
TYLER L & TARA A MAGGART
TIMOTHY D & PAMELA S SMITH

ENGINEER/LAND SURVEYOR
OLSSON
201 E. 2ND ST.
GRAND ISLAND, NE 68801

FLOOD ZONE

THE PROPERTY SHOWN ON THE SURVEY LIES WITH FLOOD ZONE DESIGNATION ZONE X "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN" AS DESCRIBED ON THE FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 31001C157C, BEARING AN EFFECTIVE DATE OF JULY 5, 2018 AND COMMUNITY-PANEL NUMBER 31001C176C, BEARING AN EFFECTIVE DATE OF JULY 5, 2018 FOR THE COMMUNITY IN WHICH THE SUBJECT PROPERTY IS LOCATED.

olsson

Engineering - Nebraska COA #CA-0638
201 East 2nd Street
Grand Island, NE 68801
TEL 308.384.8750
www.olsson.com

FINAL PLAT

ELM MEADOWS FIRST SUBDIVISION

LAGUNAS HOME

2024

HASTINGS, NEBRASKA

drawn by: JMJ

checked by: GISVY

approved by: JEH

QA/QC by: JJA

project no.: 2024-04930

drawing no.: 2024-08-15

SHEET

1 of 2

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

ENGINEER/LAND SURVEYOR
OLSSON
201 E. 2ND ST.
GRAND ISLAND, NE 68801

SUBDIVISION AREA
44.309± ACRES

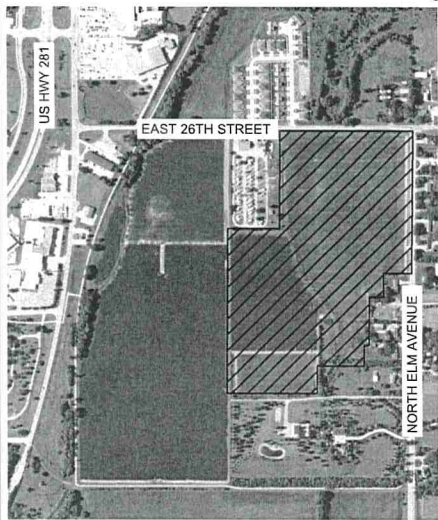
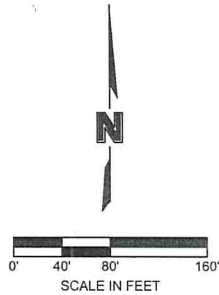
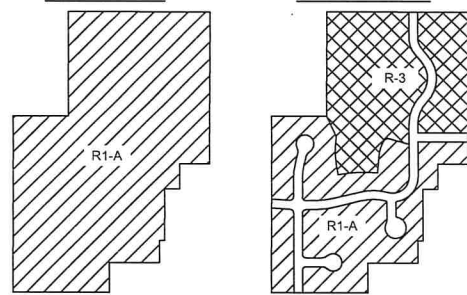
LOT USAGE
55 - RESIDENTIAL
19 - MULTI-FAMILY RESIDENTIAL
5 - OUTLOT

OWNER

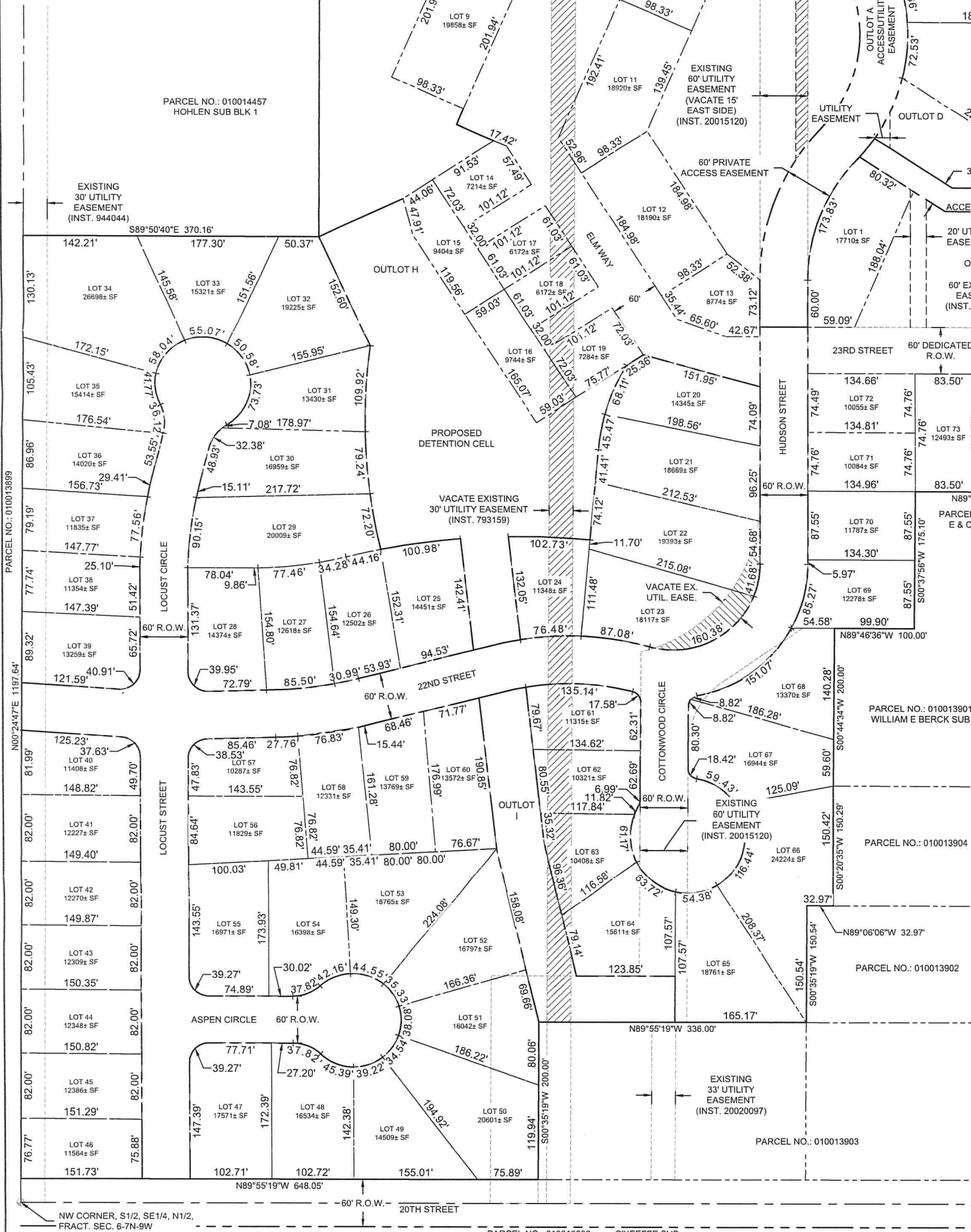
DATE

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°44'43"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 18th DAY OF May, 2024.

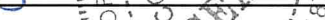
CHAIRMAN
Chad Burger
DIRECTOR

MAYOR AND CITY COUNCIL RECOMMENDATION
THIS PRELIMINARY PLAT OF ELM 26 SUBDIVISION, CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA IS HEREBY APPROVED THIS 18th DAY OF June, 2024.

MAYOR
Kathy Spafford
CLERK

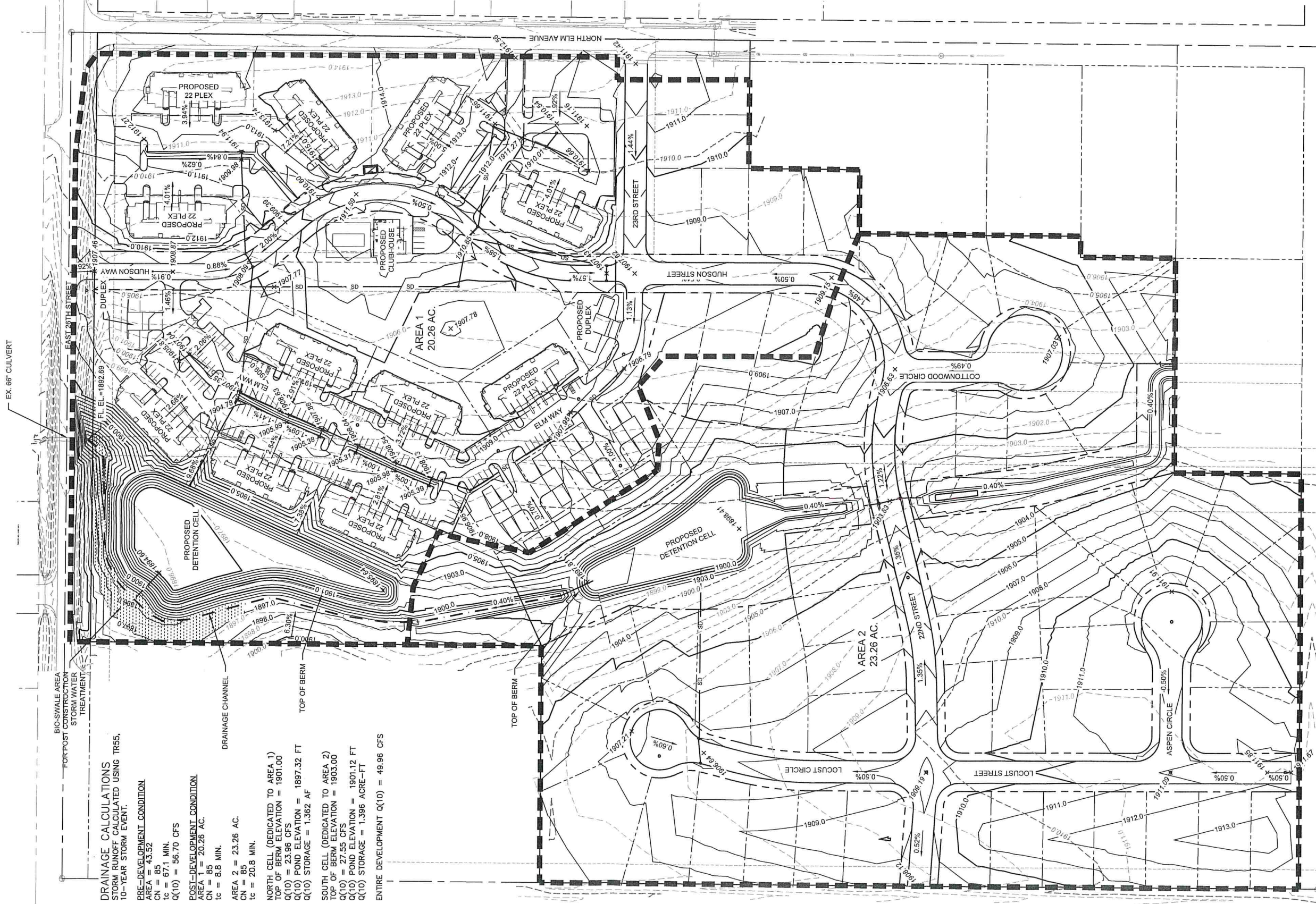


olsson

 olsson Engineering Nebraska COA #CA-0638	201 East 2nd Street Grand Island, NE 68801 olsson.com TEL 308.384.8750 FAX 308.384.8752 Olsson - Engineering Nebraska COA #CA-0638	LOT LAYOUT		REV. NO.	DATE	REVISIONS DESCRIPTION
		ELM 26 PRELIMINARY PLAT				
		HASTINGS, NEBRASKA		2024	REVISIONS	
SHEET 1 of 4						

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



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 = 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

GRADING & DRAINAGE PLAN

ELM 26
PRELIMINARY PLAT

HASTINGS, NEBRASKA

2024

REVISIONS

REVISIONS DESCRIPTION

REV. NO.

DATE

201 East 2nd Street
Grand Island, NE 68801

olsson.com
TEL 308.384.8750
FAX 308.384.8752
Olsson - Engineering
Nebraska COA #CA-0638

olsson®

drawn by: KDG
checked by: MMR
designed by: AST
QA/QC by: MMR
project no.: 024-00835
date: 04.28.2024

SHEET
4 of 4

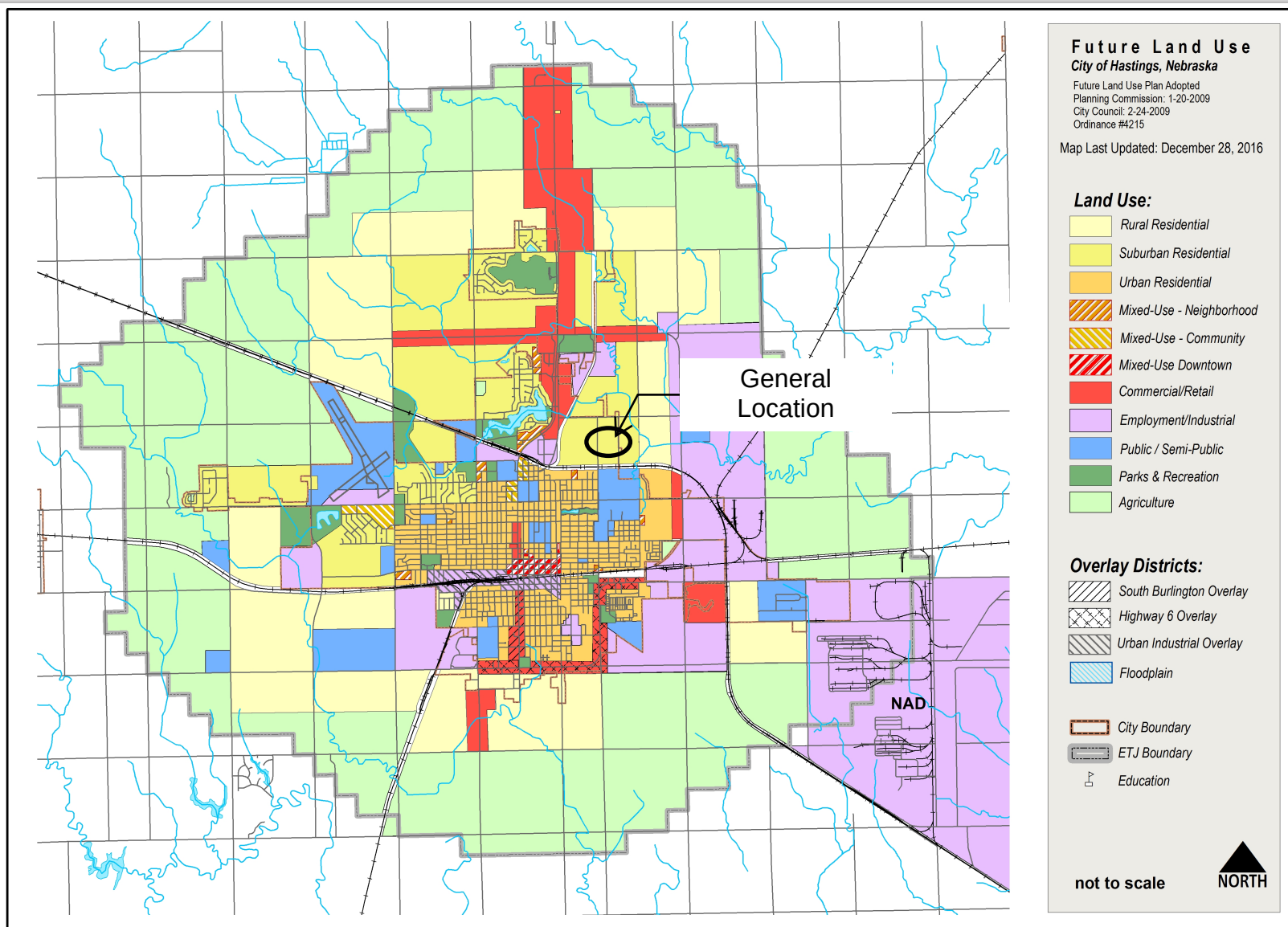


Figure 2.2: Future Land Use Plan

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. 34-202. R-1 Urban Single Family Residential Districts.

- (1) *Intent.* This district is intended for urban single-family residential areas with low to medium population densities where public sewer and water service is available. Structures and uses required to serve governmental, education, religious, non-commercial recreational, and other needs of such areas are permitted within such districts or are permissible as conditional uses subject to restrictions intended to preserve and protect their single-family residential character.
- (2) *Allowed uses.* See Table 200-1 in Section 34-200.
- (3) *Minimum lot requirements.*
 - (a) *Lot area*—7,000 sq. ft.
 - (b) *Lot width*—70 ft.
- (4) *Minimum yard requirements.*
 - (a) *Front yard*—25 ft.
 - (b) *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.

Buildings on corner lots shall provide a side yard on the street side of not less than 15 feet; 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.
 - (c) *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). See Exhibit No. 2, Appendix A.
- (5) *Minimum dwelling size.*
 - (a) 650 square feet of living floor area.
- (6) *Maximum lot coverage by all buildings.*
 - (a) The maximum lot coverage by all buildings shall not exceed forty (40%) 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, 3215-6/91, 3269-7/92, 3276-9/92, 3428-10/94, 3861-6/2002 and 4233-11/2009)





File Nos.

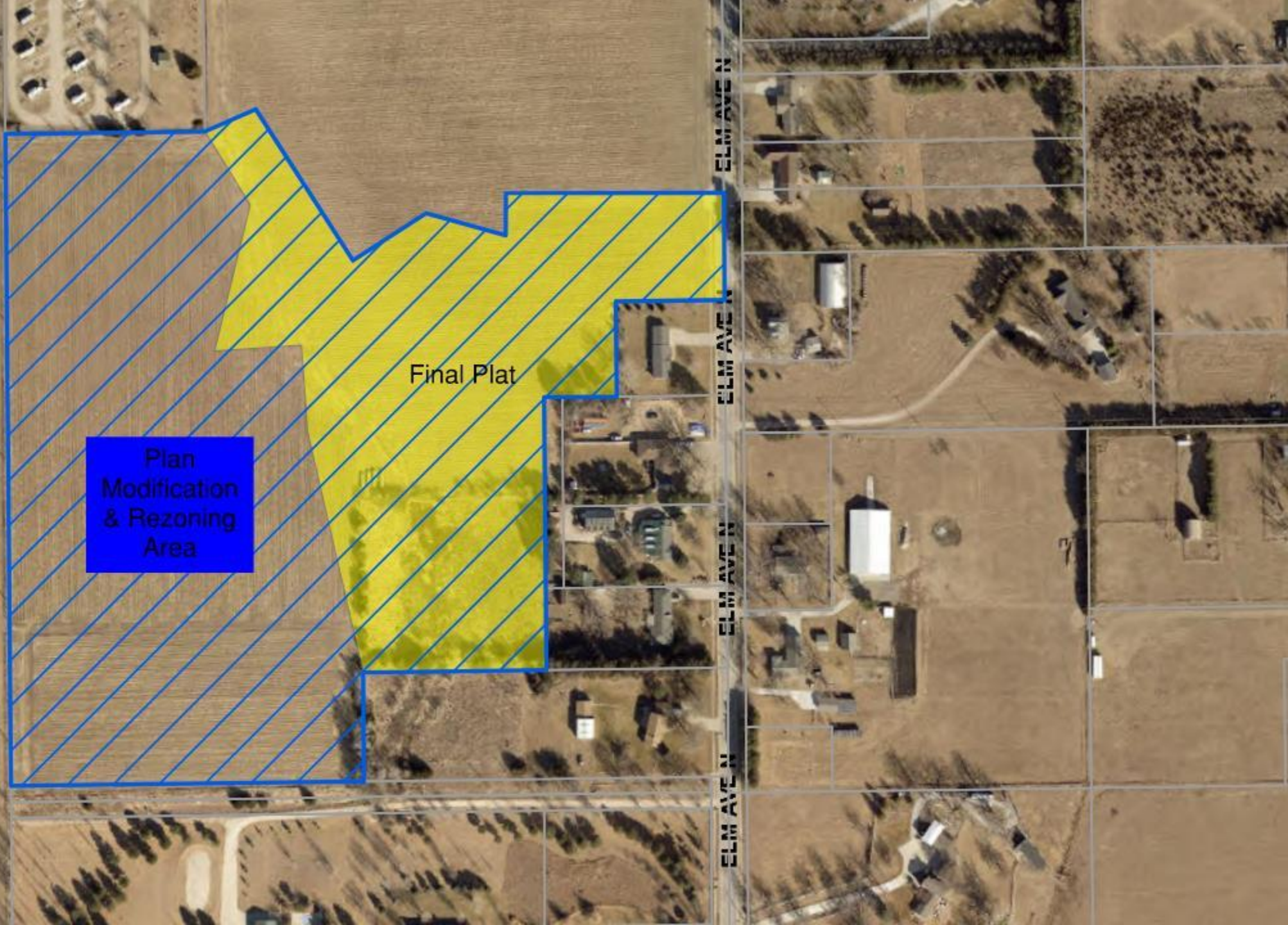
2024-278

Projects

A public hearing to consider a request to rezone Elm Meadows from R-1A, Single-Family Large Lot Residential District to R-1, Urban Single-Family Residential District.

Applicant

CRA on behalf of Lagunas Home Construction, LLC



Plan
Modification
& Rezoning
Area

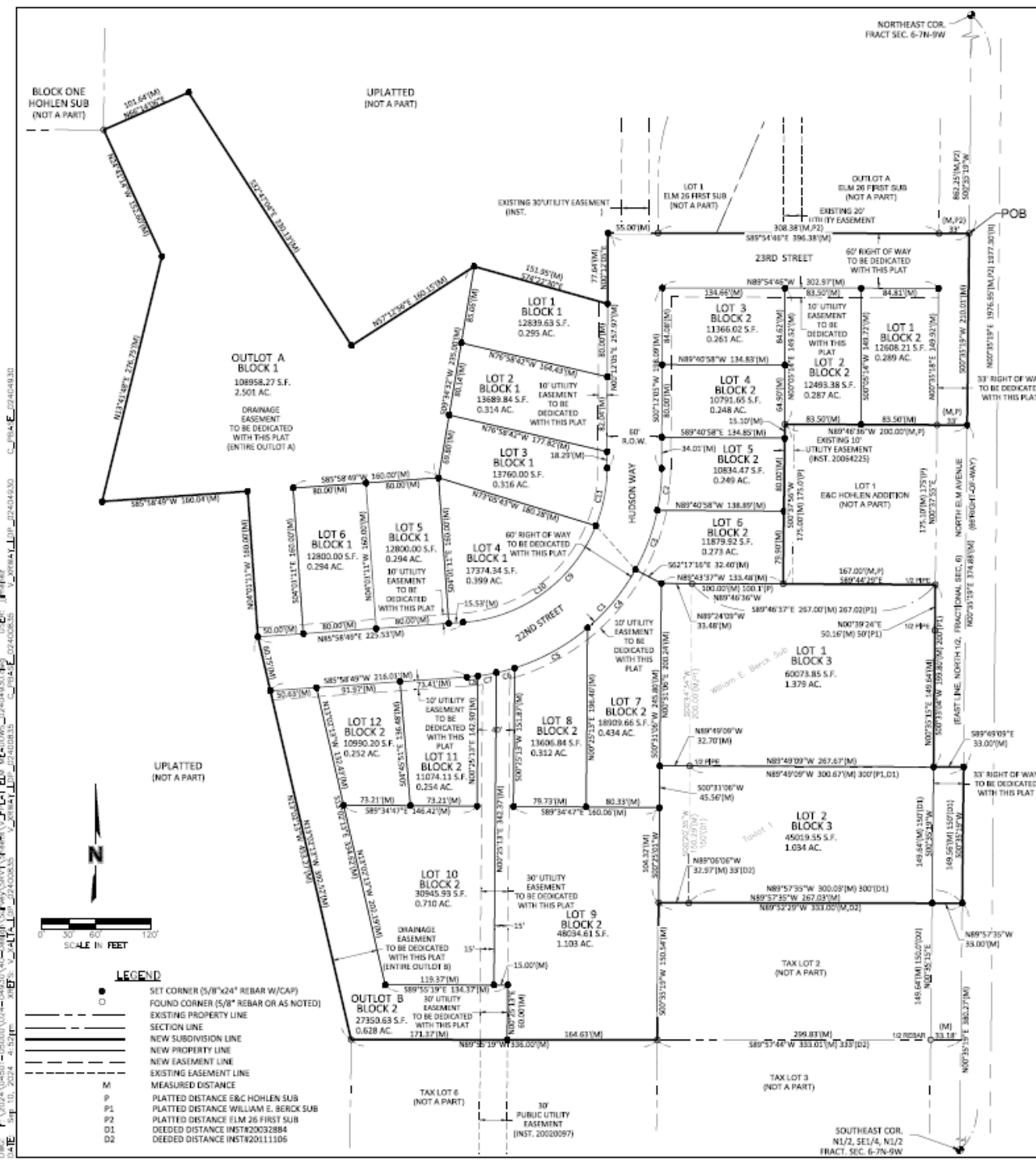
Final Plat

ELM AVE N

ELM AVE N

ELM AVE N

ELM AVE N



FINAL PLAT

ELM MEADOWS FIRST SUBDIVISION

A REPLAT OF WILLIAM E. BERCK SUBDIVISION EXCLUDING ROAD RIGHT OF WAY AND A PART OF THE NE1/4, N1/2 OF FRACTIONAL SECTION 8, T7N, R9W OF THE 6TH P.M., IN THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA

LOCATION MAP

FRACTIONAL SEC. 8, T7N, R9W

NOT TO SCALE

SITE LOCATION

CURVE NO.	RADIUS (FT)	CHORD	CHORD BEARING	CHORD LENGTH (FT)	
C1	230.00	085°46'44"	344.34	545°09'27"W	313.07
C2	230.00	011°31'57"	46.29	505°58'04"W	46.22
C3	230.00	017°19'51"	69.57	520°23'58"W	69.31
C4	230.00	020°41'10"	83.04	539°24'29"W	82.59
C5	230.00	022°54'32"	91.96	561°12'19"W	91.35
C6	230.00	005°09'51"	20.73	575°14'31"W	20.72
C7	230.00	005°09'42"	20.32	580°23'17"W	20.31
C8	230.00	003°05'41"	12.42	584°25'59"W	12.42
C9	170.00	085°46'44"	254.53	N43°05'27"E	231.40
C10	170.00	064°03'07"	196.05	N53°57'16"E	180.30
C11	170.00	021°43'37"	64.47	N11°03'54"E	64.08

SECTION CORNER TIES

NORTHEAST CORNER, FRACTIONAL SEC. 6-7N-9W
FOUND ALUMINUM CAP IN ASPHALT
ON CENTERLINE OF N ELM ST SOUTH
39.33' TO 'X' NAILS IN GUY POLE
NE 47.85' TO NAIL & DISK IN POWER POLE
SE 51.89' TO MAG NAIL & DISK IN POWER POLE
SW 56.25' TO 'X' NAILS IN POWER POLE
N 1.00' TO CENTERLINE E 26TH ST EAST/WEST

SOUTHEAST CORNER, N1/2, NE1/4, S1/2, FRACTIONAL SEC. 6-7N-9W
FOUND "X" IN CONCRETE
SE 97.97' TO RED HEAD IN POWER POLE
NE 46.15' TO RED HEAD IN POWER POLE
NW 47.85' TO NW CORNER CONCRETE DRIVEWAY APPROACH
SW 50.20' TO TOP CENTERLINE TELEPHONE POST

OWNERS

LAGUNAS HOME CONSTRUCTION LLC
REIF DEVELOPMENT, LLC
TYLER L. & TARA A. MAGGART
TIMOTHY D. & PAMELA S. SMITH

ENGINEER/LAND SURVEYOR

OLSSON
201 E. 2ND ST.
GRAND ISLAND, NE 68801

FLOOD ZONE

THE PROPERTY SHOWN ON THE SURVEY LIES WITH FLOOD ZONE DESIGNATION ZONE X "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN" AS DESCRIBED ON THE FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 31001C157C, BEARING AN EFFECTIVE DATE OF JULY 5, 2018 AND COMMUNITY-PANEL NUMBER 31002C157C, BEARING AN EFFECTIVE DATE OF JULY 5, 2018 FOR THE COMMUNITY IN WHICH THE SUBJECT PROPERTY IS LOCATED.

LEGAL DESCRIPTION

A REPLAT OF WILLIAM E. BERCK SUBDIVISION EXCLUDING ROAD RIGHT OF WAY AND 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 500°30'19"W, ALONG THE EAST LINE OF THE NE1/4, N1/2, A DISTANCE OF 862.25 FEET TO THE SOUTHEAST CORNER OF ELM 26 FIRST SUBDIVISION AND ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUING 500°30'19"W, ALONG SAID EAST LINE, A DISTANCE OF 210.21 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 205.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 1, E & C HOHLEN ADDITION; THENCE 500°37'56"W, ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 176.10 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"E, ALONG SAID NORTH LINE OF LOT 1, WILLIAM E. BERCK SUBDIVISION, A DISTANCE OF 167.13 FEET; THENCE 500°33'04"W, ALONG THE EAST LINE OF SAID LOT 1, WILLIAM E. BERCK SUBDIVISION, A DISTANCE OF 399.80 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1; THENCE S89°49'02"E A DISTANCE OF 33.00 FEET TO A POINT ON SAID EAST LINE OF THE NE1/4, N1/2, THENCE 500°30'19"W, ALONG SAID EAST LINE OF THE NE1/4, N1/2, A DISTANCE OF 149.86 FEET; THENCE N89°52'09"W A DISTANCE OF 333.00 FEET; THENCE 500°35'19"W A DISTANCE OF 150.54 FEET; THENCE N89°55'19"W A DISTANCE OF 336.00 FEET; THENCE N13°02'13"W A DISTANCE OF 453.27 FEET; THENCE N04°01'11"W A DISTANCE OF 160.00 FEET; THENCE S85°58'49"W A DISTANCE OF 160.04 FEET; THENCE N13°41'48"E A DISTANCE OF 276.75 FEET; THENCE N24°41'14"W A DISTANCE OF 152.60 FEET TO THE SOUTHEAST CORNER OF BLOCK 1, HOHLEN SUBDIVISION; THENCE N66°14'06"E A DISTANCE OF 101.64 FEET; THENCE S32°47'04"E A DISTANCE OF 330.13 FEET; THENCE N57°12'56"E A DISTANCE OF 160.15 FEET; THENCE S74°22'30"E A DISTANCE OF 351.95 FEET; THENCE N07°12'05"E A DISTANCE OF 77.64 FEET; THENCE S85°54'45"E A DISTANCE OF 396.38 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS A CALCULATED AREA OF 604,884.12 SQUARE FEET OR 13.886 ACRES MORE OR LESS OF WHICH 1.763 ACRES ARE NEW DEDICATED ROAD RIGHT OF WAY.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT ON _____, 2024, I, JESSE E. HURT, A NEBRASKA REGISTERED LAND SURVEYOR NO. 574, 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 SURVEYOR'S REGULATION ACT IN EFFECT AT THE TIME OF THIS SURVEY.

JESSE E. HURT, REGISTERED LAND SURVEYOR NUMBER, LS-674

olsson

Engineering - Nebraska OCA #CA-4558
201 E. 2ND ST.
Grand Island, NE 68801 TEL. 308-384-6750 www.olssoneng.com

FINAL PLAT

ELM MEADOWS FIRST SUBDIVISION

LAGUNAS HOME

HASTINGS, NEBRASKA

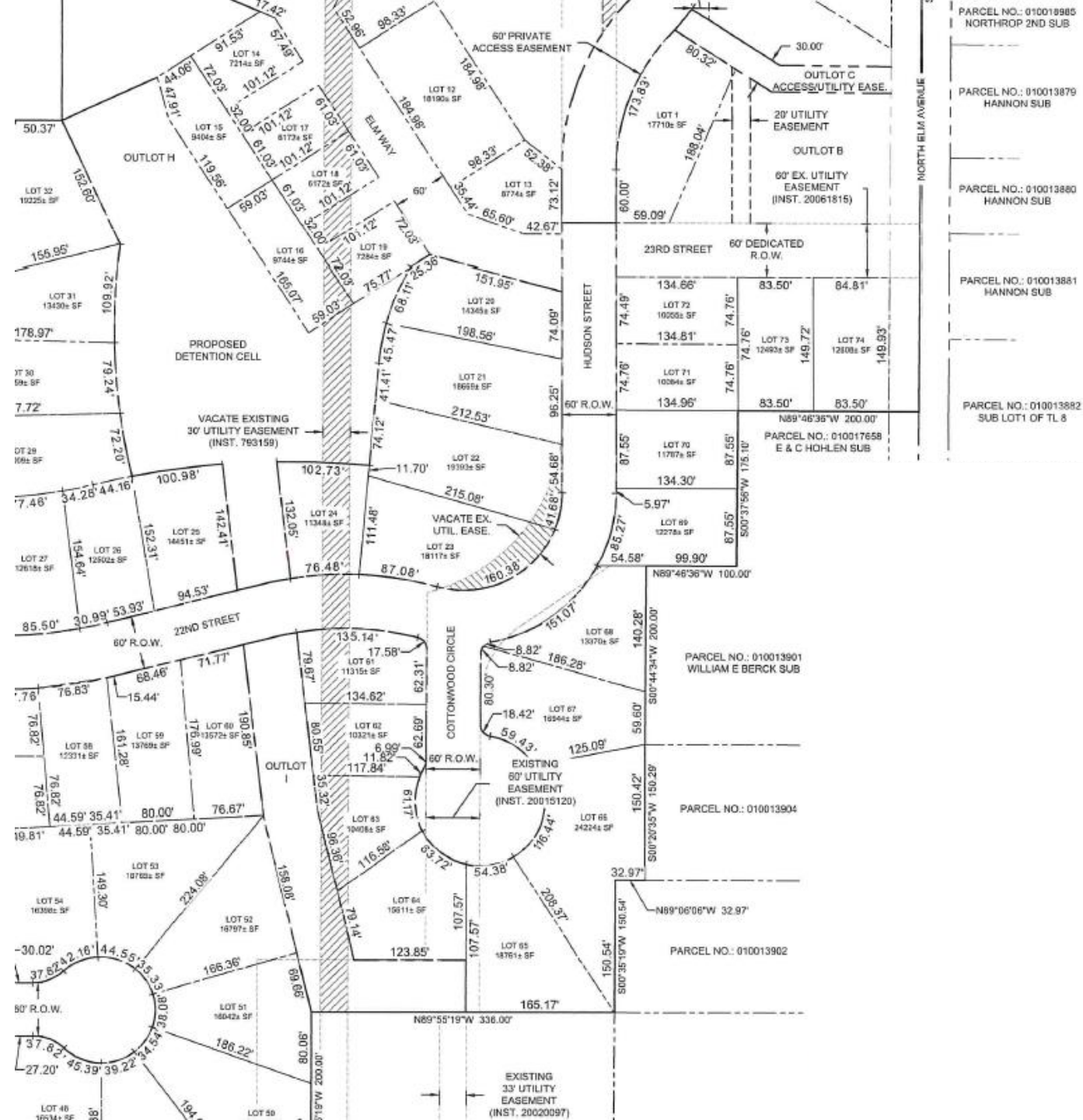
REVISIONS

2024

drawn by: JEH
checked by: JEH
approved by: JEH
QA/QC by: JEH
project no: 2024-0458
drawing no: 001

SHEET

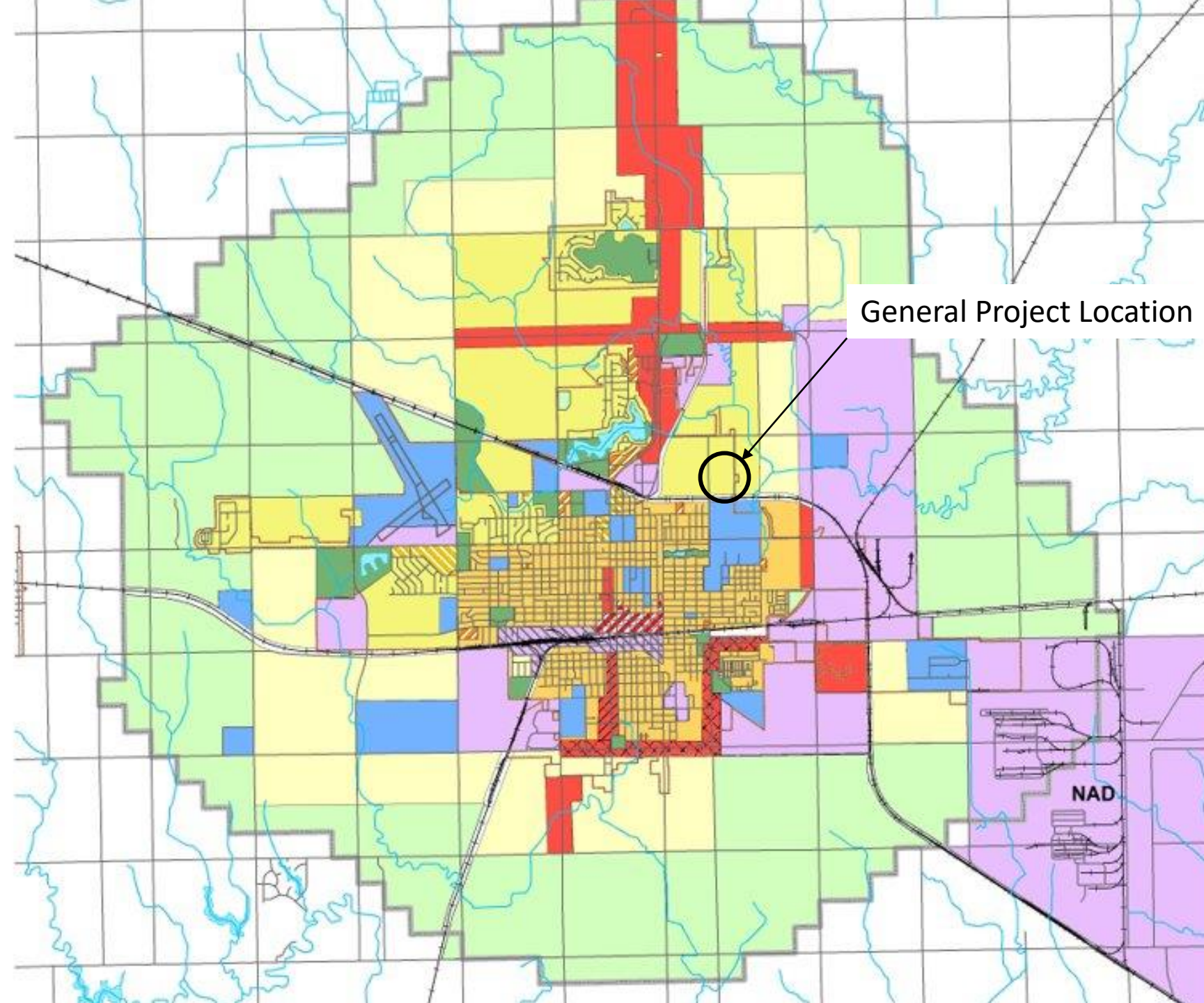
1 of 2



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Redevelopment Area #18

Elm Meadows Development Project



General Project Location

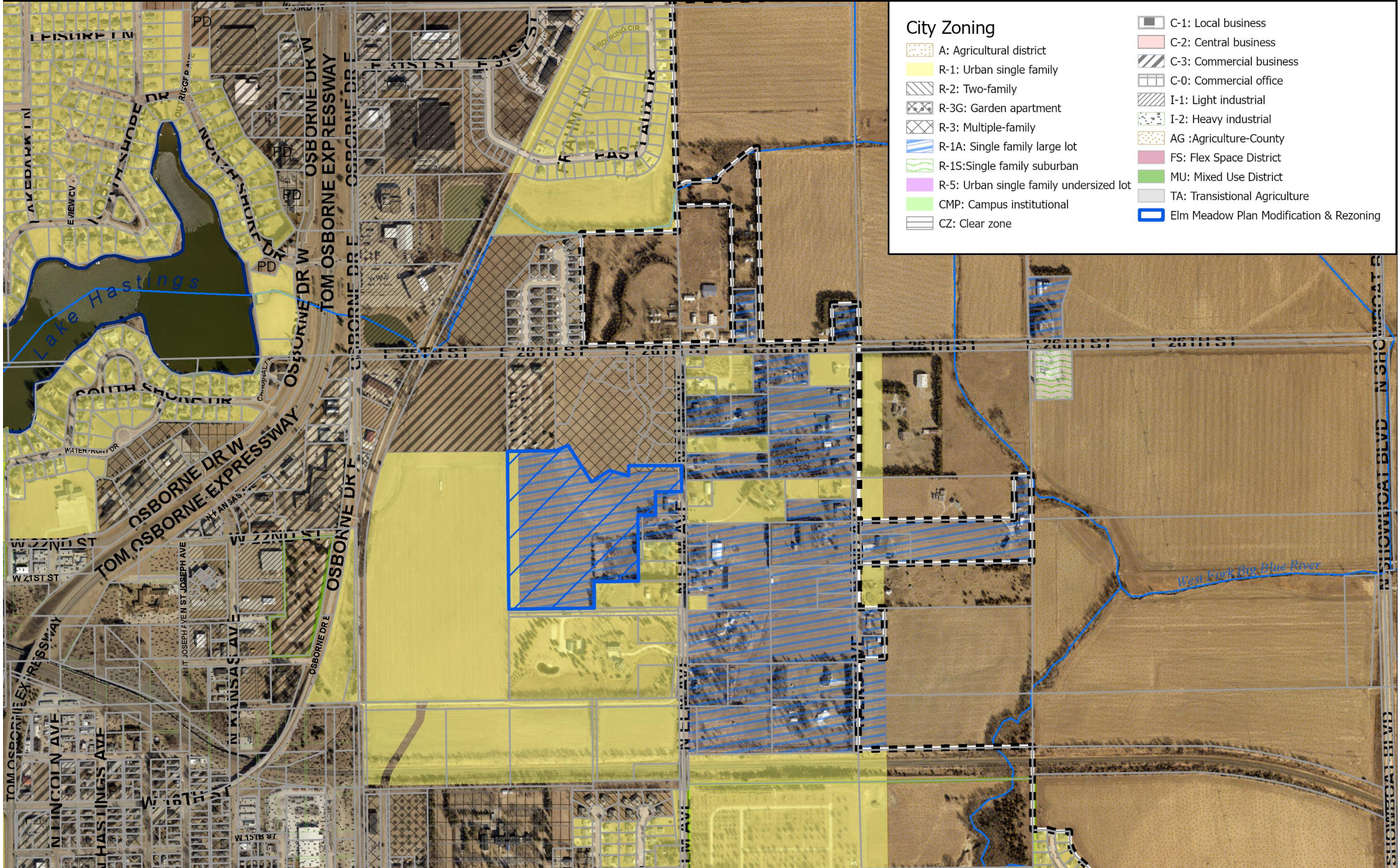
Land Use:

- 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



Staff Findings Summary for the Rezoning Request

- The proposed rezoning conforms with the Comprehensive Plan.
- There is adequate infrastructure to serve the site.
- The character of the surrounding neighborhood is a mix of residential uses, agricultural uses, and commercial uses.
- The proposed rezoning is compatible with the nearby properties. The proposed use for the subdivision and the residential density is similar to the residential uses in the area.

Staff Recommendation

Staff recommends the Planning Commission recommend **APPROVAL** to the City Council for the rezoning request from R-1A District to R-1 for the Elm Meadows development, generally located 850 feet south of the intersection of E. 26th Street and N. Elm Avenue, on the west side of N. Elm Avenue, based on the findings in the staff report.







File Nos.

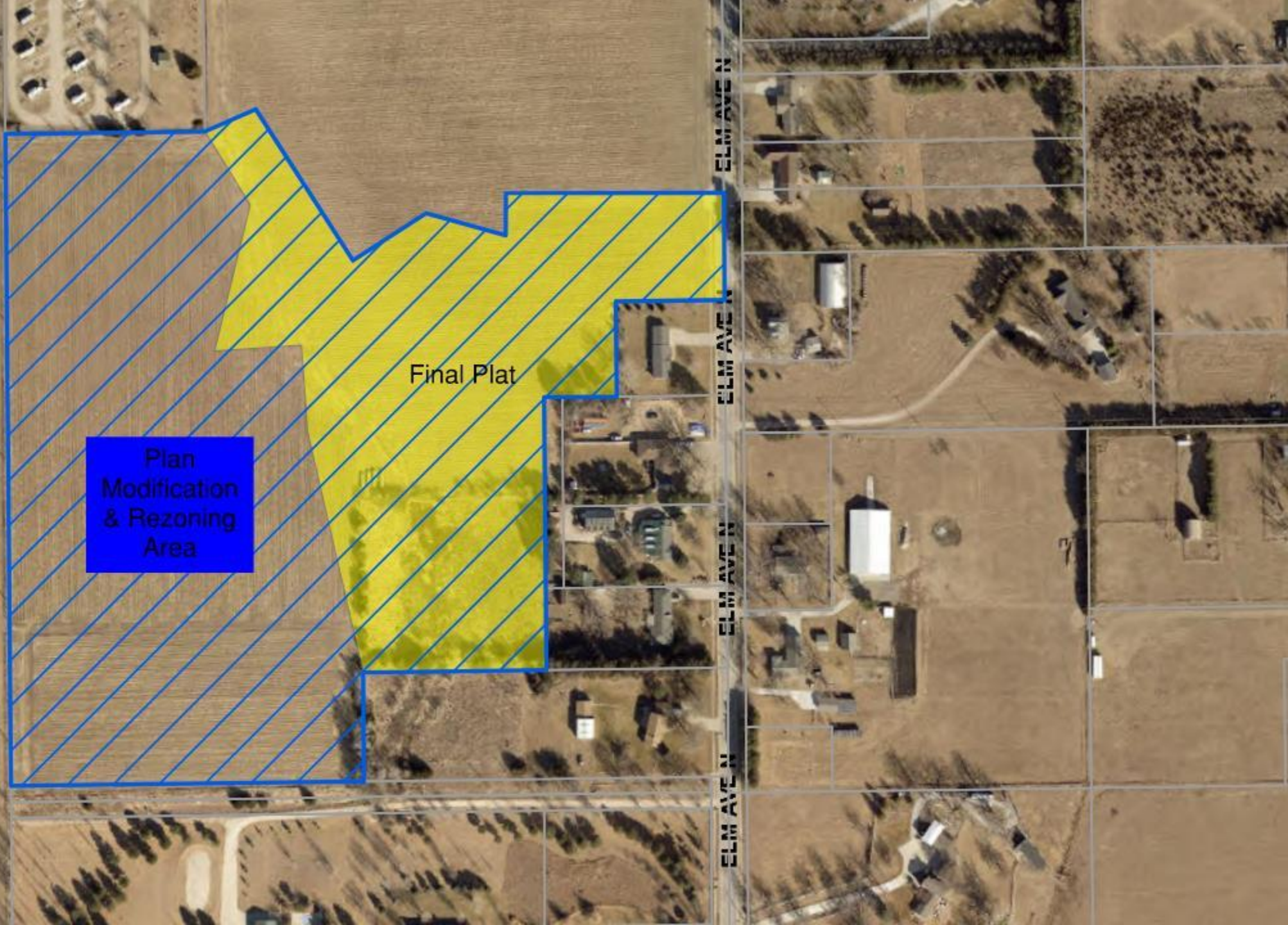
2024-278

Projects

A public hearing to consider a request to rezone Elm Meadows from R-1A, Single-Family Large Lot Residential District to R-1, Urban Single-Family Residential District.

Applicant

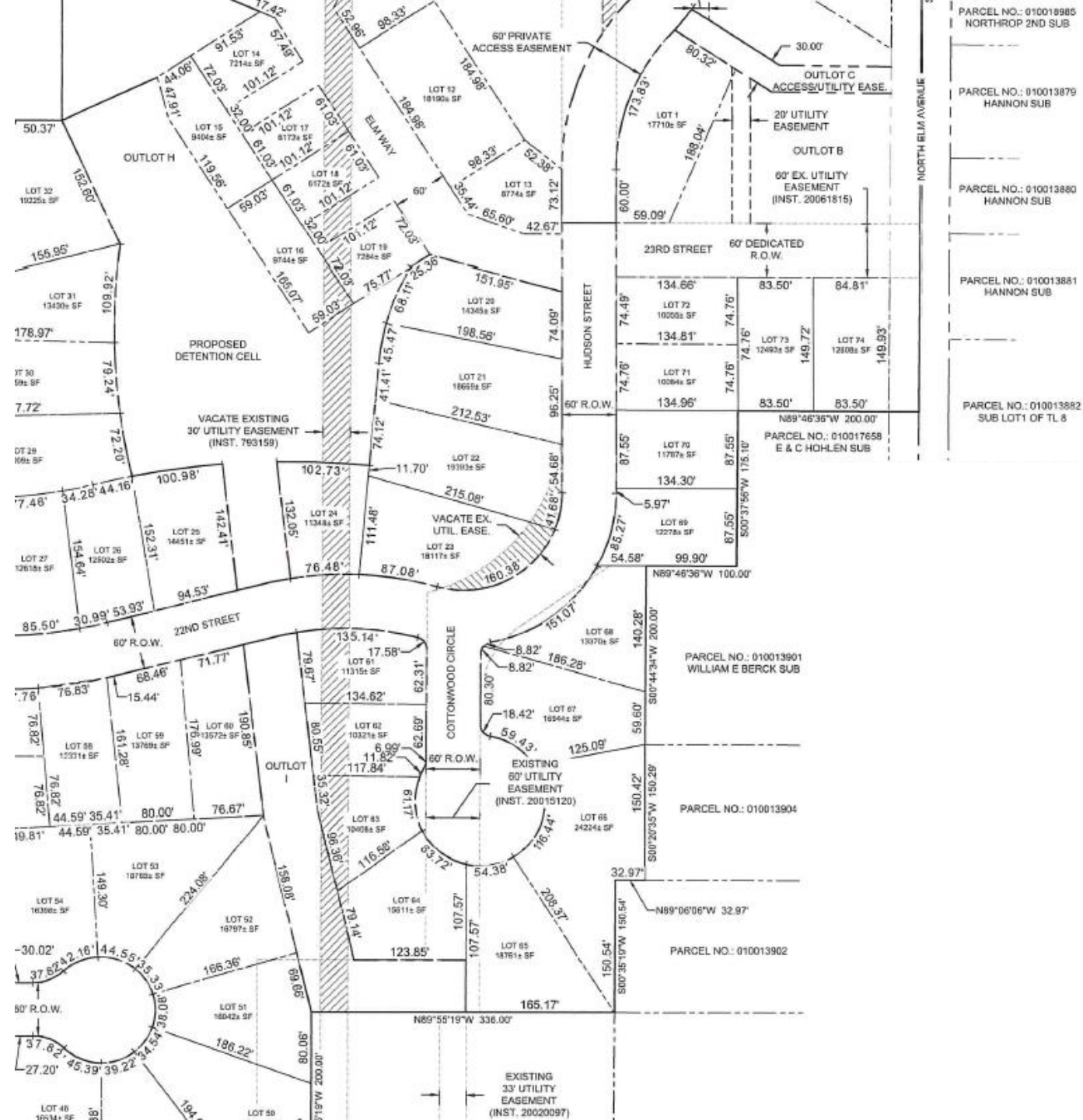
Lagunas Home Construction, LLC



Plan
Modification
& Rezoning
Area

Final Plat

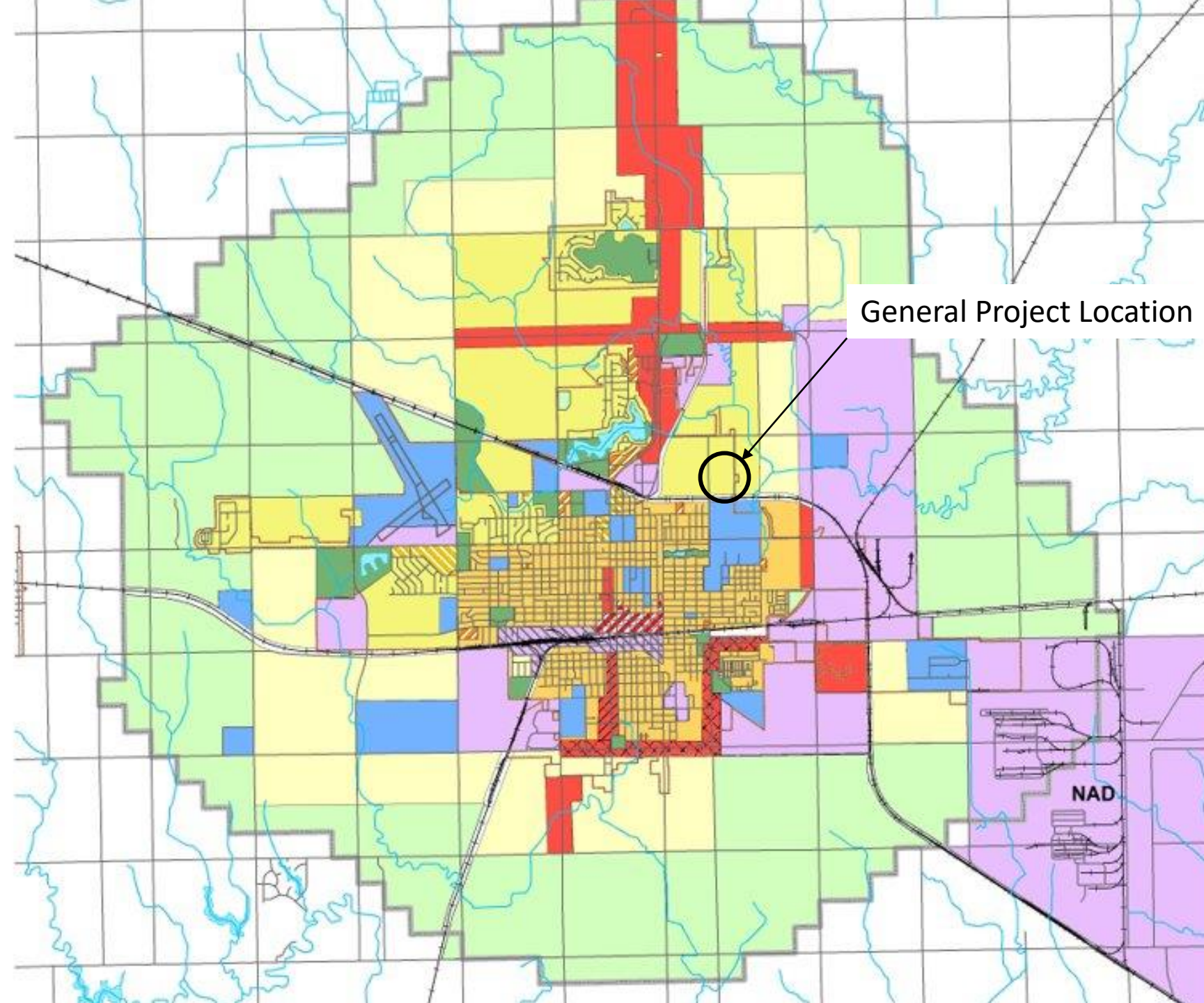
ELM AVE N
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Redevelopment Area #18

Elm Meadows Development Project



General Project Location

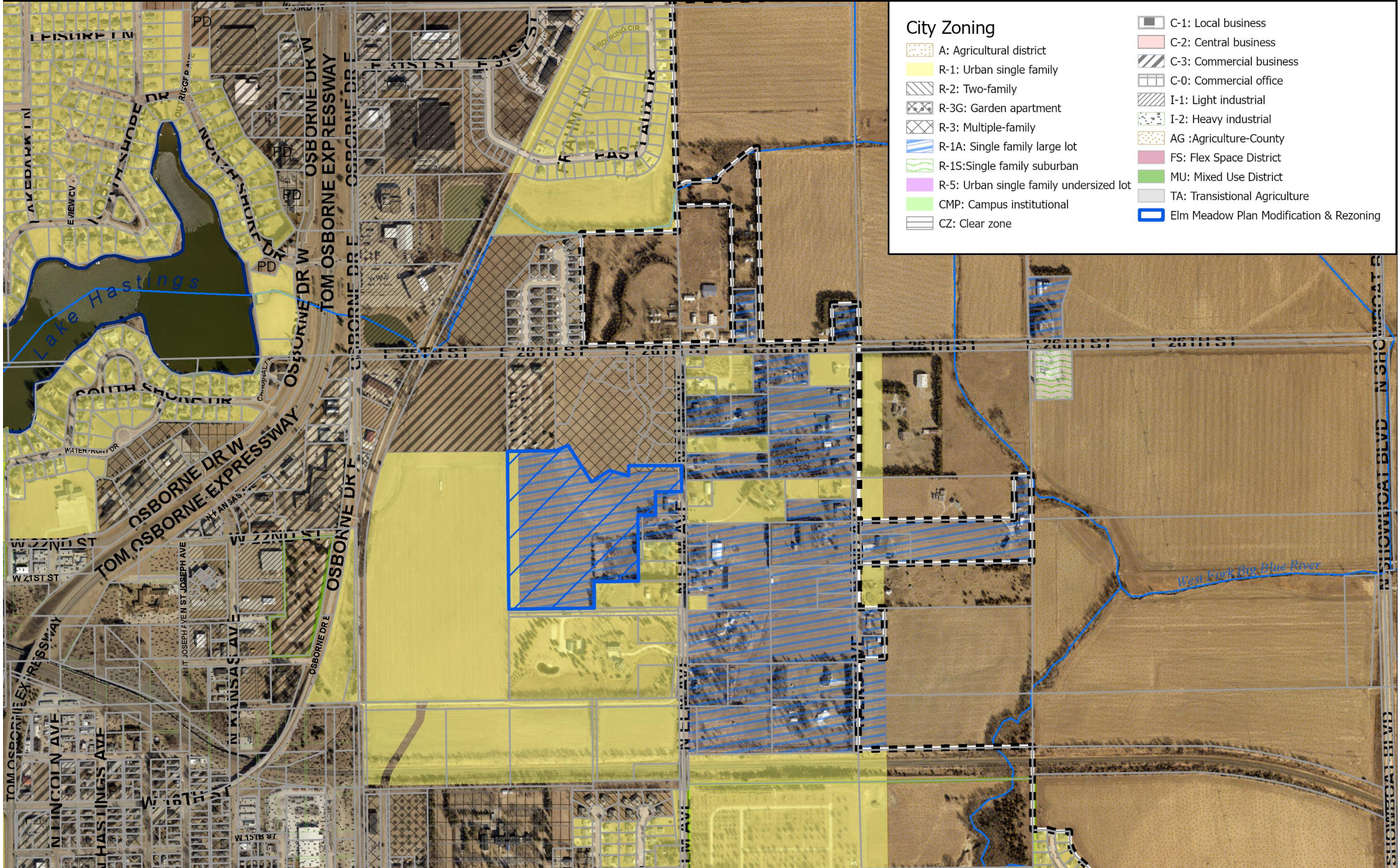
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Staff Findings Summary for the Rezoning Request

- The proposed rezoning conforms with the Comprehensive Plan.
- There is adequate infrastructure to serve the site.
- The character of the surrounding neighborhood is a mix of residential uses, agricultural uses, and commercial uses.
- The proposed rezoning is compatible with the nearby properties. The proposed use for the subdivision and the residential density is similar to the residential uses in the area.

Planning Commission Recommendation

The Planning Commission voted 7-0 to recommend approval to the City Council for the rezoning request from R-1A District to R-1 for the Elm Meadows development, based on the findings in the staff report.



Department: Development Services
Staff Contact: Chad Bunger
Council Meeting Date: 10/14/2024

AGENDA ITEM SUMMARY SHEET

Description of Item:

The Hastings Community Redevelopment Authority and the developer, Lagunas Home Construction, have submitted a request for Redevelopment Plan Modification No. 2024-6 to Redevelopment Area #18 for a single-family residential project.

The project would construct 54 single-family homes in the Elm 26 development generally located 850 feet south of the intersection of North Elm Avenue and East 26th Street on the west side of North Elm Avenue. The project intends to use tax increment financing (TIF) to help pay for land acquisition and infrastructure to reduce the cost per lot.

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. 2024-60 for Plan Modification No. 2024-6 to Redevelopment Area #18 for the Lagunas Home Construction Elm Meadows project. The area of redevelopment is approximately 25.99 acres that is generally located 850 feet south of the intersection of North Elm Avenue and East 26th Street on the west side of North Elm Avenue.

Deadlines associated with action:

Department head comments:

Development Services staff have reviewed the application for the Elm Meadows development and Redevelopment Plan Modification of Area #18. The complete details of the staff review and recommendation are in the attached staff report.

The Planning Commission held a public hearing for the request at their September 17, 2024 meeting. After the public hearing, the Commission voted 7-0 to recommend approval for the proposed Redevelopment Plan Modification to the City Council, based on the findings in the staff report.

City Administrator comments:

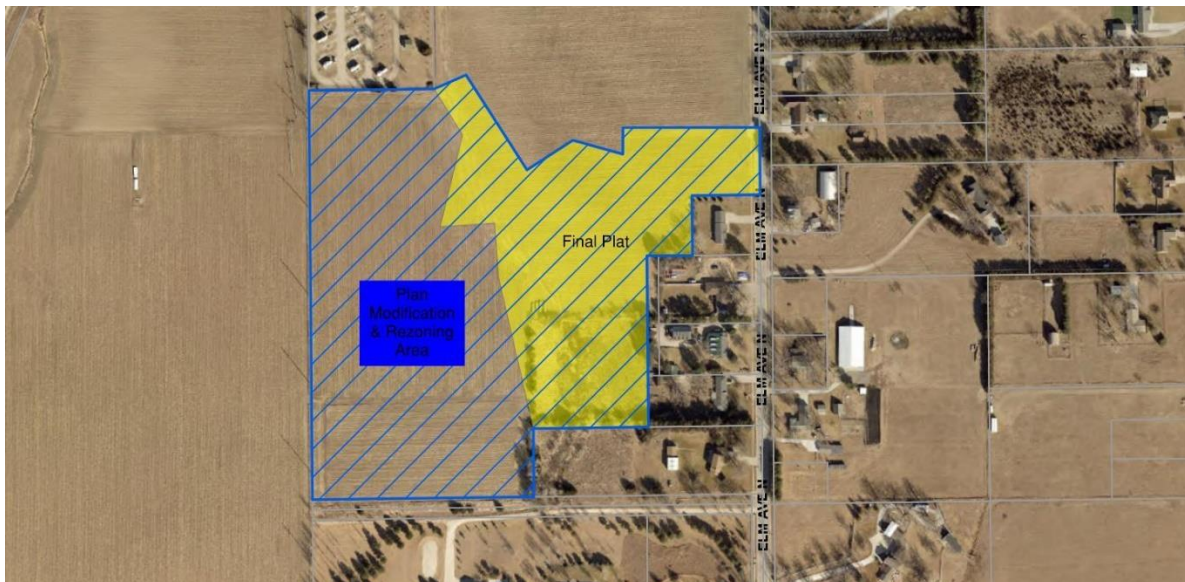
Due to the continued need for housing in our community, I recommend for approval.



City of Hastings Planning Commission

STAFF REPORT

Request to Modify Redevelopment Plan:	Lagunas Home Construction - Elm Meadows Redevelopment Plan (Plan Modification No. 2024-6)
Case No.	2024-300
Applicant	Hastings Community Redevelopment Authority, on behalf of the developer, Lagunas Home Construction, LLC
Property Location:	Generally located approximately 850 feet south of the intersection of North Elm Avenue and East 26th Street, on the west side of North Elm Avenue.
Lot Size:	25.99 acres
Date of Public Hearing:	September 17, 2024
Current Zoning	R-1A, Single-Family Large Lot Residential District
Adjacent Zoning:	North: R-3, Multiple-Family Residential District, A, Agricultural District, C-3, Commercial Business 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 residential development. The development was planned as part of the Elm 26 Preliminary Plat approved in June 2024. The developer is Lagunas Home Construction, 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 developer has also applied to rezone the property to R-1, Urban Single-Family Residential District, and for a Final Plat of Elm Meadows First Subdivision. Please see the corresponding staff reports for more information on these requests.

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 was approved by the City Council on June 10, 2024. The stated 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 Meadows Redevelopment Project, would construct 54 single-family detached homes to be sold at market rate. New streets, sidewalks, and needed infrastructure will be installed to support the new homes.

The development is to occur in several phases. The first subdivision, Elm Meadows First Subdivision, is to plat 18 single-family lots on the east side of the development. This phase is anticipated to begin in the spring of 2025. Subsequent phases of the single-family neighborhood will occur to the west as homes are built and sold. Based on favorable construction timelines and home sales, it is anticipated the neighborhood will be built out by 2030.

Property Description:

The property fronts onto North Elm Avenue and is part of the Elm 26 development, approved in June 2024. 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 Fork of the Big 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 it 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 building homes in the Hastings area and has an experienced development support team.

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 landforms 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 developer has requested to rezone the property from R-1A District to R-1, Urban Single-Family Residential District. The R-1A Single-Family Large Lot Residential District, which the property is currently zoned, requires a minimum lot area of 20,000 square feet and lot width of 100 feet. The R-1 District requires a minimum lot area of 7,000 square feet and a 70-foot lot width.

The proposal will allow for a more affordable development with a more efficient layout of lots.

The area was a part of the Elm 26 Preliminary Plat. The section of the development was intended for single-family detached homes. Based on the Preliminary Plat, single-family detached section would have a density of 2.3 dwellings per acre.

The first phase of the single-family development, Elm Meadows First Subdivision Final Plat shows 18 lots on the 11.36-acre site. The proposed density for the first phase is 1.58 dwellings per acre.

The proposed rezoning generally conforms with the 2009 Imagine Hastings Comprehensive Plan. The 2009 Plan notes a range of lot sizes from 8,750 to 20,000 square feet. The City's zoning code does not have a single-family residential district that meets the lot size range. The R-1A, Single-Family Large Lot Residential District has a minimum lot size of 20,000 square feet. Alternatively, the R-5, Urban Single-Family Undersized Lot Residential District has a minimum lot area of 4,500 square feet. The R-1 District is the only single-family zoning district that generally complies with this range. This inconsistency appears to be a by-product of a zoning code update in 2013 not fully aligning with the 2009 plan.

The land use category also notes a density range from 2 – 5 dwellings per acre. The first phase of the single-family density has a slightly smaller density than intended. This is largely due to the creation of outlots intended to manage the stormwater runoff from the development within the natural drainage channel.

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 Meadows 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 \$4,306,784 for land and infrastructure construction. A variety of conventional lending tools, developer equity, and the use of public paving infrastructure district financing will be used for land acquisition and infrastructure construction.

Other conventional lending sources will be used for the actual construction of the homes.

The developer is seeking \$3,311,688 in TIF funding. These funds will be used to pay down the cost of developable lots for the 54-lot single-family neighborhood.

As shown in the table at the bottom of page 9, without TIF proceeds, the average cost of a lot would be \$79,755. With TIF proceeds, the average cost of a is anticipated to be \$18,428.

Based on a \$79,000 lot price, the entire single-family neighborhood would not be economically feasible. The cost of the lot, without TIF, on top of the construction cost for a modest market-rate home would make those new homes unattainable for most.

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 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 54 new single-family houses at market-rate prices, 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 \$3,697. 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 \$24,401,860, upon completion of the project. This will result in an increase in tax revenue of over \$526,976 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 Meadows Redevelopment Project, generally located approximately 850 feet south of the intersection of North Elm Avenue and East 26th Street, on the west side of North Elm 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: September 6, 2024

ATTACHMENTS:

1. Application and Redevelopment Plan Modification materials
2. Proposed Elm Meadows First Subdivision Final Plat
3. Approved Elm 26 Subdivision Preliminary Plat
4. 2009 Imagine Hastings Future Land Use Map
5. 2024 Redevelopment Area Number 18 Blight and Substandard Determination Study
6. 2024 Redevelopment Area Number 18 General Redevelopment Plan



Zoning Application

Date: 08/30/2024

Project

Permit Type:	Redevelopment Plan Amendment	Existing Zoning:	R-1A, Single Family Large Lot Residential
Project Name:	Elm Meadows Redevelopment Project	Proposed Zoning:	R-1, Urban Single Family Residential
Project Address:	301 S Burlington Ave	Comprehensive Plan:	R-1 Single Family Residential
City, State, Zip:	HASTINGS, NE 68901	Gross Area:	1144072
In City Limits:	Yes	# of Lots:	54
Legal:		Proposed Use:	Single Family Homes

Reason for Request: Modify the existing redevelopment plan for Area #18

Applicant / Owner

Applicant Name:	Randal Chick	Owner Name:	RIEF DEVELOPMENT LLC
Company:	Community Redevelopment Authority of the City of Hastings	Address:	705 N WEBB RD
		City, State, Zip:	GRAND ISLAND, NE 68803-0000
Address:	301 S Burlington Ave	Phone:	
City, State, Zip:	Hastings	Email:	
Phone:	402-461-8415		
Email:	cra@redevelophastings.com		

Key Contact

Key Contact:	Maria Montanez	Address:	926 S. Colorado
Company:	Lagunas Home Construction LLC	City, State, Zip:	Hastings, NE 68901
		Email:	montanez.mm4@gmail.com
Phone:	(402) 902-9115		

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

Randal Chick

Applicant

08/30/2024

Date

08/30/2024

Owner

Date

REDEVELOPMENT PLAN #18
PLAN MODIFICATION NO. 2024-6

(Lagunas Home Construction – Elm Meadows 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 a specific redevelopment related project in Area #18.

Executive Summary:

Project Description

THE PROJECT CONSISTS OF THE PURCHASE AND REDEVELOPMENT OF APPROXIMATELY 27 ACRES OF LAND LOCATED SOUTH OF 26TH STREET AND WEST OF 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. THE PROPERTY WILL BE ACQUIRED, INFRASTRUCTURE INSTALLED AND THE DEVELOPER WILL CONSTRUCT UP TO 54 MARKET RATE SINGLE FAMILY HOMES.

Lagunas Home Construction LLC will utilize Tax Increment Financing to aid in acquisition, site preparation, and infrastructure expenses associated with the purchase and development of market rate housing on approximately 27 acres in the future Elm Meadows Subdivision.

Elm Meadows One will include the development and construction of eighteen single family homes. Depending on size and finish, new construction units are expected to sell between \$360,000 and \$460,000. New home construction is anticipated to take place between July, 2025 through December, 2027 and total project valuation is anticipated to be \$7,527,600. These units will be approximately 1,500 square feet to 1,800 square feet, have three to five bedrooms, attached garages, and basements.

Elm Meadows Two will include the development and construction of 20 single family homes and are expected to sell between \$389,376 and \$497,536. New home construction timeframe will depend upon the rate of sale of the units and the construction is anticipated to take place between January 2028 and December 2029. Total project valuation of Elm Meadows Two is anticipated to be \$9,046,502.

Elm Meadows Three will include the development and construction of 16 single family homes and are expected to sell between \$404,951 and \$517,437. New home construction timeframe will depend upon the rate of sale of the units and the construction is anticipated to take place between January 2029 and December 2030. Total project valuation of Elm Meadows Three is anticipated to be \$7,827,758.

This project would not be possible without the use of TIF and the purchase of the property and construction of all three project phases is subject to approval of TIF funding.

TAX INCREMENT FINANCING TO PAY FOR THE ACQUISITION, SITE PREPARATION OF THE PROPERTY AND INSTALLATION OF SEWER, WATER AND PAVING WILL COME FROM THE FOLLOWING REAL PROPERTY:

Property Description (the "Redevelopment Project Area")

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:

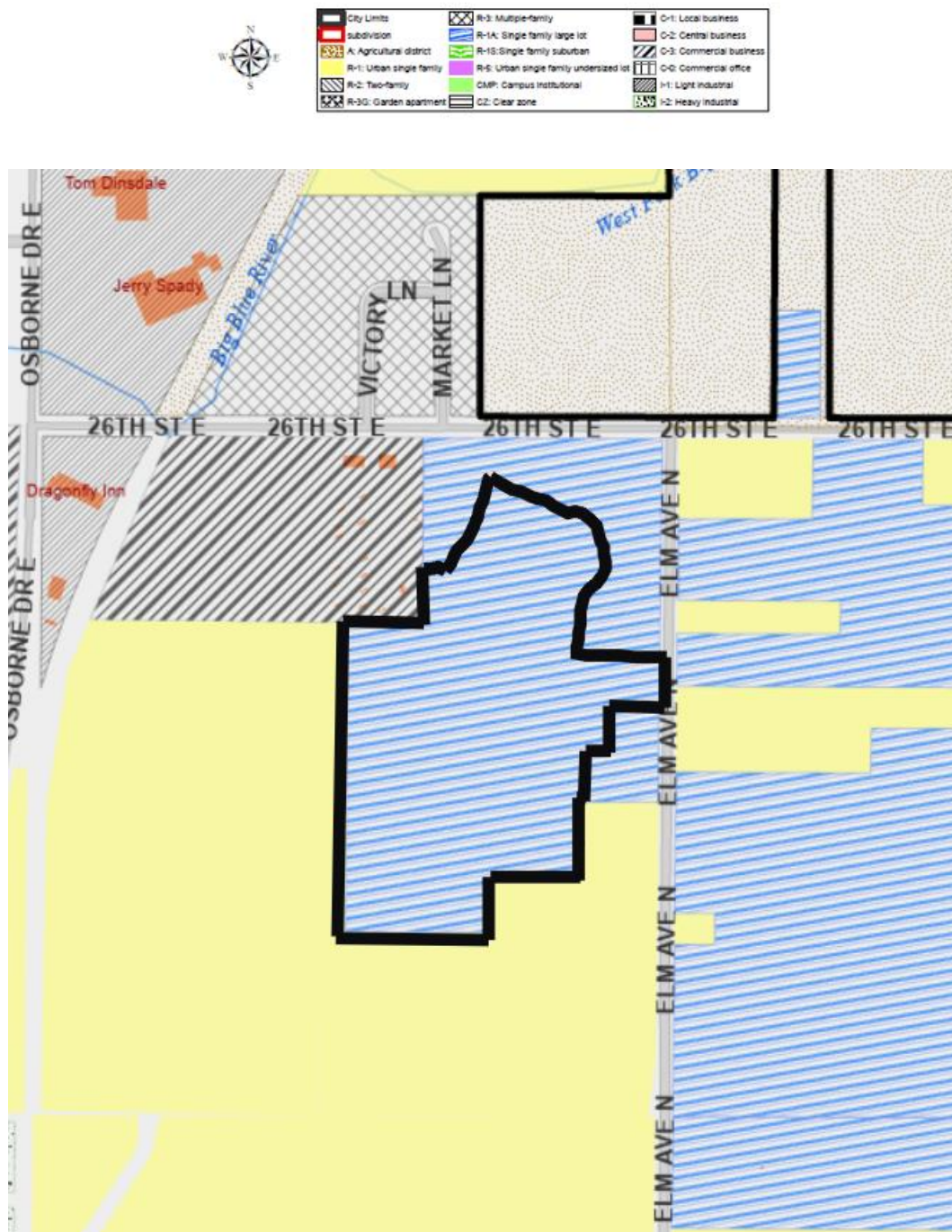
Legal Description:

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 862.25 FEET TO THE SOUTHEAST CORNER OF ELM 26 FIRST SUBDIVISION AND ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUING S00°35'19"W, ALONG SAID EAST LINE, A DISTANCE OF 210.01 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°40'38"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 N66°14'06"E A DISTANCE OF 101.64 FEET; THENCE S32°47'04"E A DISTANCE OF 330.13 FEET; THENCE N57°12'56"E A DISTANCE OF 160.15 FEET; THENCE S74°22'30"E A DISTANCE OF 151.95 FEET; THENCE N00°12'05"E A DISTANCE OF 77.64 FEET; THENCE S89°54'46"E A DISTANCE OF 396.38 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS A CALCULATED AREA OF 1144074.25 SQUARE FEET OR 26.264 ACRES MORE OR LESS.

As this is a phased project, the tax increment will be captured for the tax year beginning in 2026 or 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 valuation will continue to be paid to the normal taxing entities. The increase in value will come from the new construction of up to 54 single family homes as permitted in the R-1 Residential Zoning District. The tax increment will be captured for the tax year beginning in 2026 or in the year when an increase in value is available for capture and ending fifteen years later.

Map of Existing Land Use and Proposed Redevelopment Site



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 #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 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 market rate housing for residential uses on this property as defined by the current and effective zoning regulations. The Hastings Planning Commission will hold a public hearing at their meeting on September 17, 2024 and to review and approve Plan Modification No. 2024-6 to Redevelopment Plan No. 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 No. 18 provides for real property acquisition and this plan amendment does not prohibit such acquisition. Rief Development LLC is the current owner of the ground on which

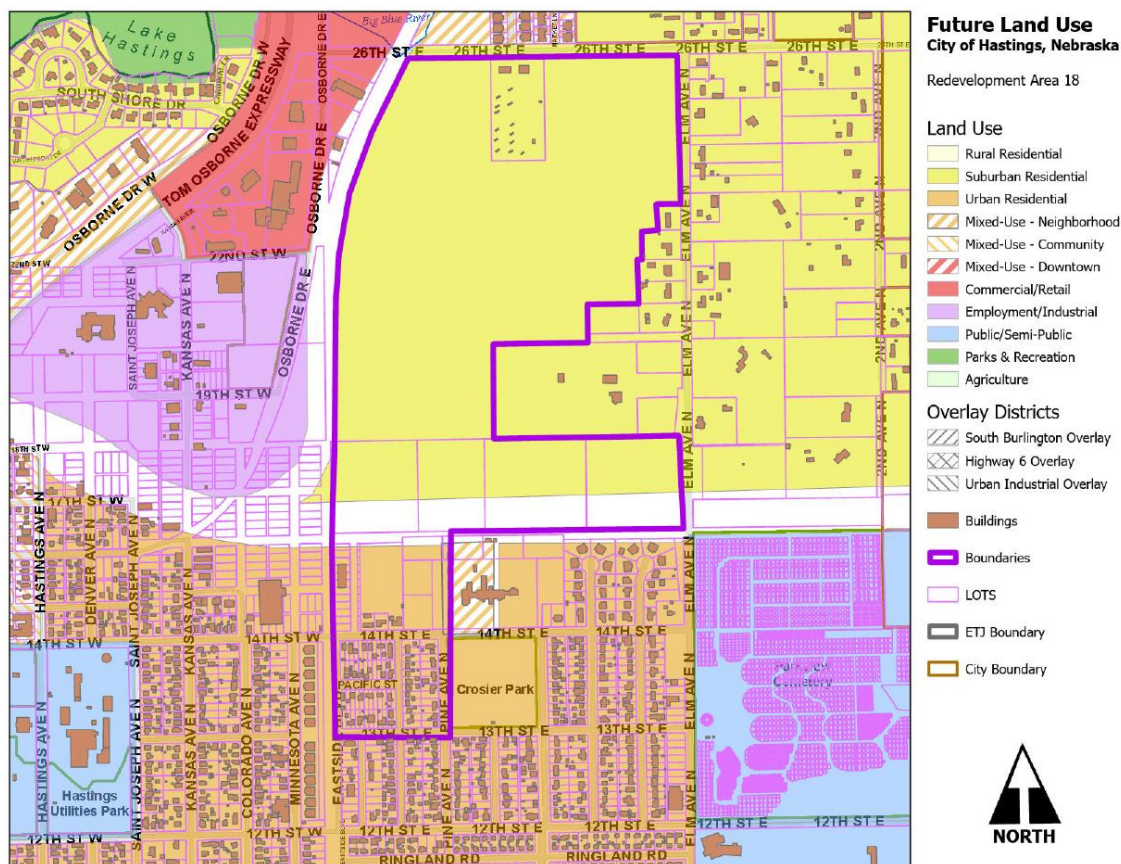
the Project will be constructed. The parcel on which Lagunas Home Construction LLC will construct new housing will be purchased by the developer.

b. Demolition and Removal of Structures:

The project to be implemented with this plan does not provide for the demolition and removal any structures on this property.

c. Future Land Use Plan

See the attached map from the 2009 Hastings Comprehensive Development Plan. Much of the area around the site in private ownership is planned for residential development and ancillary uses. This property is currently owned by Rief Development LLC and a sale is contemplated to the developer. [§18-2103(b) and §18-2111) The attached map also is an accurate site plan of the area after redevelopment. [§18-2111(5))



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

The area is currently zoned R-1A Single Family Large Lot and a zoning change to R-1 Single Family Residential is anticipated with this project. The property will be graded and new streets 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]

e. Site Coverage and intensity of Use

The developer is proposing to construct up to 54 single family homes and 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 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 homes. The developer 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 property has previously been utilized for farm ground and agriculture related uses and no relocation is contemplated or necessary. [§18-2103.02]

5. No member of the Authority, nor any employee thereof holds any interest in any property in this Redevelopment Project Area. [§18-2106]

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.

Land acquisition is \$725,000 and the development costs for infrastructure are estimated to be \$3,581,784. Total development costs of \$4,306,784 for land and infrastructure will be paid for by TIF funds and the sale and development of lots for single family homes. Based on current projections, the Developer is seeking \$3,311,688 in TIF to make the Project economically viable and the Developer and their financial institution have indicated the project is not feasible without the assistance of TIF.

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

The developer will provide all necessary financing for the project. Funding for the development of the land and construction of 54 homes will be come from a combination of funds including;

- a conventional mortgage loan from Home Federal Bank in the amount of \$580,000 for acquisition
- owner equity contribution of \$145,000 for acquisition
- Infrastructure paving districts in the amount of \$2,957,039
- a revolving construction line of \$4,175,000 from Home Federal Bank
- TIF funding in the amount of \$3,311,688
- and new home sales

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 by providing quality housing for Hastings area citizens and housing that will help meet the needs of the Hastings workforce.

8. Time Frame for Development

The developer is proposing the following project development schedule.

- Plan Modification Approvals – September-November, 2024
- Infrastructure Design, Bidding, Construction, Districting – January - March, 2025
- Infrastructure Construction – March - July, 2025
- Elm Meadows I new home construction – July, 2025 - December, 2027
- Elm Meadows II new home construction – 2028 - 2029
- Elm Meadows III new home construction – 2029 - 2030

Excess valuation should be available for each portion of the phased 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

Extension of utilities, substantial site grading and installation of streets are necessary to facilitate redevelopment of this site. The projected cost of bringing a buildable lot to market is just under \$80,000 which is not a realistic price for market rate single family housing in Hastings. The redevelopment of this property will result in increased housing opportunities and increased sales tax and is another step in the creation of more housing opportunities for the Hastings community. The Hastings Community Redevelopment Authority and the Hastings City Council have made it clear with previous decisions that they support development that will increase residential opportunities for families and workforce in the area.

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 – Elm Meadows I

Elm Meadows One will include the development and construction of eighteen single family homes and total project valuation is anticipated to be \$7,527,600. Approximately \$1,021,605 in public funds from tax increment financing provided by the Hastings Community Redevelopment Authority will be required to complete the project. This investment by the Authority will leverage \$7,527,600 in private sector or other non-local financing; a private investment of \$7.37 for every TIF dollar investment. Total lot costs without TIF in Elm Meadows I is \$86,443 and the lot cost with TIF is \$29,687.

USE OF FUNDS			LOT DEVELOPMENT - SOURCES OF FUNDS	
ELM MEADOWS I - 18 Lots	18		Projected Valuation	\$ 7,527,600
Acquisition		\$ 241,667	Projected TIF Proceeds	\$ 1,021,605
Acquisition Interest		\$ 23,683	Projected TIF Proceeds per lot	\$ 56,756
Infrastructure		\$ 1,114,670		
Infrastructure Interest		\$ 122,614	Total Uses	\$ 1,555,967
Insurance		\$ 10,000	Total Units	18
Property Taxes		\$ 10,000		
Misc. Development Costs		\$ 33,333	Cost Per Lot (No TIF)	\$ 86,443
Total Uses		\$ 1,555,967	Cost Per Lot (With TIF)	\$ 29,687

Project Sources and Uses – Elm Meadows II

Elm Meadows Two will include the development and construction of 20 single family homes and the total project valuation of Elm Meadows Two is anticipated to be \$9,046,502. Approximately \$1,227,742 in public funds from tax increment financing provided by the Hastings Community Redevelopment Authority will be required to complete the project. This investment by the Authority will leverage \$9,046,502 in private sector or other non-local financing; a private investment of \$7.37 for every TIF dollar investment. Total lot costs without TIF in Elm Meadows II is \$77,086 and the lot cost with TIF is \$15,699.

USE OF FUNDS			LOT DEVELOPMENT - SOURCES OF FUNDS	
ELM MEADOWS II - 18 Lots	20		Projected Valuation	\$ 7,527,600
Acquisition		\$ 268,519	Projected TIF Proceeds	\$ 1,227,742
Acquisition Interest		\$ 52,630	Projected TIF Proceeds per lot	\$ 61,387
Infrastructure		\$ 1,048,233		
Infrastructure Interest		\$ 115,306	Total Uses	\$ 1,541,725
Insurance		\$ 10,000	Total Units	20
Property Taxes		\$ 10,000		
Misc. Development Costs		\$ 37,037	Cost Per Lot (No TIF)	\$ 77,086
Total Uses		\$ 1,541,725	Cost Per Lot (With TIF)	\$ 15,699

Project Sources and Uses – Elm Meadows III

Elm Meadows III will include the development and construction of 16 single family homes and Total project valuation of Elm Meadows III is anticipated to be \$7,827,758. Approximately \$1,062,341 in public funds from tax increment financing provided by the Hastings Community Redevelopment Authority will be required to complete the project. This investment by the Authority will leverage \$7,827,758 in private sector or other non-local financing; a private investment of \$7.37 for every TIF dollar investment. Total lot costs without TIF in Elm Meadows I is \$75,568 and the lot cost with TIF is \$9,172.

USE OF FUNDS		LOT DEVELOPMENT - SOURCES OF FUNDS	
ELM MEADOWS III - 16 Lots	16	Projected Valuation	\$ 7,827,758
Acquisition	\$ 214,815	Projected TIF Proceeds	\$ 1,062,341
Acquisition Interest	\$ 63,156	Projected TIF Proceeds per lot	\$ 66,396
Infrastructure	\$ 794,136		
Infrastructure Interest	\$ 87,355	Total Uses	\$ 1,209,092
Insurance	\$ 10,000	Total Units	16
Property Taxes	\$ 10,000		
Misc. Development Costs	\$ 29,630	Cost Per Lot (No TIF)	\$ 75,568
Total Uses	\$ 1,209,092	Cost Per Lot (With TIF)	\$ 9,172

The Elm Meadows Project will ultimately include the development and construction of 54 single family homes and total project valuation is anticipated to be \$24,401,860. Approximately \$3,311,688 in public funds from tax increment financing provided by the Hastings Community Redevelopment Authority will be required to complete the total project. This investment by the Authority will leverage \$24,401,860 in private sector or other non-local financing; a private investment of \$7.37 for every TIF dollar investment. Total lot costs without TIF will average \$79,755 and the lot cost with TIF will average \$18,428.

USE OF FUNDS		LOT DEVELOPMENT - SOURCES OF FUNDS	
ELM MEADOWS - 54 Lots	54	Projected Valuation	\$ 24,401,860
Acquisition	\$ 725,001	Projected TIF Proceeds	\$ 3,311,688
Acquisition Interest	\$ 139,469	Projected TIF Proceeds per lot	\$ 61,328
Infrastructure	\$ 2,957,039		
Infrastructure Interest	\$ 325,275	Total Uses	\$ 4,306,784
Insurance	\$ 30,000	Total Units	54
Property Taxes	\$ 30,000		
Misc. Development Costs	\$ 100,000	Cost Per Lot (No TIF)	\$ 79,755
Total Uses	\$ 4,306,784	Cost Per Lot (With TIF)	\$ 18,428

Tax Revenue. The property to be redeveloped is anticipated to have a January 1, 2024, valuation of approximately \$170,000. Based on the 2023 levy of .02174723 this would result in real property taxes of approximately \$3,697.03 which will be paid out to all the existing taxing

entities. It is anticipated that the assessed value will increase by \$24,231,860 upon full completion, as a result of the site redevelopment. This development will result in an additional estimated tax increase of over \$526,976 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 2024 assessed value:	\$170,000
Estimated value after completion	\$24,401,860
Increment value	\$24,231,860
Annual TIF generated (estimated)	\$526,976
TIF bond issue	\$3,311,688

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

The proposed redevelopment will create additional valuation of \$24,231,860. No tax shifts are anticipated from the project. The project creates new valuation from the construction of new homes 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;

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. It is anticipated that this project has the potential to impact schools as the homes to be built will have 3 to 5 bedrooms allowing for larger families. However, approximately 11 homes per year are projected to be built and this phased construction should allow time for the local school districts to adjust for enrollment changes. 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. However, this development is designed for families as each home will have 3 to 5 bedrooms. It is anticipated that the average household in the development will have 4-5 family members and that an estimated 270 people could be housed in this subdivision with an estimated 160 school age children. The construction of these homes will take place over a five-year period and these children will likely be spread over the full school age population from elementary to secondary school. The superintendent of Hastings Public Schools has indicated that their student population runs between 230 to 270 students per class and an additional influx of 160 students over a 5-year term will have minimal impact on School District #18. Therefore, 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 Hastings Housing Study of 2021 and the CRA's goal to increase housing opportunities in the community.

Time Frame for Development

Development of the project is expected to occur in annual phases as provided below;

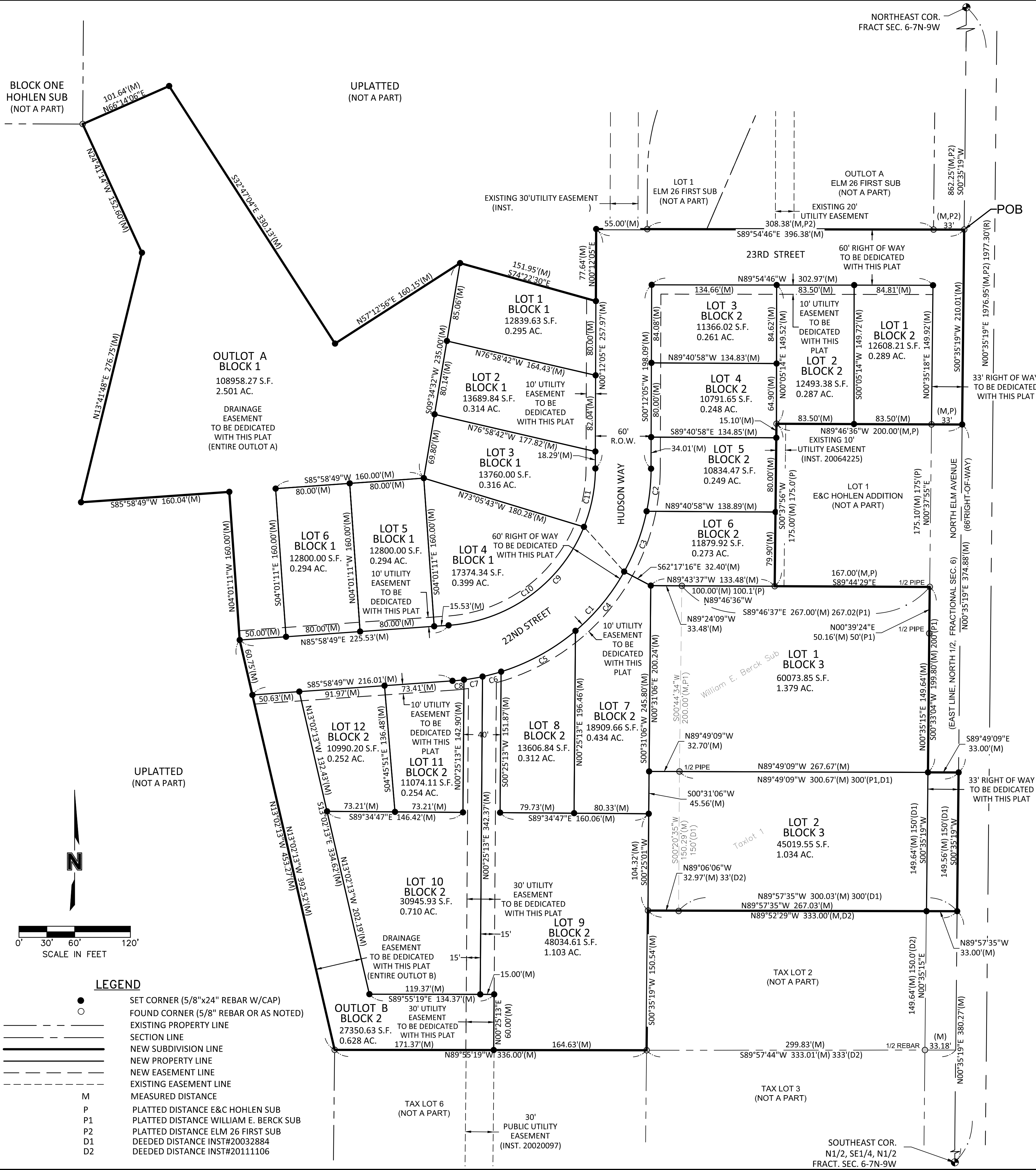
Elm Meadows I home construction is anticipated to occur between July, 2025 and December, 2027.

Elm Meadows II home construction is anticipated to occur between 2028 and 2029.

Elm Meadows III home construction is anticipated to occur between 2029 and 2030.

Ultimately market conditions and the rate of sale of individual homes will determine the completion date of the project. While the projected construction is anticipated to be complete by the end of 2030, other conditions may delay the completion of the project.

DWG: F:\2024\04501-05000\024-04930-Design\Survey\SRV\Sheets\V_FPLAT ELM MEADOWS_02404930.dwg
DATE: Sep 10, 2024 4:52pm
XREFS: V_XALTA_LDP_02400835 V_XRWAY_LDP_02400835 C_PBASE_02400835 C_PBASE_LDP_02404930 C_PBASE_LDP_02404930
USER: jlmenez



FINAL PLAT

ELM MEADOWS FIRST SUBDIVISION

A REPLAT OF WILLIAM E. BERCK SUBDIVISION EXCLUDING ROAD RIGHT OF WAY AND A PART OF THE NE1/4, N1/2 OF FRACTIONAL SECTION 6, T7N, R9W OF THE 6TH P.M., IN THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA

CURVE TABLE					
CURVE ID	RADIUS (FT)	DELTA	LENGTH (FT)	CHORD BEARING	CHORD LENGTH (FT)
C1	230.00	085°46'44"	344.34	S43°05'27"W	313.07
C2	230.00	011°31'57"	46.29	S05°58'04"W	46.22
C3	230.00	017°19'51"	69.57	S20°23'58"W	69.31
C4	230.00	020°41'10"	83.04	S39°24'29"W	82.59
C5	230.00	022°54'32"	91.96	S61°12'19"W	91.35
C6	230.00	005°09'51"	20.73	S75°14'31"W	20.72
C7	230.00	005°03'42"	20.32	S80°21'17"W	20.31
C8	230.00	003°05'41"	12.42	S84°25'59"W	12.42
C9	170.00	085°46'44"	254.51	N43°05'27"E	231.40
C10	170.00	064°03'07"	190.05	N53°57'16"E	180.30
C11	170.00	021°43'37"	64.47	N11°03'54"E	64.08

LOCATION MAP

FRACTIONAL SEC. 6, T7N, R9W

NOT TO SCALE

SITE LOCATION

NE COR

6

ELM AVENUE

12TH ST

SECTION CORNER TIES

NORTHEAST CORNER, FRACTIONAL SEC 6-7N-9W
FOUND ALUMINUM CAP IN ASPHALT
ON CENTERLINE OF N ELM ST SOUTH
N 39.33' TO 'X' NAILS IN GUY POLE
NE 47.85' TO NAIL & DISK IN POWER POLE
SE 51.89' TO MAG NAIL & DISK IN POWER POLE
SW 56.25' TO 'X' NAILS IN POWER POLE
N 1.00' TO CENTERLINE E 26TH ST EAST/WEST

SOUTHEAST CORNER, N1/2, NE1/4, S1/2, FRACTIONAL SEC 6-7N-9W
FOUND "I" IN CONCRETE
SE 97.97' TO RED HEAD IN POWER POLE
NE 60.15' TO RED HEAD IN POWER POLE
NW 47.85' TO NW CORNER CONCRETE DRIVEWAY APPROACH
SW 50.20' TO TOP CENTERLINE TELEPHONE POST

OWNERS
LAGUNAS HOME CONSTRUCTION LLC
RIEF DEVELOPMENT, LLC
TYLER L & TARA A MAGGART
TIMOTHY D & PAMELA S SMITH

ENGINEER/LAND SURVEYOR
OLSSON
201 E. 2ND ST.
GRAND ISLAND, NE 68801

FLOOD ZONE
THE PROPERTY SHOWN ON THE SURVEY LIES WITH FLOOD ZONE DESIGNATION ZONE X "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN" AS DESCRIBED ON THE FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 31001C157C, BEARING AN EFFECTIVE DATE OF JULY 5, 2018 AND COMMUNITY-PANEL NUMBER 31001C176C, BEARING AN EFFECTIVE DATE OF JULY 5, 2018 FOR THE COMMUNITY IN WHICH THE SUBJECT PROPERTY IS LOCATED.

LEGAL DESCRIPTION

A REPLAT OF WILLIAM E. BERCK SUBDIVISION EXCLUDING ROAD RIGHT OF WAY AND 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 862.25 FEET TO THE SOUTHEAST CORNER OF ELM 26 FIRST SUBDIVISION AND ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUING S00°35'19"W, ALONG SAID EAST LINE, A DISTANCE OF 210.01 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 S89°46'36"E, ALONG SAID NORTH LINE OF LOT 1, WILLIAM E. BERCK SUBDIVISION, A DISTANCE OF 167.13 FEET; THENCE S00°33'04"W, ALONG THE EAST LINE OF SAID LOT 1, WILLIAM E. BERCK SUBDIVISION, A DISTANCE OF 199.80 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1; THENCE S89°49'09"E A DISTANCE OF 33.00 FEET TO A POINT ON SAID EAST LINE OF THE NE1/4, N1/2; THENCE S00°35'19"W, ALONG SAID EAST LINE OF THE NE1/4, N1/2, A DISTANCE OF 149.56 FEET; THENCE N89°52'29"W A DISTANCE OF 333.00 FEET; THENCE S00°35'19"W A DISTANCE OF 150.54 FEET; THENCE N89°55'19"W A DISTANCE OF 336.00 FEET; THENCE N13°02'13"W A DISTANCE OF 453.27 FEET; THENCE N04°01'11"W A DISTANCE OF 160.00 FEET; THENCE S85°58'49"W A DISTANCE OF 160.04 FEET; THENCE N13°41'48"E A DISTANCE OF 276.75 FEET; THENCE N24°41'14"W A DISTANCE OF 152.60 FEET TO THE SOUTHEAST CORNER OF BLOCK 1, HOHLEN SUBDIVISION; THENCE N66°14'06"E A DISTANCE OF 101.64 FEET; THENCE S32°47'04"E A DISTANCE OF 330.13 FEET; THENCE N57°12'56"E A DISTANCE OF 160.15 FEET; THENCE S74°22'30"E A DISTANCE OF 151.95 FEET; THENCE N00°12'05" E A DISTANCE OF 77.64 FEET; THENCE S89°54'46"E A DISTANCE OF 396.38 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS A CALCULATED AREA OF 604,884.12 SQUARE FEET OR 13.886 ACRES MORE OR LESS OF WHICH 1.763 ACRES ARE NEW DEDICATED ROAD RIGHT OF WAY.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT ON _____, 2024, I, JESSE E. HURT, A NEBRASKA REGISTERED LAND SURVEYOR NO.674, 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 SURVEYOR'S REGULATION ACT IN EFFECT AT THE TIME OF THIS SURVEY.

JESSE E. HURT, REGISTERED LAND SURVEYOR NUMBER, LS-674

olsson

Engineering - Nebraska COA #CA-0638
201 East 2nd Street
Grand Island, NE 68801
TEL 308.384.8750
www.olsson.com

FINAL PLAT

ELM MEADOWS FIRST SUBDIVISION

LAGUNAS HOME

2024

HASTINGS, NEBRASKA

drawn by: JMJ

checked by: GISVY

approved by: JEH

QA/QC by: JJA

project no.: 2024-04930

drawing no.: 2024-08-15

SHEET

1 of 2

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

ENGINEER/LAND SURVEYOR
OLSSON
201 E. 2ND ST.
GRAND ISLAND, NE 68801

SUBDIVISION AREA
44.309± ACRES

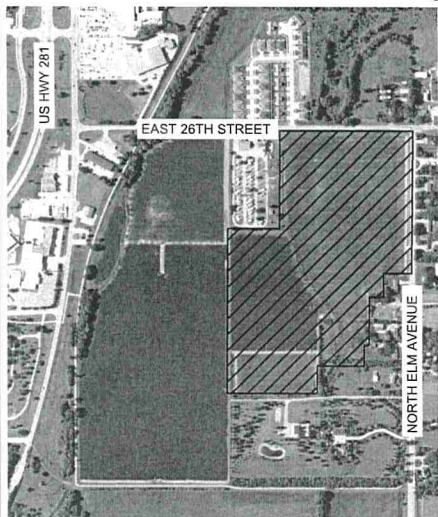
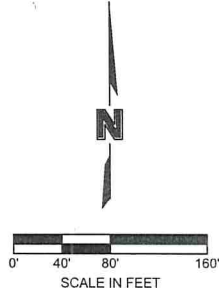
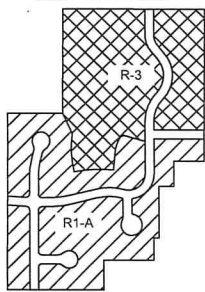
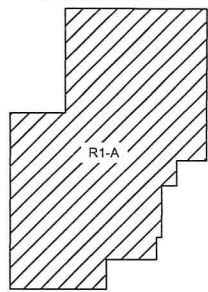
LOT USAGE
55 - RESIDENTIAL
19 - MULTI-FAMILY RESIDENTIAL
5 - OUTLOT

OWNER

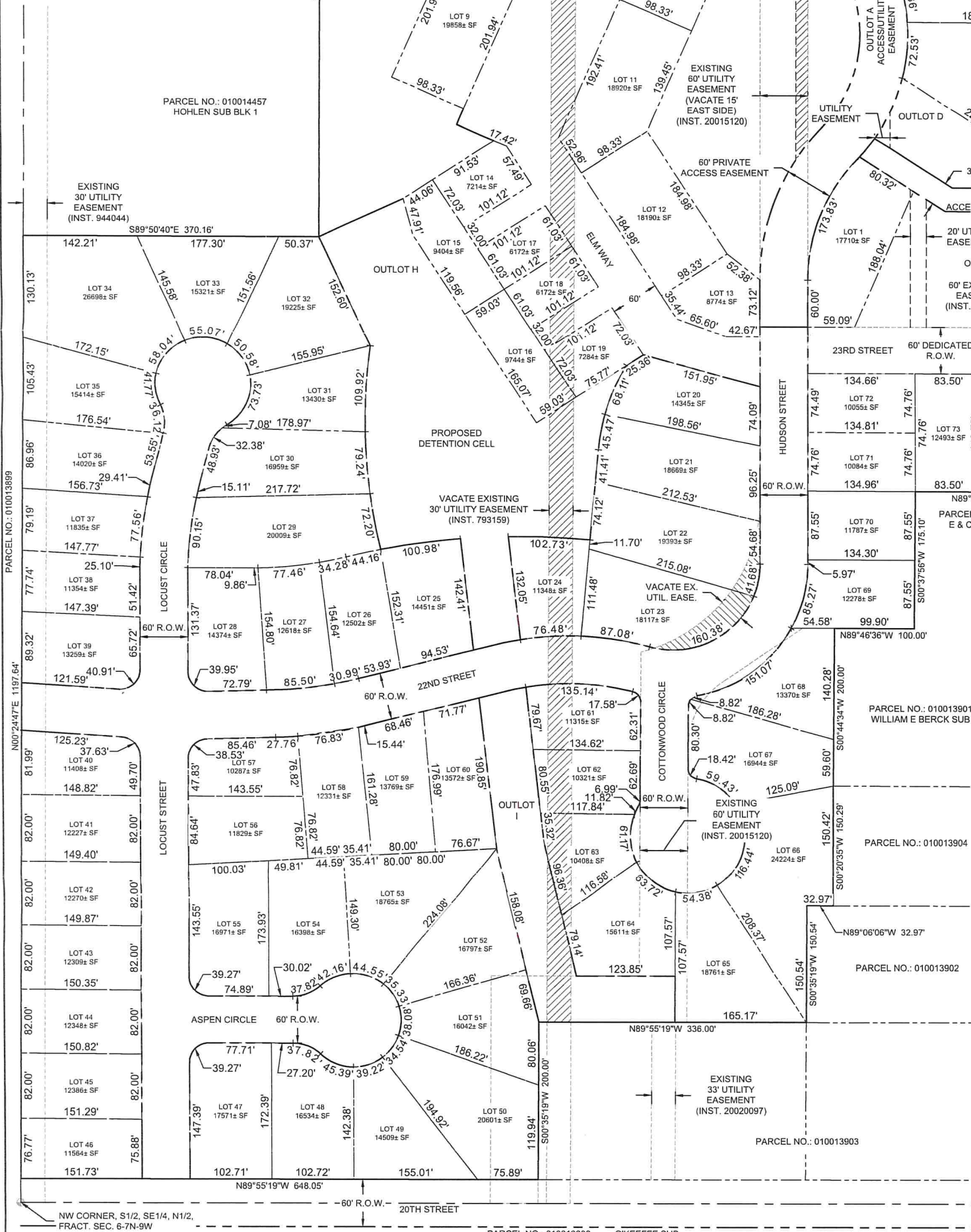
DATE

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°44'43"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 18th DAY OF May, 2024.

CHAIRMAN
Chad Burger
DIRECTOR

MAYOR AND CITY COUNCIL RECOMMENDATION
THIS PRELIMINARY PLAT OF ELM 26 SUBDIVISION, CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA IS HEREBY APPROVED THIS 18th DAY OF June, 2024.

MAYOR
Kathy Sperry
CLERK

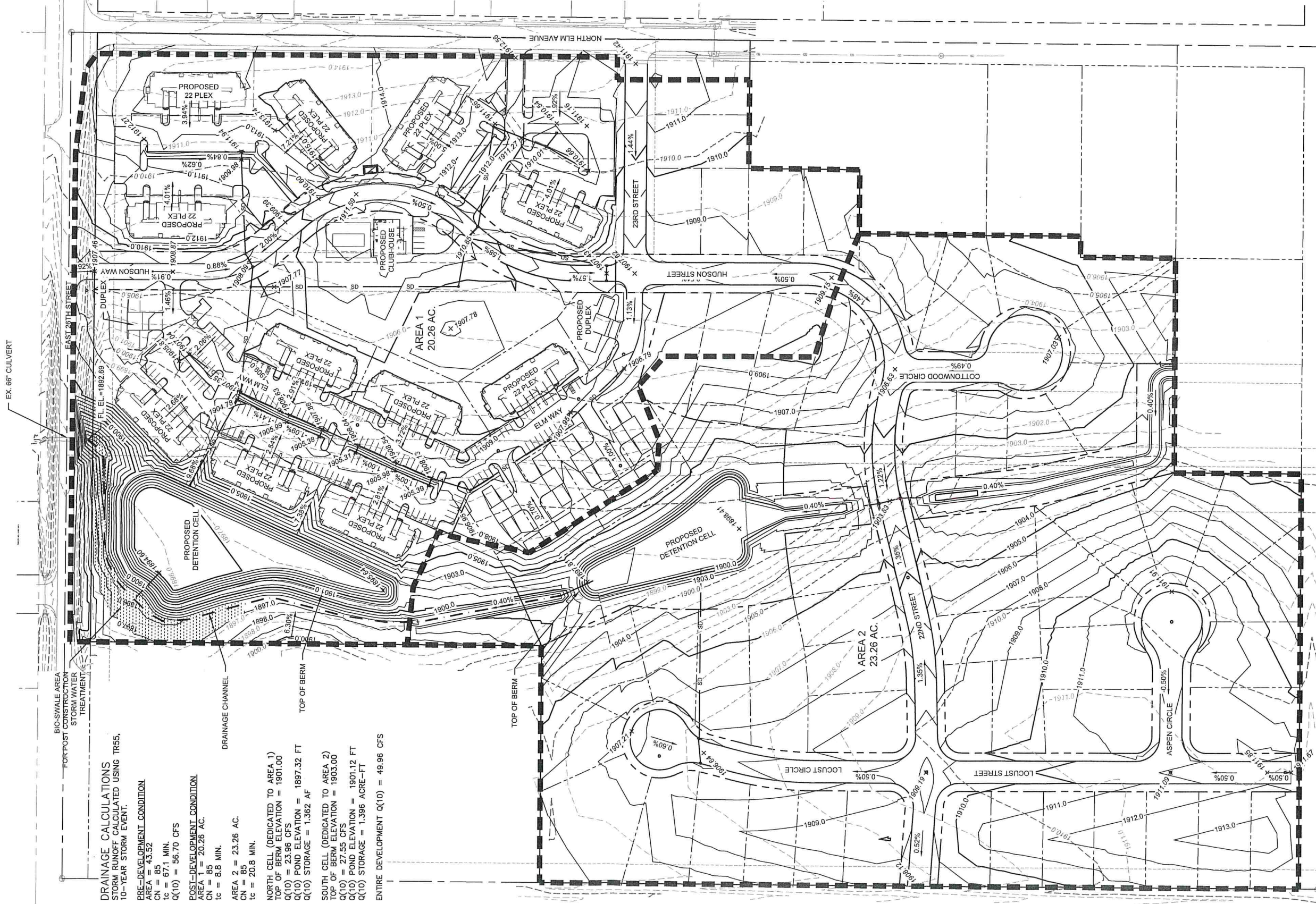


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SHEET 1 of 4	LOT LAYOUT	REV. NO.	DATE	REVISIONS DESCRIPTION
ELM 26 PRELIMINARY PLAT	HASTINGS, NEBRASKA	2024		REVISIONS

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



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 = 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

GRADING & DRAINAGE PLAN

ELM 26
PRELIMINARY PLAT

HASTINGS, NEBRASKA

2024

REVISIONS

REVISIONS DESCRIPTION

REV. NO.

DATE

201 East 2nd Street
Grand Island, NE 68801

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FAX 308.384.8752
Olsson - Engineering
Nebraska COA #CA-0638

olsson®

drawn by: KDG
checked by: MMR
designed by: AST
QA/QC by: MMR
project no.: 024-00835
date: 04.28.2024

SHEET
4 of 4

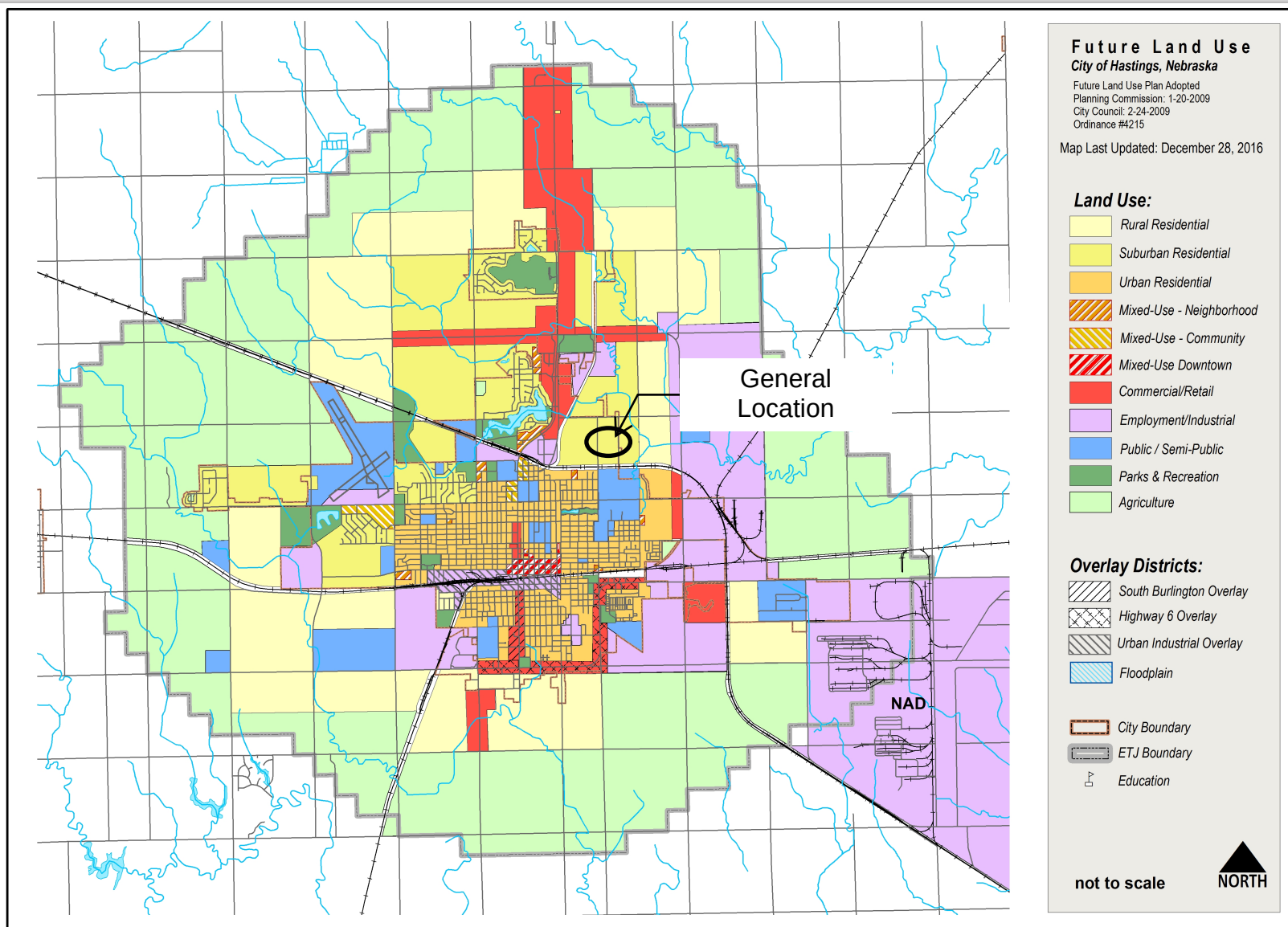


Figure 2.2: Future Land Use Plan

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."

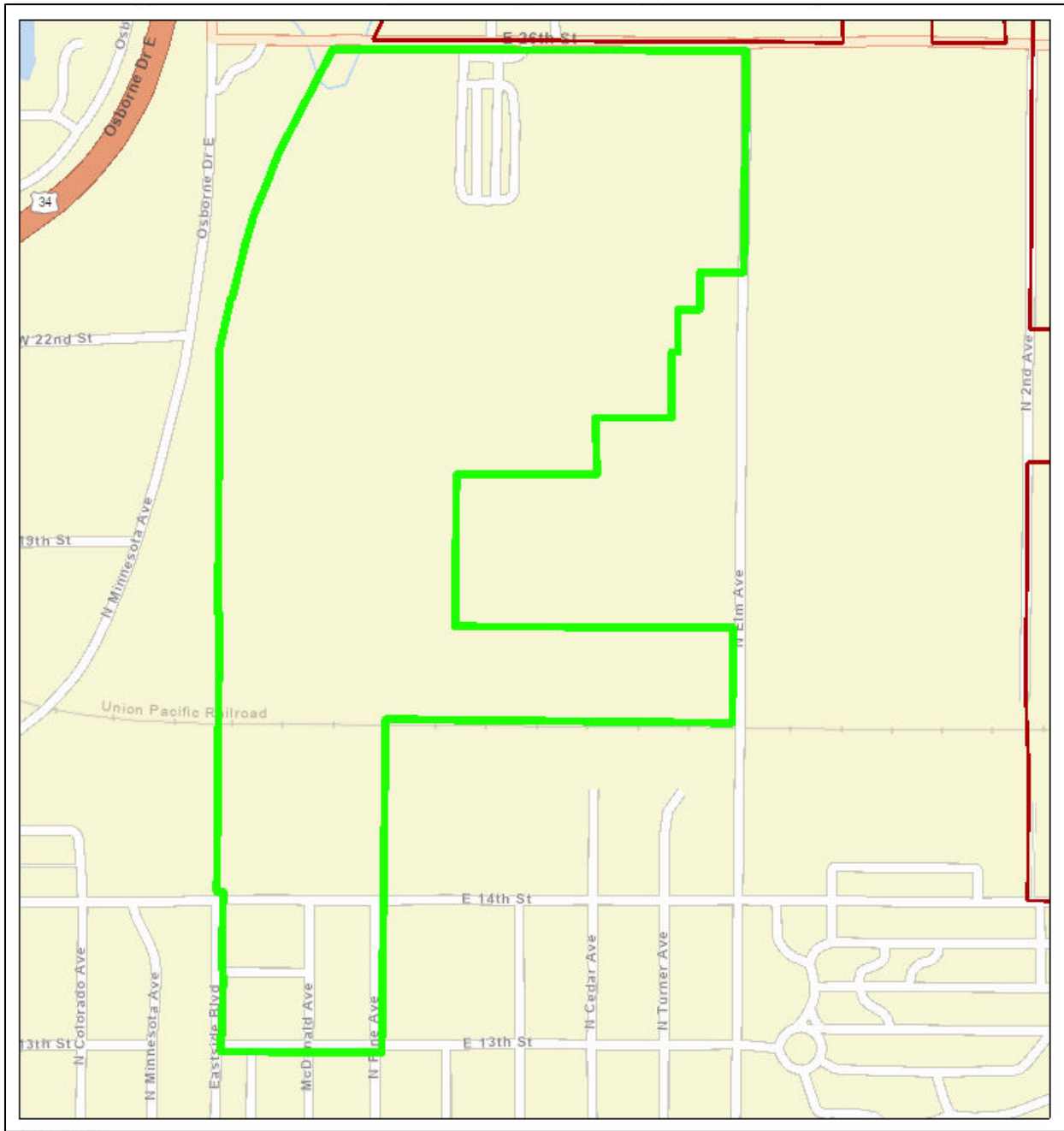
Location.

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.

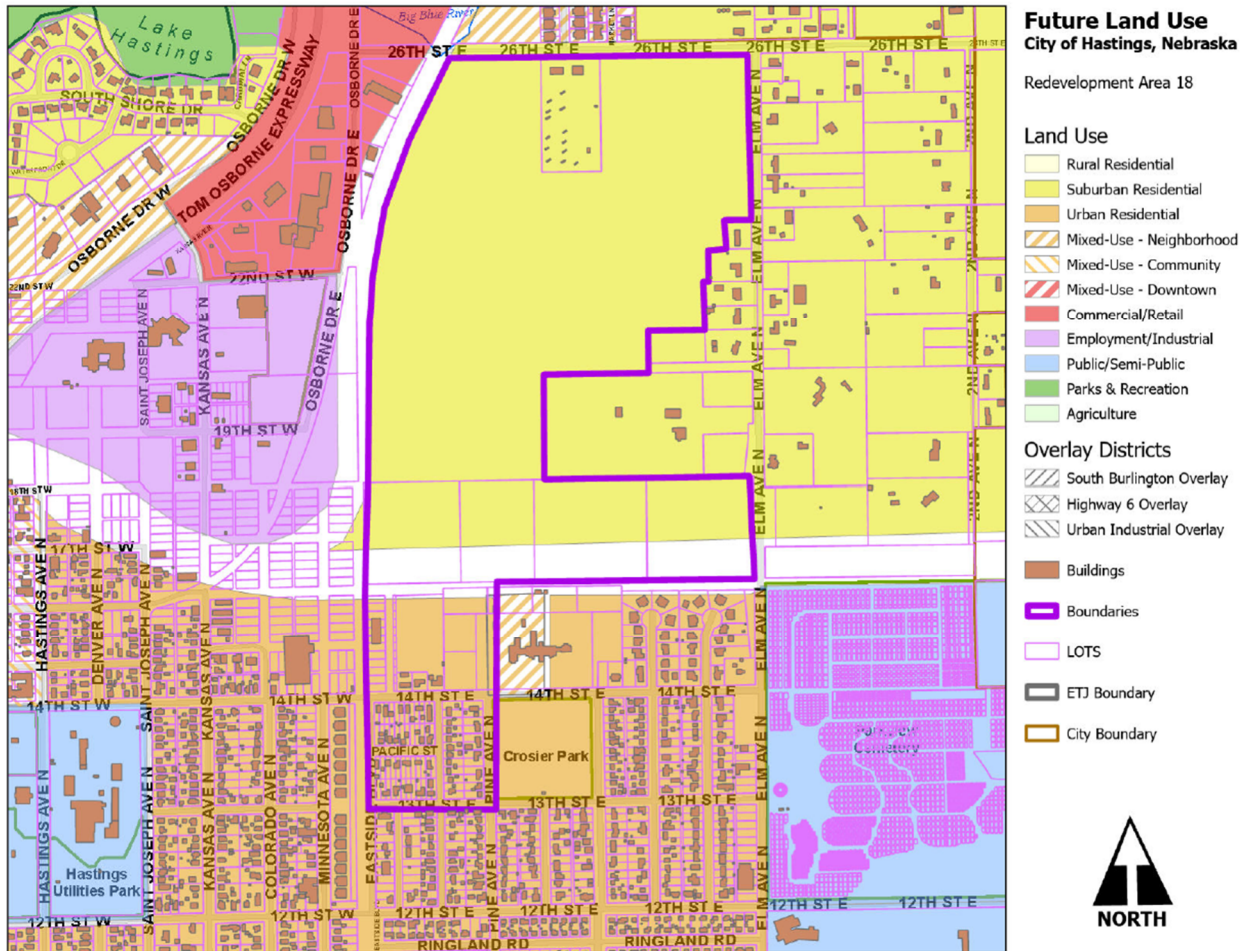
The City agrees, when approving this General Redevelopment Plan, to the utilization of TIF for appropriate development and redevelopment projects and agrees to pledge the taxes generated from such projects for such purposes in accordance with the Act. Any redevelopment project receiving TIF is subject 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.

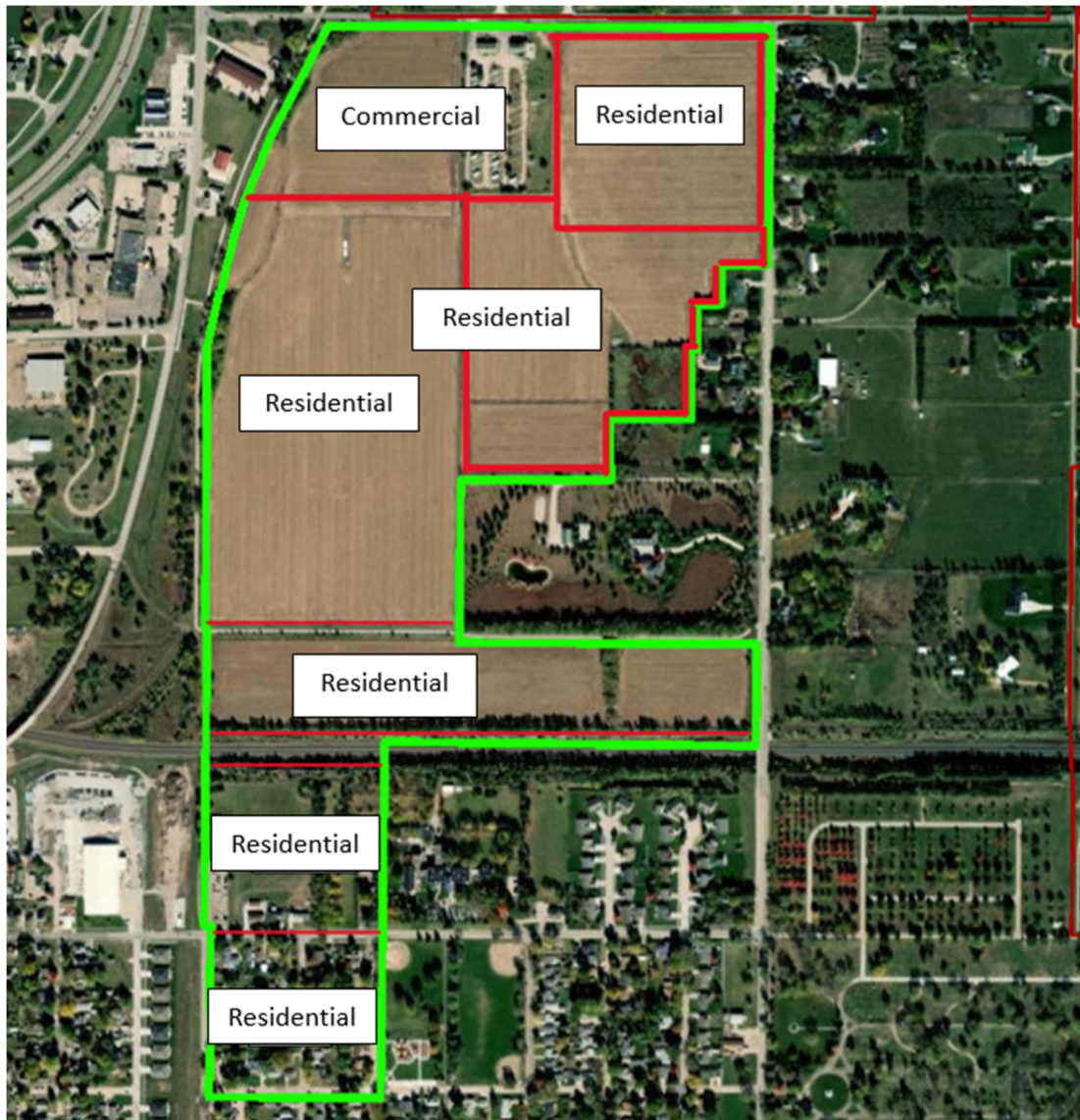
FUTURE LAND USE MAP – EXHIBIT #2



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.

IDENTIFICATION OF PROPOSED REDEVELOPMENT AREA 18

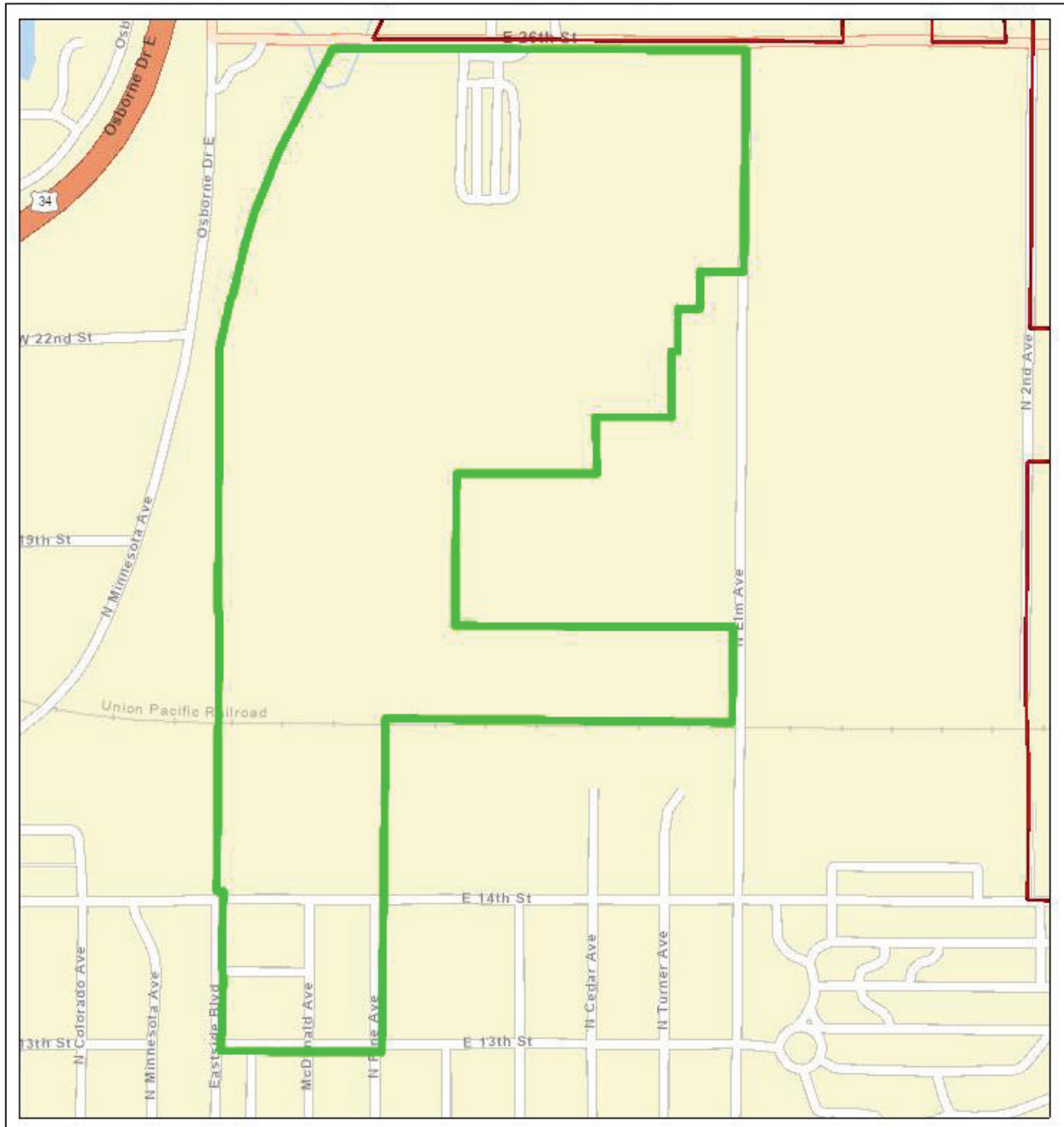
Area Description:

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:



BLIGHT & SUBSTANDARD CRITERIA

SUBSTANDARD CRITERIA

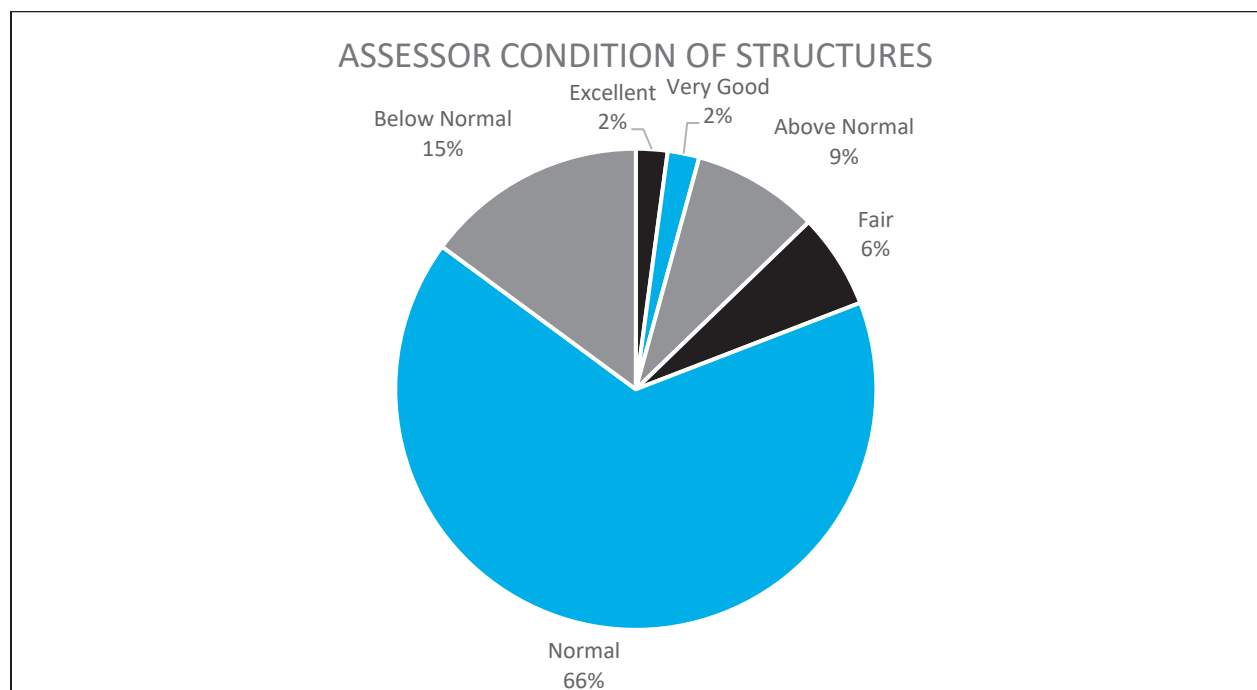
An area with the presence of any combination of such factors can be deemed substandard:

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.

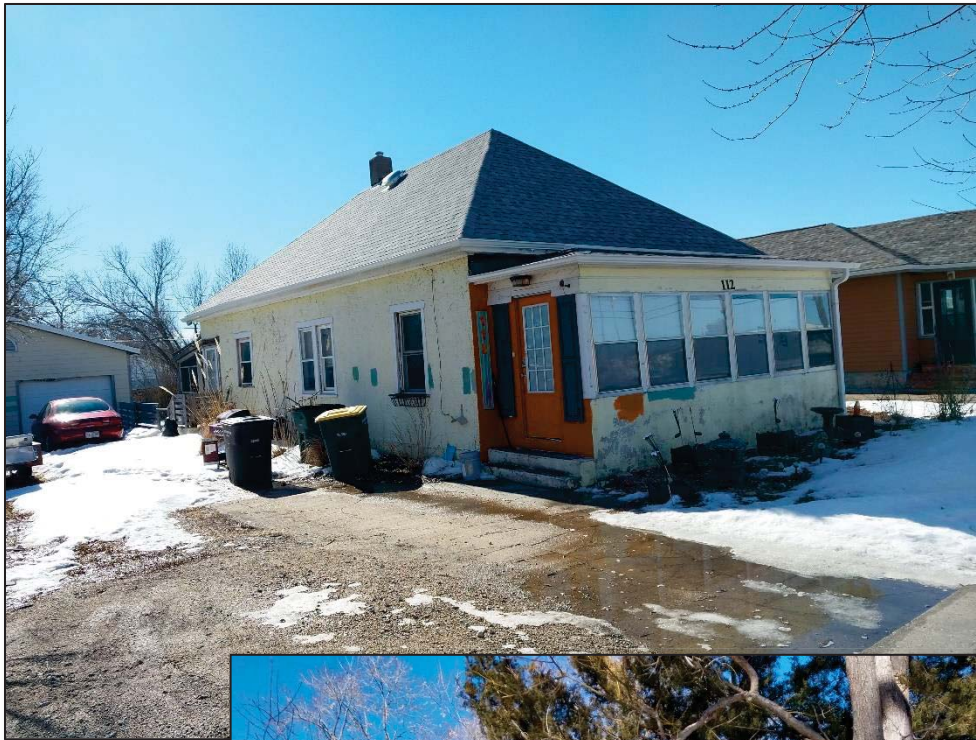
Dilapidation:

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.

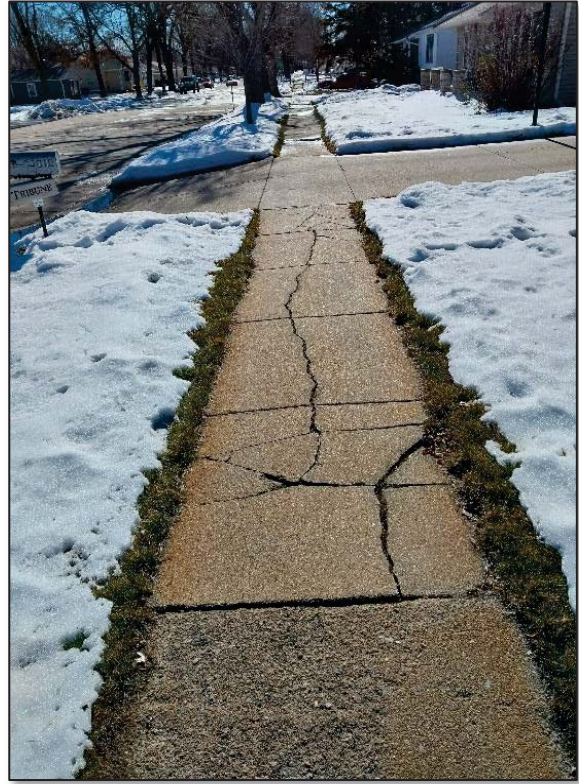


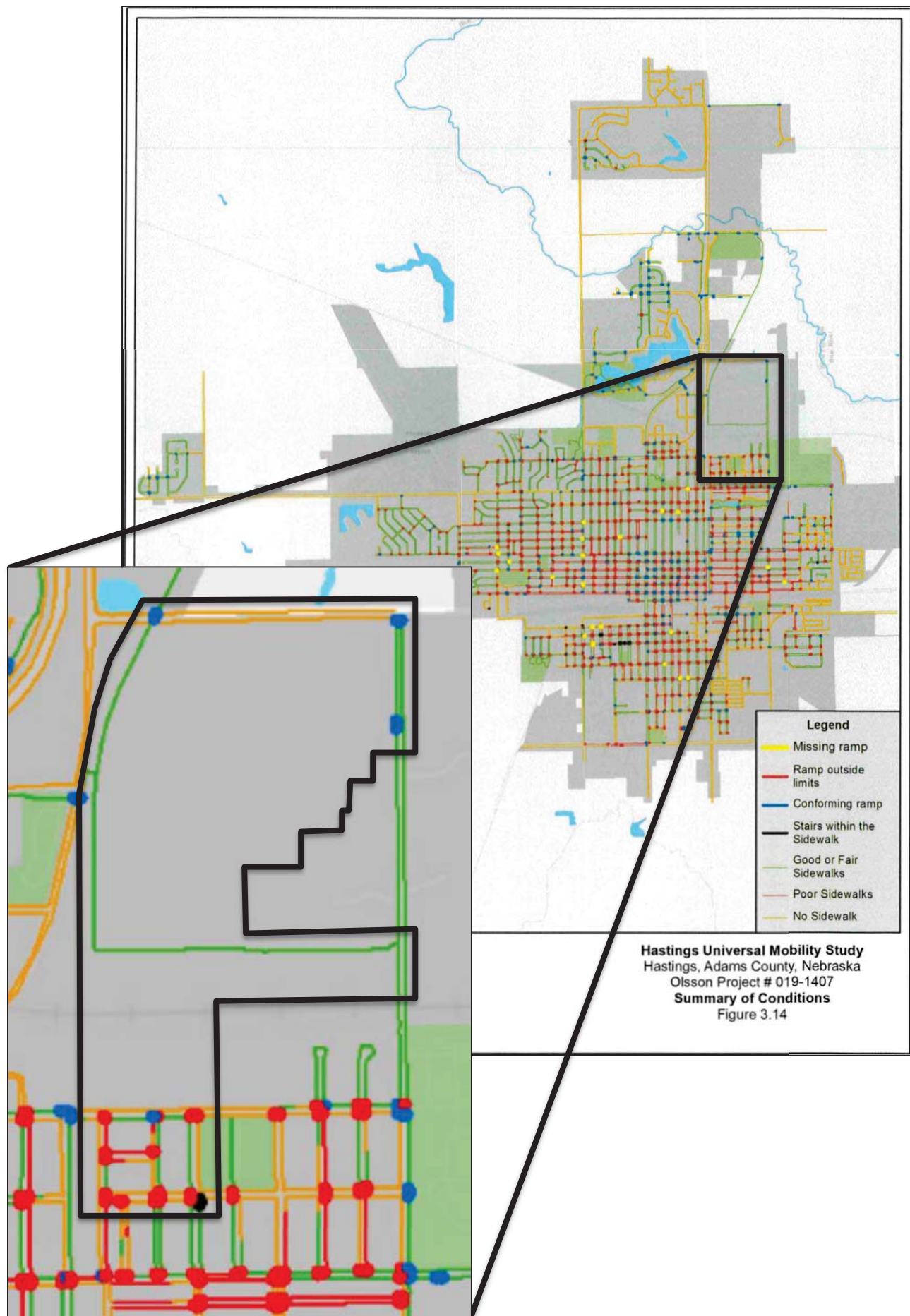
Deterioration:

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:





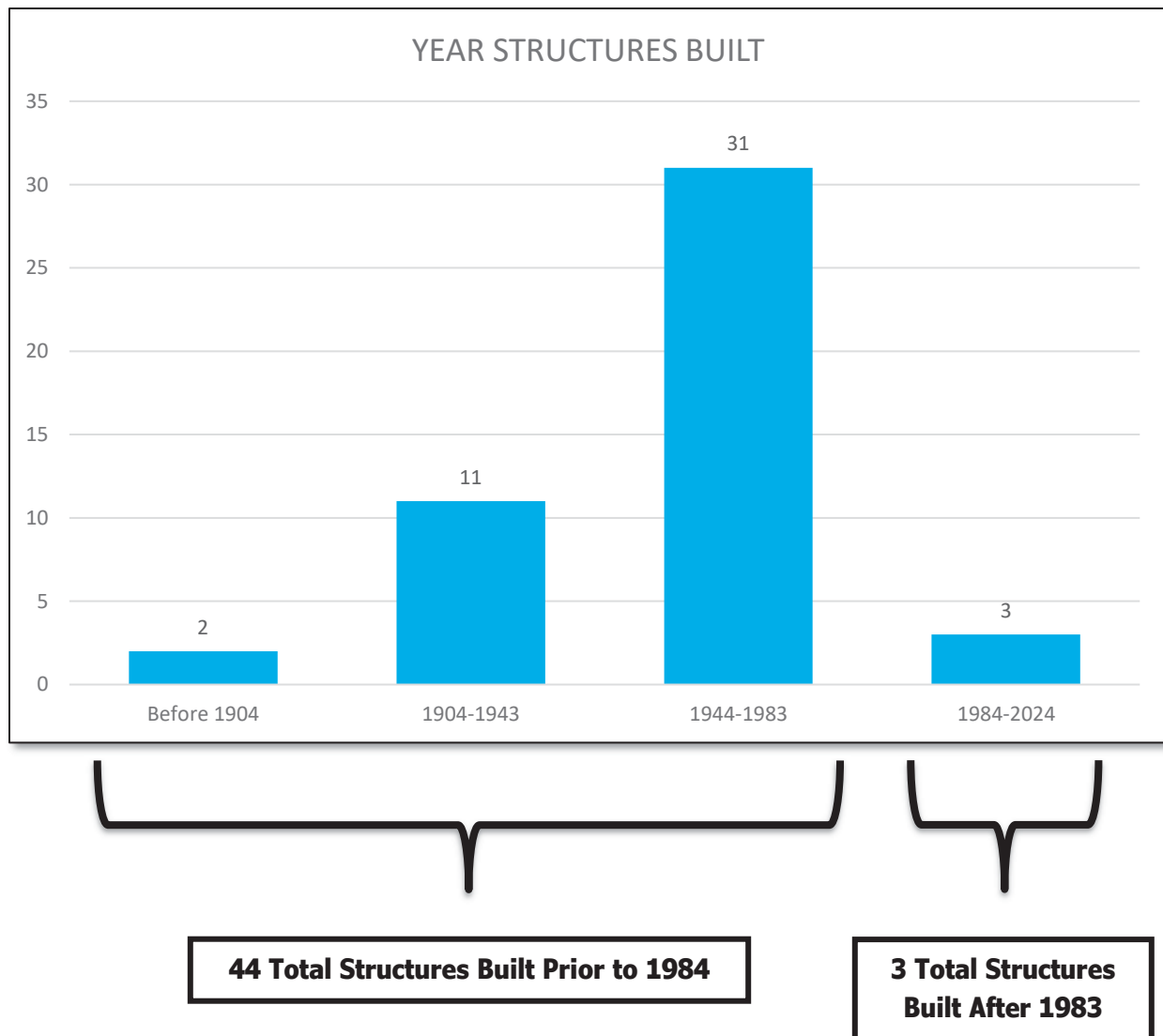
Streets



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.



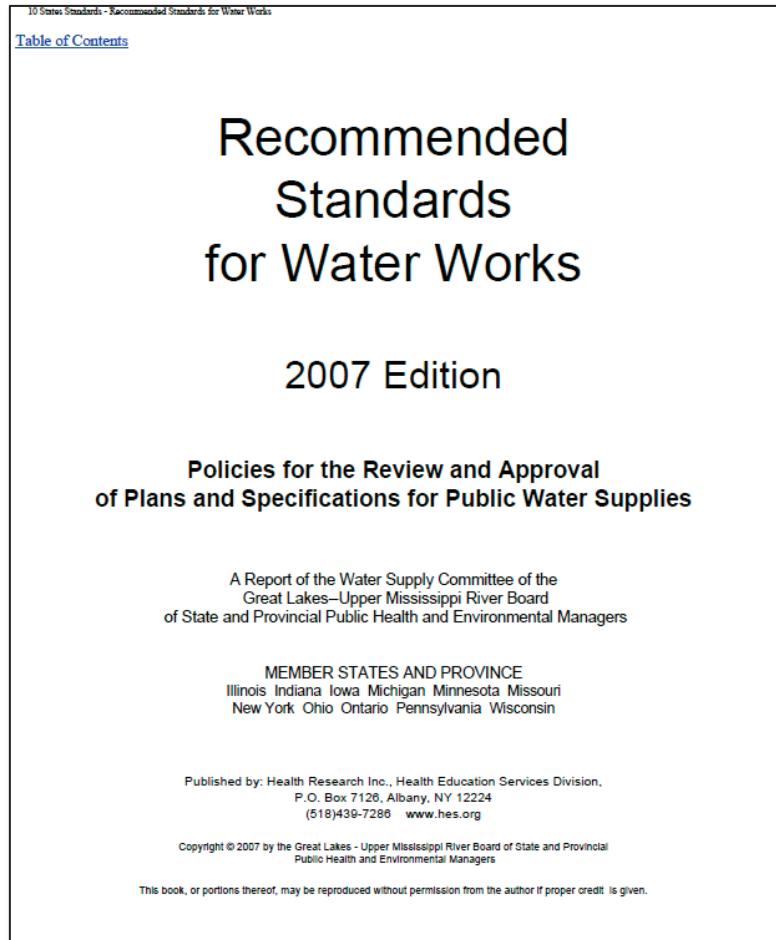
Size of Water Mains

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.



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

2/13/2024

1:10,028

0 0.05 0.1 0.2 mi
0 0.1 0.2 0.4 km

Hastings City Roads 12"
Hastings CRA Redev Areas 16"
7 4"
18 6"
Hastings City Boundary 8"
Water Mains 10"

East Community Maps Contributors: Nebraska Game & Parks Commission, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

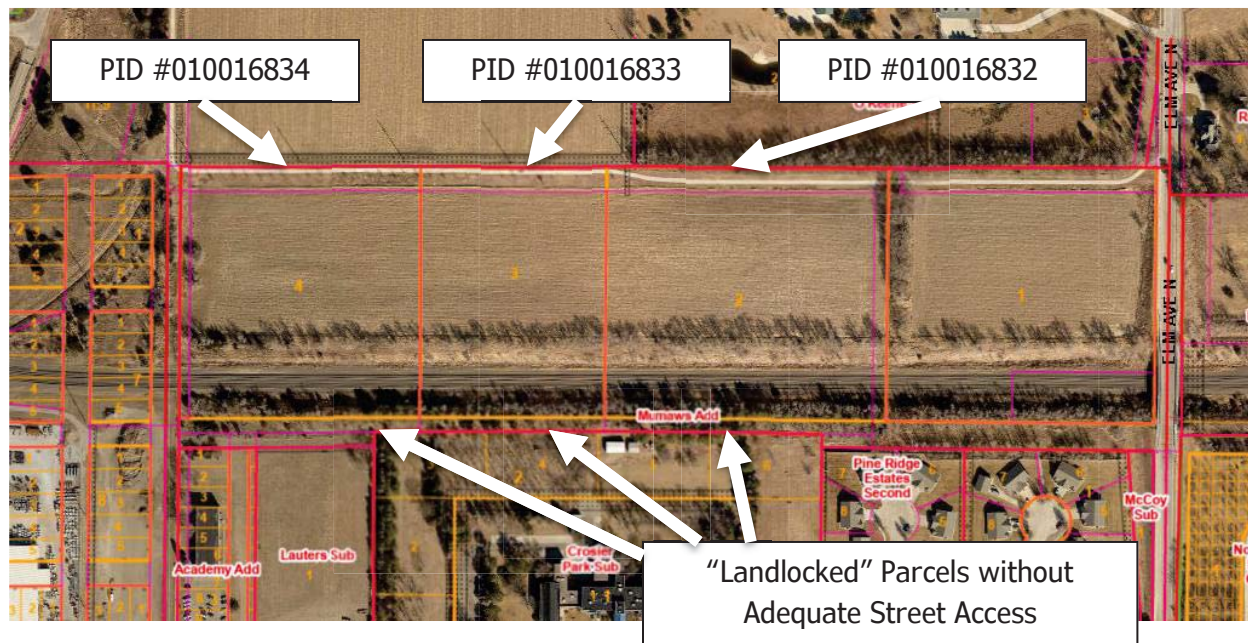
Obsolete Platting

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:

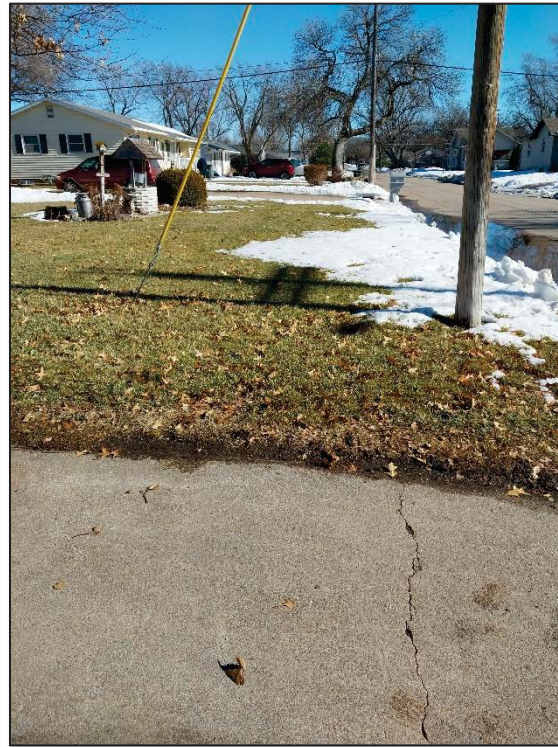
Fire Protection

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 CONCLUSION

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.



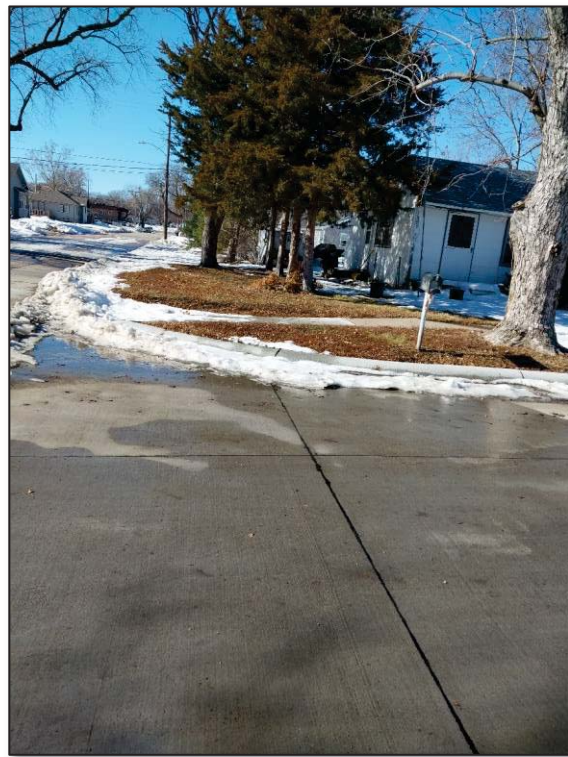
Faulty lot layout in relation to size, adequacy, accessibility, or usefulness:

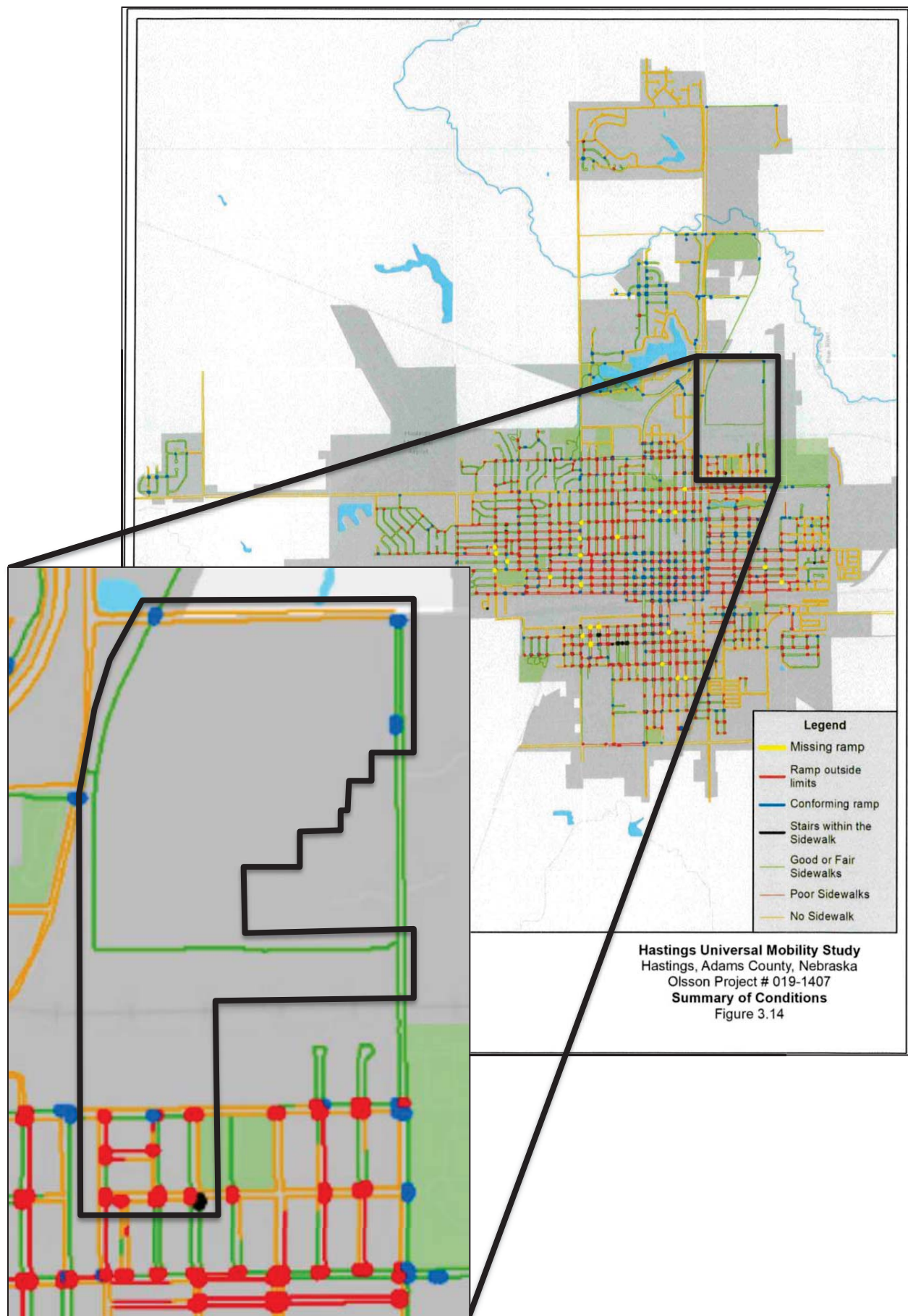
ADA Accessible Sidewalks

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.





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

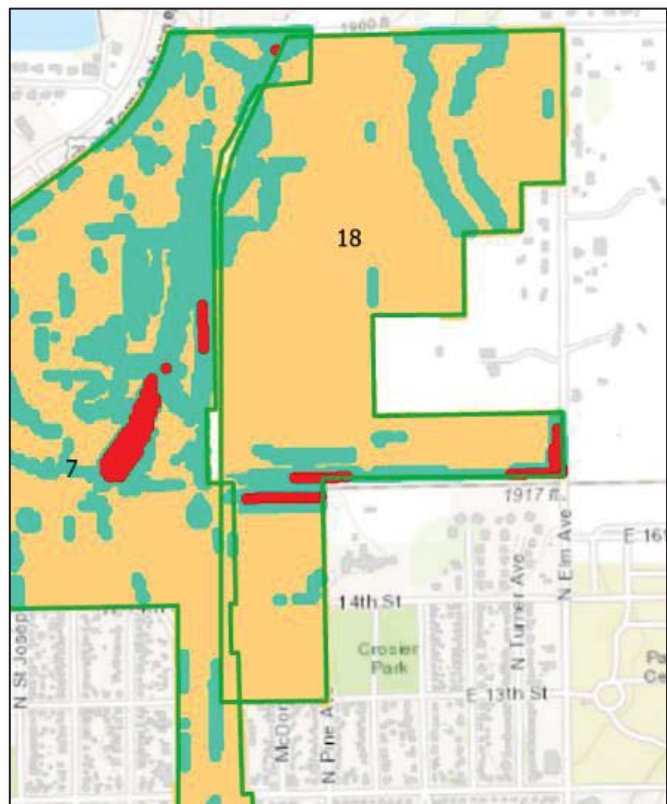
As described in the *Age or Obsolescence* section of the Substandard portion of this study, there are parcels within the Proposed Redevelopment Area 18 that lack adequate accessibility to street rights-of-way. PID #010016834, 010016833, and 010016832 were not platted to preserve street rights-of-way, 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 within 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.



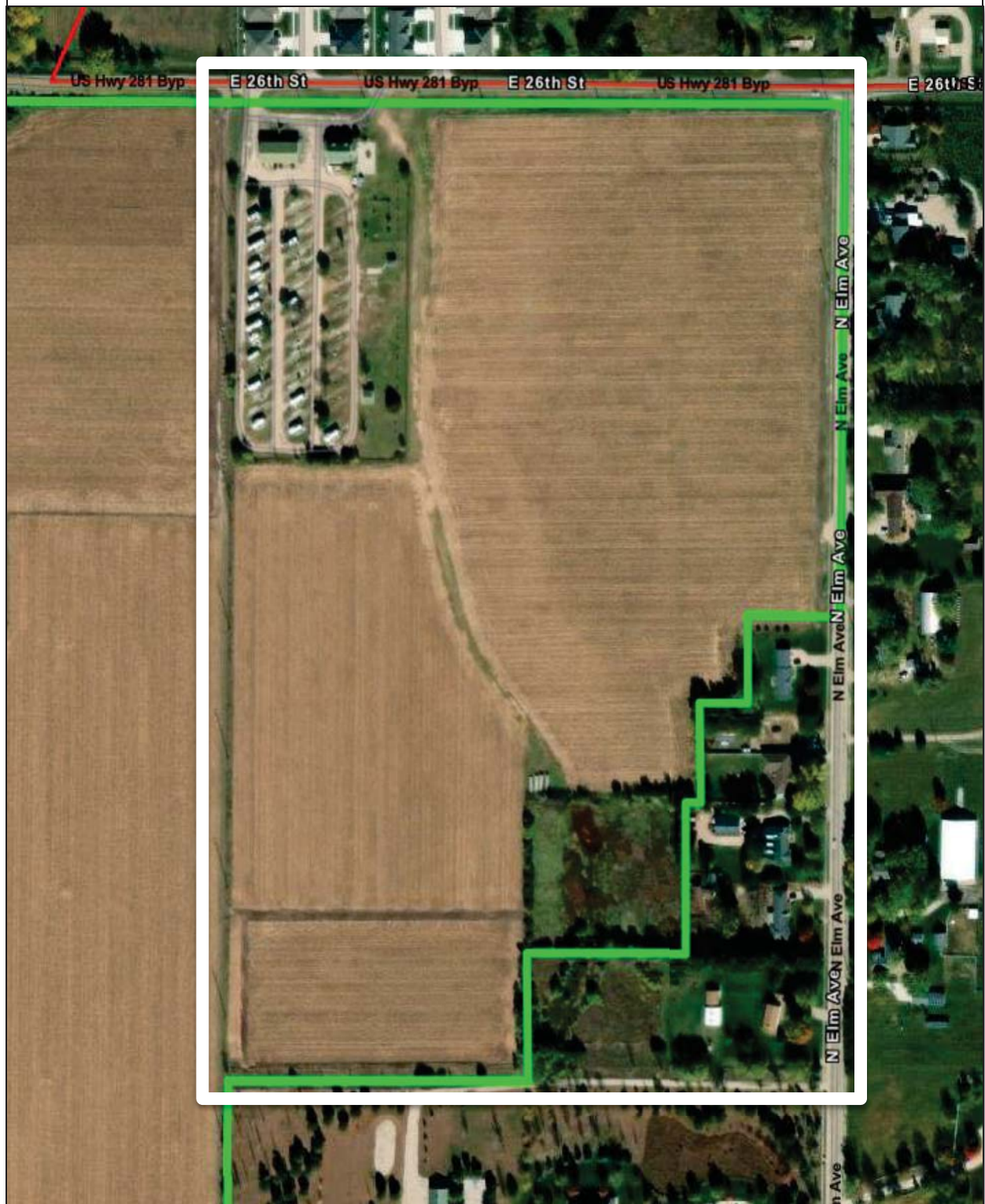
Improper subdivision or obsolete platting:

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



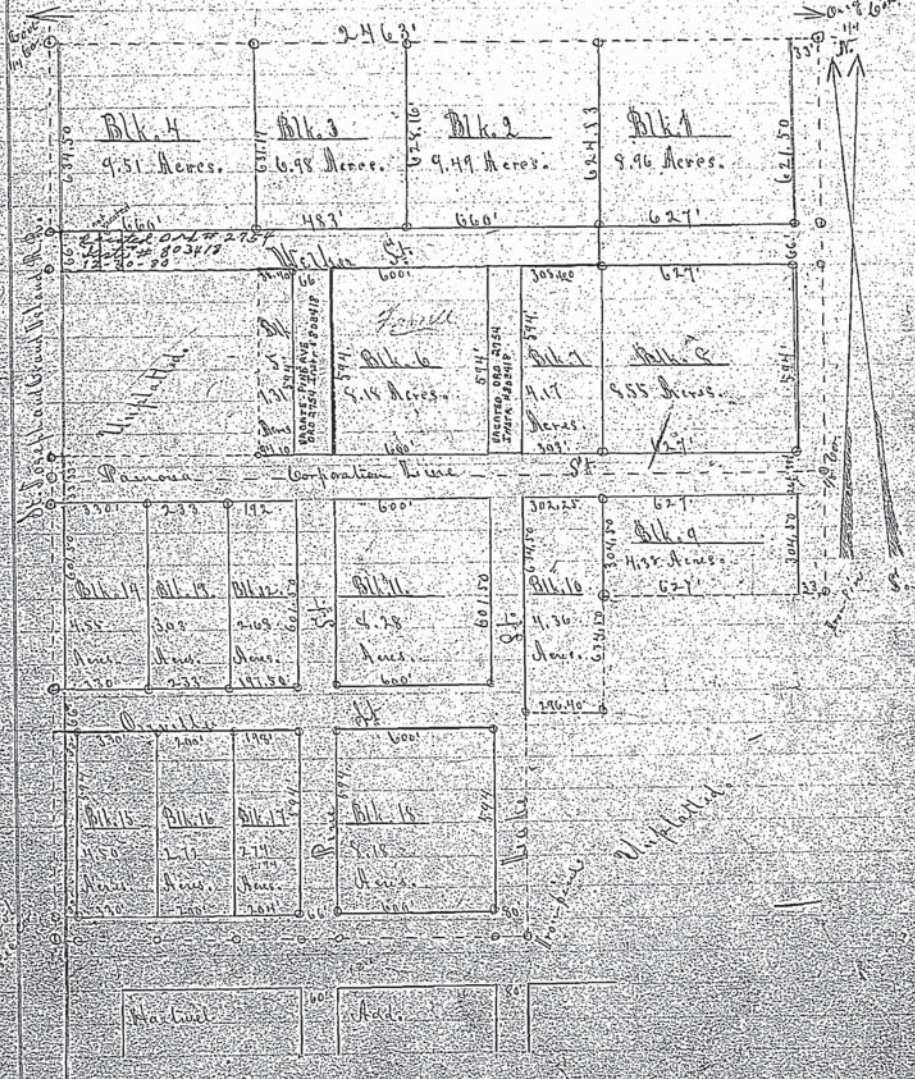


MUMAW'S ADDITION TO THE CITY OF HASTINGS, NEB



Mumaw's Addition To The City of Hastings, Neb.

Filed for record May 21st 1956
 at 1 o'clock, P.M.
 C.W. Spacknall, Clerk.
 P.H. Ganson, Deputy.



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.

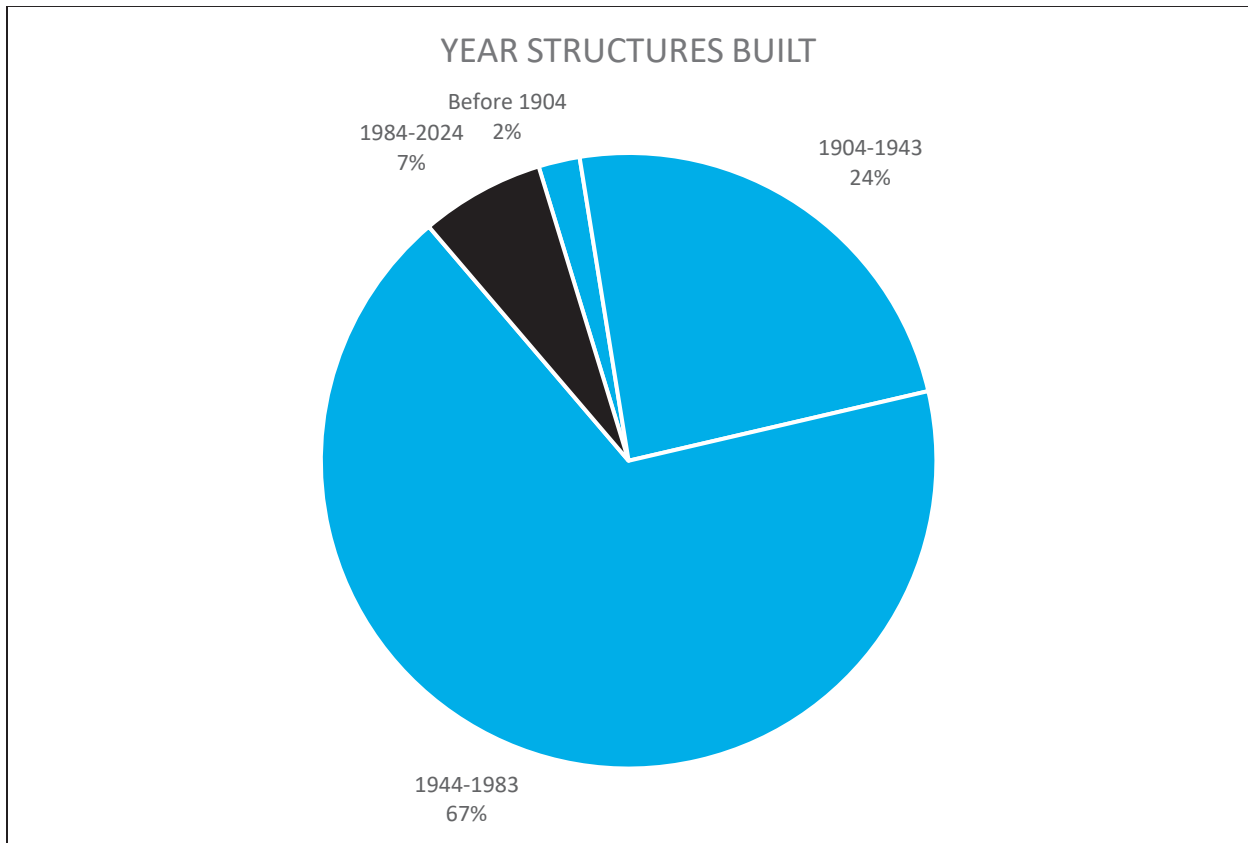
Objective Factors:

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.

BLIGHT CONCLUSION

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. 2024-60

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. 2024-6 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. 2024-6 and held a public hearing on September 17, 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 September 18, 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. 2024-6 for the Elm Meadows Redevelopment Project, generally located approximately 850 feet south of the intersection of North Elm Avenue and East 26th Street on the west side of 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 14th day of October, 2024.

Corey Stutte, Mayor

ATTEST:

Kimberly S. Jacobitz, City Clerk

(S E A L)

Approved as to form:

Jesse Oswald, City Attorney

“EXHIBIT A”

REDEVELOPMENT PLAN #18 PLAN MODIFICATION NO. 2024-6

(Lagunas Home Construction – Elm Meadows 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 a specific redevelopment related project in Area #18.

Executive Summary:

Project Description

THE PROJECT CONSISTS OF THE PURCHASE AND REDEVELOPMENT OF APPROXIMATELY 27 ACRES OF LAND LOCATED SOUTH OF 26TH STREET AND WEST OF 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. THE PROPERTY WILL BE ACQUIRED, INFRASTRUCTURE INSTALLED AND THE DEVELOPER WILL CONSTRUCT UP TO 54 MARKET RATE SINGLE FAMILY HOMES.

Lagunas Home Construction LLC will utilize Tax Increment Financing to aid in acquisition, site preparation, and infrastructure expenses associated with the purchase and development of market rate housing on approximately 27 acres in the future Elm Meadows Subdivision.

Elm Meadows One will include the development and construction of eighteen single family homes. Depending on size and finish, new construction units are expected to sell between \$360,000 and \$460,000. New home construction is anticipated to take place between July, 2025 through December, 2027 and total project valuation is anticipated to be \$7,527,600. These units will be approximately 1,500 square feet to 1,800 square feet, have three to five bedrooms, attached garages, and basements.

Elm Meadows Two will include the development and construction of 20 single family homes and are expected to sell between \$389,376 and \$497,536. New home construction timeframe will depend upon the rate of sale of the units and the construction is anticipated to take place between January 2028 and December 2029. Total project valuation of Elm Meadows Two is anticipated to be \$9,046,502.

Elm Meadows Three will include the development and construction of 16 single family homes and are expected to sell between \$404,951 and \$517,437. New home construction timeframe will depend upon the rate of sale of the units and the construction is anticipated to take place between January 2029 and December 2030. Total project valuation of Elm Meadows Three is anticipated to be \$7,827,758.

This project would not be possible without the use of TIF and the purchase of the property and construction of all three project phases is subject to approval of TIF funding.

TAX INCREMENT FINANCING TO PAY FOR THE ACQUISITION, SITE PREPARATION OF THE PROPERTY AND INSTALLATION OF SEWER, WATER AND PAVING WILL COME FROM THE FOLLOWING REAL PROPERTY:

Property Description (the "Redevelopment Project Area")

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:

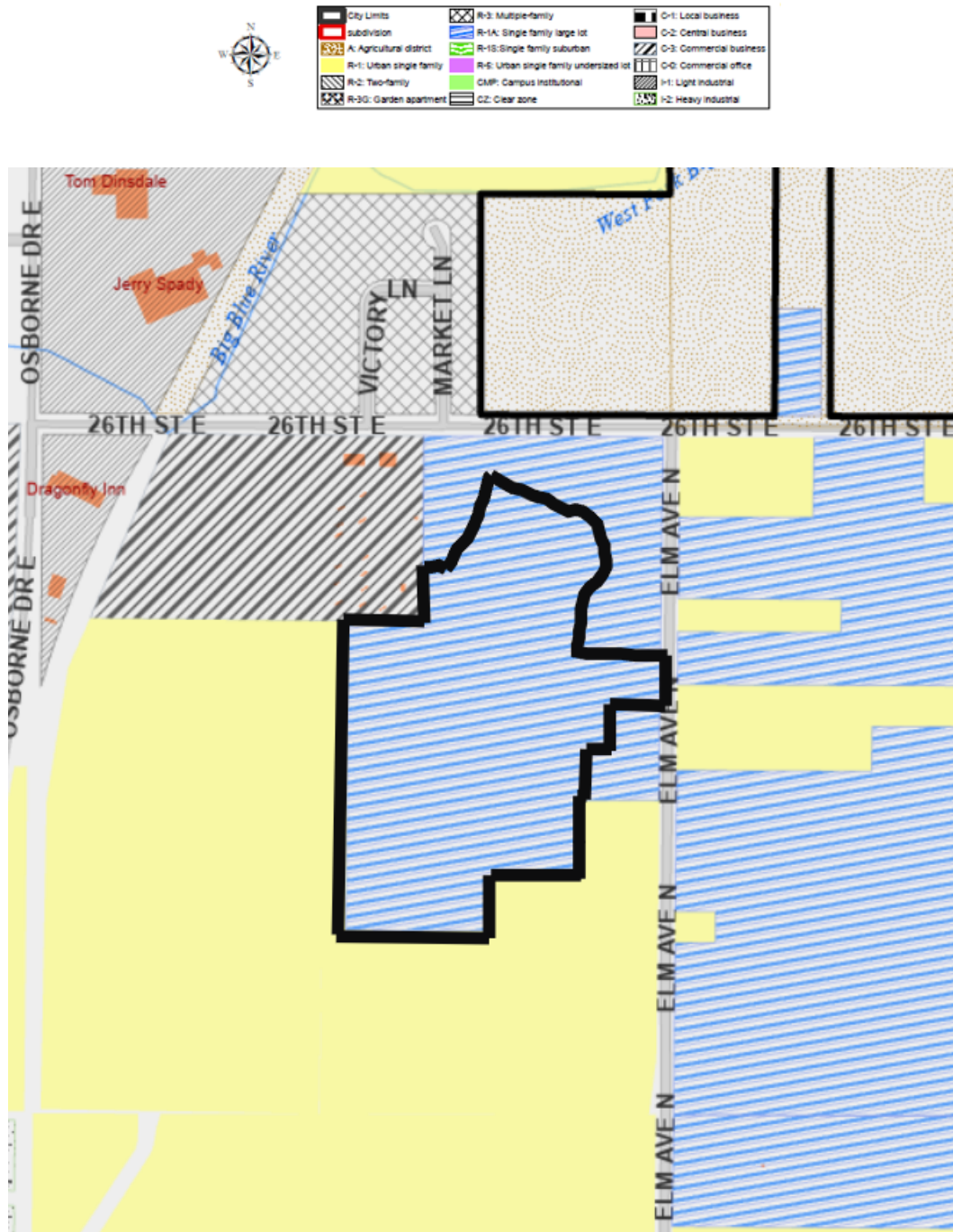
Legal Description:

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 862.25 FEET TO THE SOUTHEAST CORNER OF ELM 26 FIRST SUBDIVISION AND ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUING S00°35'19"W, ALONG SAID EAST LINE, A DISTANCE OF 210.01 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°40'38"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 N66°14'06"E A DISTANCE OF 101.64 FEET; THENCE S32°47'04"E A DISTANCE OF 330.13 FEET; THENCE N57°12'56"E A DISTANCE OF 160.15 FEET; THENCE S74°22'30"E A DISTANCE OF 151.95 FEET; THENCE N00°12'05"E A DISTANCE OF 77.64 FEET; THENCE S89°54'46"E A DISTANCE OF 396.38 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS A CALCULATED AREA OF 1144074.25 SQUARE FEET OR 26.264 ACRES MORE OR LESS.

As this is a phased project, the tax increment will be captured for the tax year beginning in 2026 or 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 valuation will continue to be paid to the normal taxing entities. The increase in value will come from the new construction of up to 54 single family homes as permitted in the R-1 Residential Zoning District. The tax increment will be captured for the tax year beginning in 2026 or in the year when an increase in value is available for capture and ending fifteen years later.

Map of Existing Land Use and Proposed Redevelopment Site



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 #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 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 market rate housing for residential uses on this property as defined by the current and effective zoning regulations. The Hastings Planning Commission will hold a public hearing at their meeting on September 17, 2024 and to review and approve Plan Modification No. 2024-6 to Redevelopment Plan No. 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:**

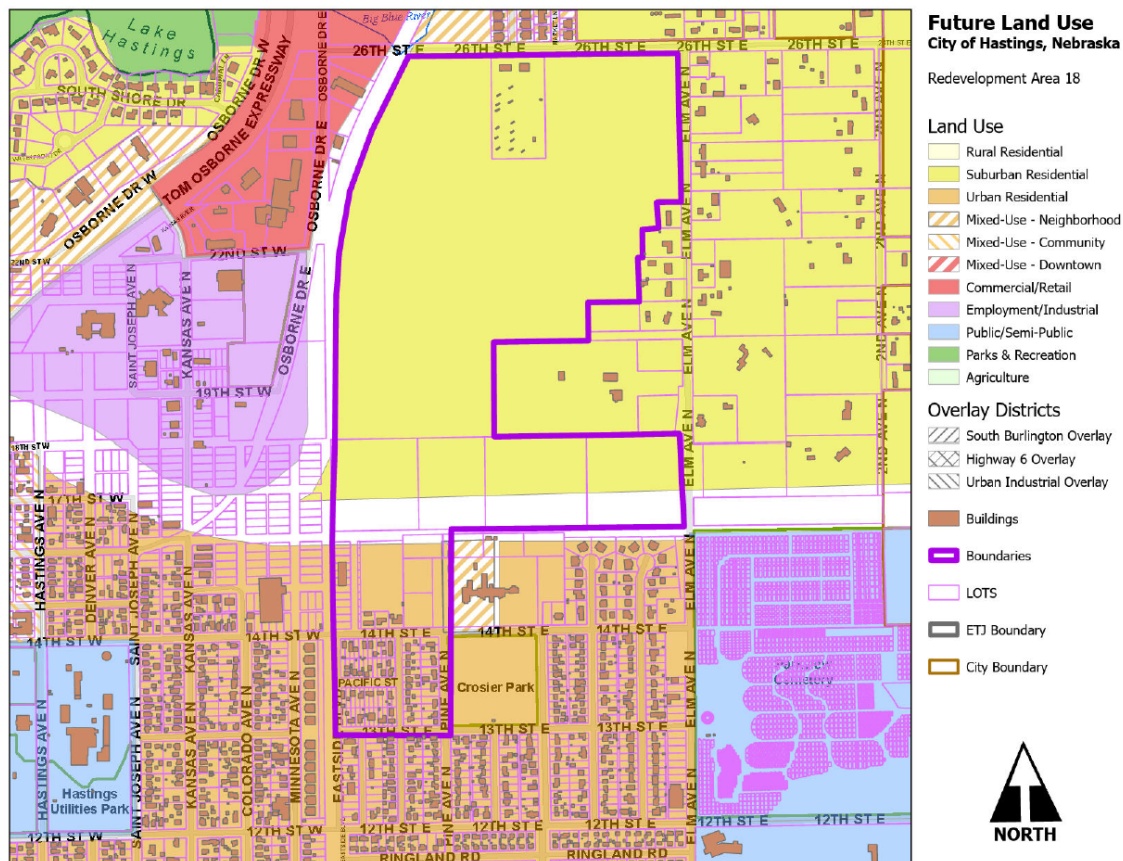
The Redevelopment Plan for Area No. 18 provides for real property acquisition and this plan amendment does not prohibit such acquisition. Rief Development LLC is the current owner of the ground on which the Project will be constructed. The parcel on which Lagunas Home Construction LLC will construct new housing will be purchased by the developer.

b. Demolition and Removal of Structures:

The project to be implemented with this plan does not provide for the demolition and removal any structures on this property.

c. Future Land Use Plan

See the attached map from the 2009 Hastings Comprehensive Development Plan. Much of the area around the site in private ownership is planned for residential development and ancillary uses. This property is currently owned by Rief Development LLC and a sale is contemplated to the developer. [§18-2103(b) and §18-2111) The attached map also is an accurate site plan of the area after redevelopment. [§18-2111(5))



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

The area is currently zoned R-1A Single Family Large Lot and a zoning change to R-1 Single Family Residential is anticipated with this project. The property will be graded and new streets 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]

e. Site Coverage and intensity of Use

The developer is proposing to construct up to 54 single family homes and 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 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 homes. The developer 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 property has previously been utilized for farm ground and agriculture related uses and no relocation is contemplated or necessary. [§18-2103.02]

5. No member of the Authority, nor any employee thereof holds any interest in any property in this Redevelopment Project Area. [§18-2106]

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.

Land acquisition is \$725,000 and the development costs for infrastructure are estimated to be \$3,581,784. Total development costs of \$4,306,784 for land and infrastructure will be paid for by TIF funds and the sale and development of lots for single family homes. Based on current projections, the Developer is seeking \$3,311,688 in TIF to make the Project economically viable and the Developer and their financial institution have indicated the project is not feasible without the assistance of TIF.

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

The developer will provide all necessary financing for the project. Funding for the development of the land and construction of 54 homes will be come from a combination of funds including;

- a conventional mortgage loan from Home Federal Bank in the amount of \$580,000 for acquisition
- owner equity contribution of \$145,000 for acquisition
- Infrastructure paving districts in the amount of \$2,957,039
- a revolving construction line of \$4,175,000 from Home Federal Bank
- TIF funding in the amount of \$3,311,688
- and new home sales

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 by providing quality housing for Hastings area citizens and housing that will help meet the needs of the Hastings workforce.

8. Time Frame for Development

The developer is proposing the following project development schedule.

- Plan Modification Approvals – September-November, 2024
- Infrastructure Design, Bidding, Construction, Districting – January - March, 2025
- Infrastructure Construction – March - July, 2025
- Elm Meadows I new home construction – July, 2025 - December, 2027
- Elm Meadows II new home construction – 2028 - 2029
- Elm Meadows III new home construction – 2029 - 2030

Excess valuation should be available for each portion of the phased 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

Extension of utilities, substantial site grading and installation of streets are necessary to facilitate redevelopment of this site. The projected cost of bringing a buildable lot to market is just under \$80,000 which is not a realistic price for market rate single family housing in Hastings. The redevelopment of this property will result in increased housing opportunities and increased sales tax and is another step in the creation of more housing opportunities for the Hastings community. The Hastings Community Redevelopment Authority and the Hastings City Council have made it clear with previous decisions that they support development that will increase residential opportunities for families and workforce in the area.

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 – Elm Meadows I

Elm Meadows One will include the development and construction of eighteen single family homes and total project valuation is anticipated to be \$7,527,600. Approximately \$1,021,605 in public funds from tax increment financing provided by the Hastings Community Redevelopment Authority will be required to complete the project. This investment by the Authority will leverage \$7,527,600 in private sector or other non-local financing; a private investment of \$7.37 for every TIF dollar investment. Total lot costs without TIF in Elm Meadows I is \$86,443 and the lot cost with TIF is \$29,687.

USE OF FUNDS			LOT DEVELOPMENT - SOURCES OF FUNDS	
ELM MEADOWS I - 18 Lots	18		Projected Valuation	\$ 7,527,600
Acquisition		\$ 241,667	Projected TIF Proceeds	\$ 1,021,605
Acquisition Interest		\$ 23,683	Projected TIF Proceeds per lot	\$ 56,756
Infrastructure		\$ 1,114,670		
Infrastructure Interest		\$ 122,614	Total Uses	\$ 1,555,967
Insurance		\$ 10,000	Total Units	18
Property Taxes		\$ 10,000		
Misc. Development Costs		\$ 33,333	Cost Per Lot (No TIF)	\$ 86,443
Total Uses		\$ 1,555,967	Cost Per Lot (With TIF)	\$ 29,687

Project Sources and Uses – Elm Meadows II

Elm Meadows Two will include the development and construction of 20 single family homes and the total project valuation of Elm Meadows Two is anticipated to be \$9,046,502. Approximately \$1,227,742 in public funds from tax increment financing provided by the Hastings Community Redevelopment Authority will be required to complete the project. This investment by the Authority will leverage \$9,046,502 in private sector or other non-local financing; a private investment of \$7.37 for every TIF dollar investment. Total lot costs without TIF in Elm Meadows II is \$77,086 and the lot cost with TIF is \$15,699.

USE OF FUNDS			LOT DEVELOPMENT - SOURCES OF FUNDS	
ELM MEADOWS II - 18 Lots	20		Projected Valuation	\$ 7,527,600
Acquisition		\$ 268,519	Projected TIF Proceeds	\$ 1,227,742
Acquisition Interest		\$ 52,630	Projected TIF Proceeds per lot	\$ 61,387
Infrastructure		\$ 1,048,233		
Infrastructure Interest		\$ 115,306	Total Uses	\$ 1,541,725
Insurance		\$ 10,000	Total Units	20
Property Taxes		\$ 10,000		
Misc. Development Costs		\$ 37,037	Cost Per Lot (No TIF)	\$ 77,086
Total Uses		\$ 1,541,725	Cost Per Lot (With TIF)	\$ 15,699

Project Sources and Uses – Elm Meadows III

Elm Meadows III will include the development and construction of 16 single family homes and Total project valuation of Elm Meadows III is anticipated to be \$7,827,758. Approximately \$1,062,341 in public funds from tax increment financing provided by the Hastings Community Redevelopment Authority will be required to complete the project. This investment by the Authority will leverage \$7,827,758 in private sector or other non-local financing; a private investment of \$7.37 for every TIF dollar investment. Total lot costs without TIF in Elm Meadows I is \$75,568 and the lot cost with TIF is \$9,172.

USE OF FUNDS			LOT DEVELOPMENT - SOURCES OF FUNDS	
ELM MEADOWS III - 16 Lots	16		Projected Valuation	\$ 7,827,758
Acquisition		\$ 214,815	Projected TIF Proceeds	\$ 1,062,341
Acquisition Interest		\$ 63,156	Projected TIF Proceeds per lot	\$ 66,396
Infrastructure		\$ 794,136		
Infrastructure Interest		\$ 87,355	Total Uses	\$ 1,209,092
Insurance		\$ 10,000	Total Units	16
Property Taxes		\$ 10,000		
Misc. Development Costs		\$ 29,630	Cost Per Lot (No TIF)	\$ 75,568
Total Uses		\$ 1,209,092	Cost Per Lot (With TIF)	\$ 9,172

The Elm Meadows Project will ultimately include the development and construction of 54 single family homes and total project valuation is anticipated to be \$24,401,860. Approximately \$3,311,688 in public funds from tax increment financing provided by the Hastings Community Redevelopment Authority will be required to complete the total project. This investment by the Authority will leverage \$24,401,860 in private sector or other non-local financing; a private investment of \$7.37 for every TIF dollar investment. Total lot costs without TIF will average \$79,755 and the lot cost with TIF will average \$18,428.

USE OF FUNDS		LOT DEVELOPMENT - SOURCES OF FUNDS	
ELM MEADOWS - 54 Lots	54		
		Projected Valuation	\$ 24,401,860
Acquisition	\$ 725,001	Projected TIF Proceeds	\$ 3,311,688
Acquisition Interest	\$ 139,469	Projected TIF Proceeds per lot	\$ 61,328
Infrastructure	\$ 2,957,039		
Infrastructure Interest	\$ 325,275	Total Uses	\$ 4,306,784
Insurance	\$ 30,000	Total Units	54
Property Taxes	\$ 30,000		
Misc. Development Costs	\$ 100,000	Cost Per Lot (No TIF)	\$ 79,755
Total Uses	\$ 4,306,784	Cost Per Lot (With TIF)	\$ 18,428

Tax Revenue. The property to be redeveloped is anticipated to have a January 1, 2024, valuation of approximately \$170,000. Based on the 2023 levy of .02174723 this would result in real property taxes of approximately \$3,697.03 which will be paid out to all the existing taxing entities. It is anticipated that the assessed value will increase by \$24,231,860 upon full completion, as a result of the site redevelopment. This development will result in an additional estimated tax increase of over \$526,976 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 2024 assessed value:	\$170,000
Estimated value after completion	\$24,401,860
Increment value	\$24,231,860
Annual TIF generated	\$526,976
(estimated)	
TIF bond issue	\$3,311,688

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

The proposed redevelopment will create additional valuation of \$24,231,860. No tax shifts are anticipated from the project. The project creates new valuation from the construction of new homes 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;

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. It is anticipated that this project has the potential to impact schools as the homes to be built will have 3 to 5 bedrooms allowing for larger families. However, approximately 11 homes per year are projected to be built and this phased construction should allow time for the local school districts to adjust for enrollment changes. 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 to 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. However, this development is designed for families as each home will have 3 to 5 bedrooms. It is anticipated that the average household in the development will have 4-5 family members and that an estimated 270 people could be housed in this subdivision with an estimated 160 school age children. The construction of these homes will take place over a five-year period and these children will likely be spread over the full school age population from elementary to secondary school. The superintendent of Hastings Public Schools has indicated that their student population runs between 230 to 270 students per class and an additional influx of 160 students over a 5-year term will have minimal impact on School District #18. Therefore, 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 Hastings Housing Study of 2021 and the CRA's goal to increase housing opportunities in the community.

Time Frame for Development

Development of the project is expected to occur in annual phases as provided below;

Elm Meadows I home construction is anticipated to occur between July, 2025 and December, 2027.

Elm Meadows II home construction is anticipated to occur between 2028 and 2029.

Elm Meadows III home construction is anticipated to occur between 2029 and 2030.

Ultimately market conditions and the rate of sale of individual homes will determine the completion date of the project. While the projected construction is anticipated to be complete by the end of 2030, other conditions may delay the completion of the project.



HASTINGS

Nebraska



File Nos.

2024-300

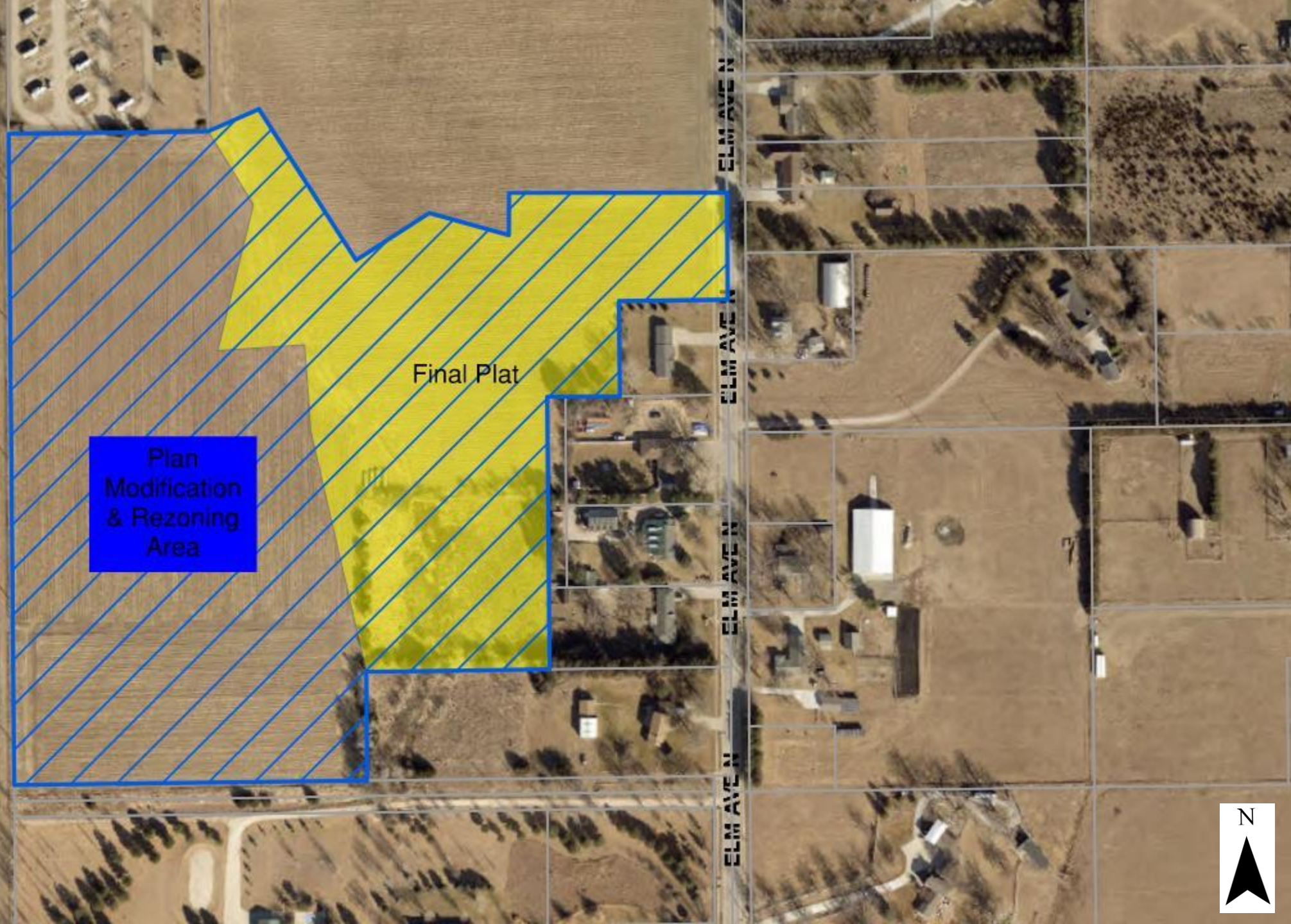
Projects

Lagunas Home Construction – Elm Meadows
Redevelopment Project

A public hearing to consider a request for a Plan Modification No. 2024-6 to Redevelopment Area #18 for the Elm Meadows Single-Family Development.

Applicant

CRA on behalf of Lagunas Home Construction, LLC



Plan
Modification
& Rezoning
Area

Final Plat

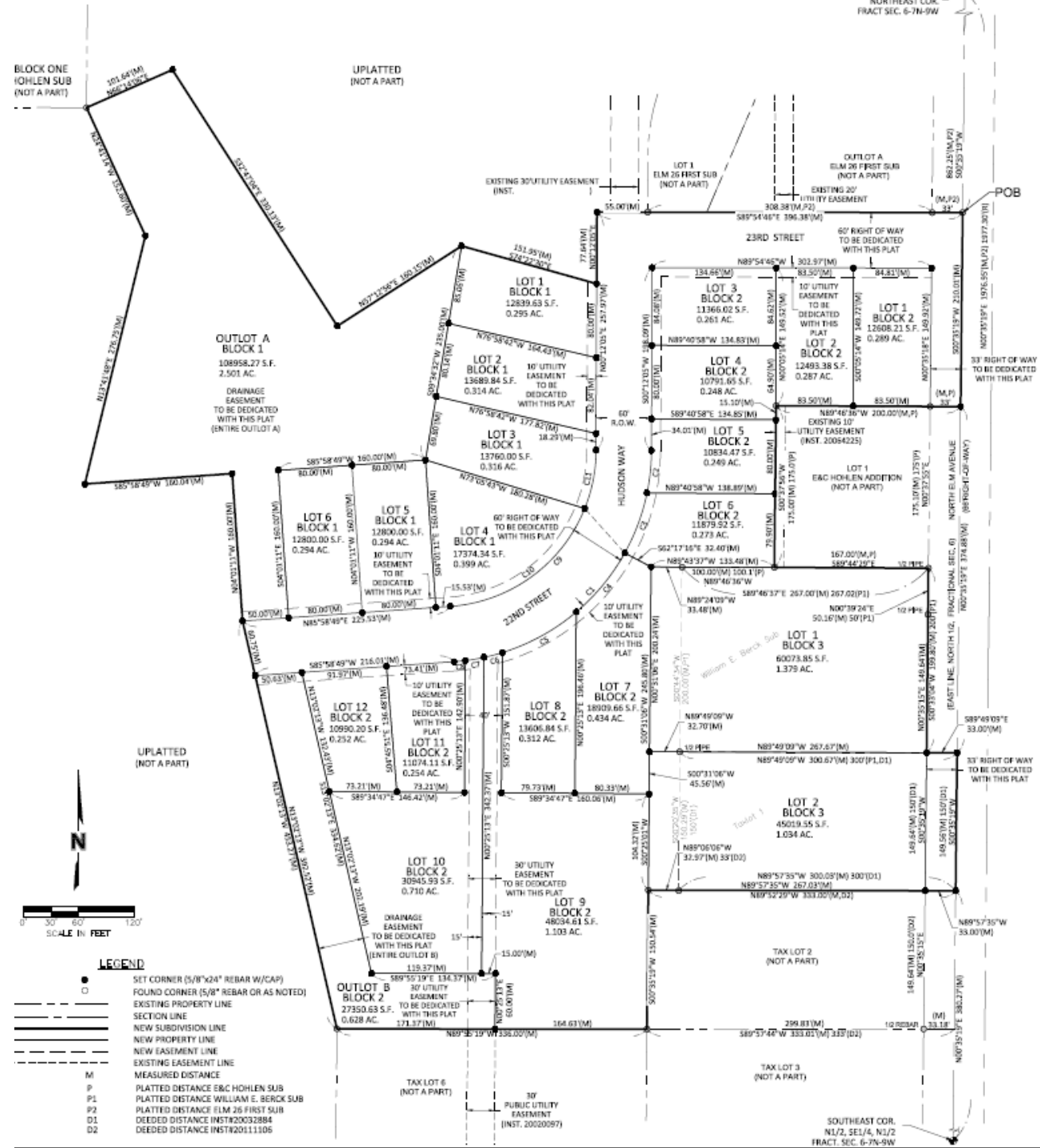
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ELM 26 APARTMENTS
PRELIMINARY PLAT

STRENGTH AND STABILITY OF A STIFF
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STRENGTH AND STABILITY OF A STIFF
STRENGTH AND STABILITY OF A STIFF

VICINITY MAP
NOT TO SCALE

MAYOR AND CITY COUNCIL, RECOMMENDATION

THIS MAYORAL PLAN OF LAND SUBDIVISION, CITY OF HASTINGS, NEBRASKA, IS HEREBY APPROVED THIS _____ DAY OF _____, 20____.

_____ MAYOR

_____ CLERK

HASTINGS, NEB.
CITY OF HASTINGS, NEBRASKA
CORPORATE SEAL

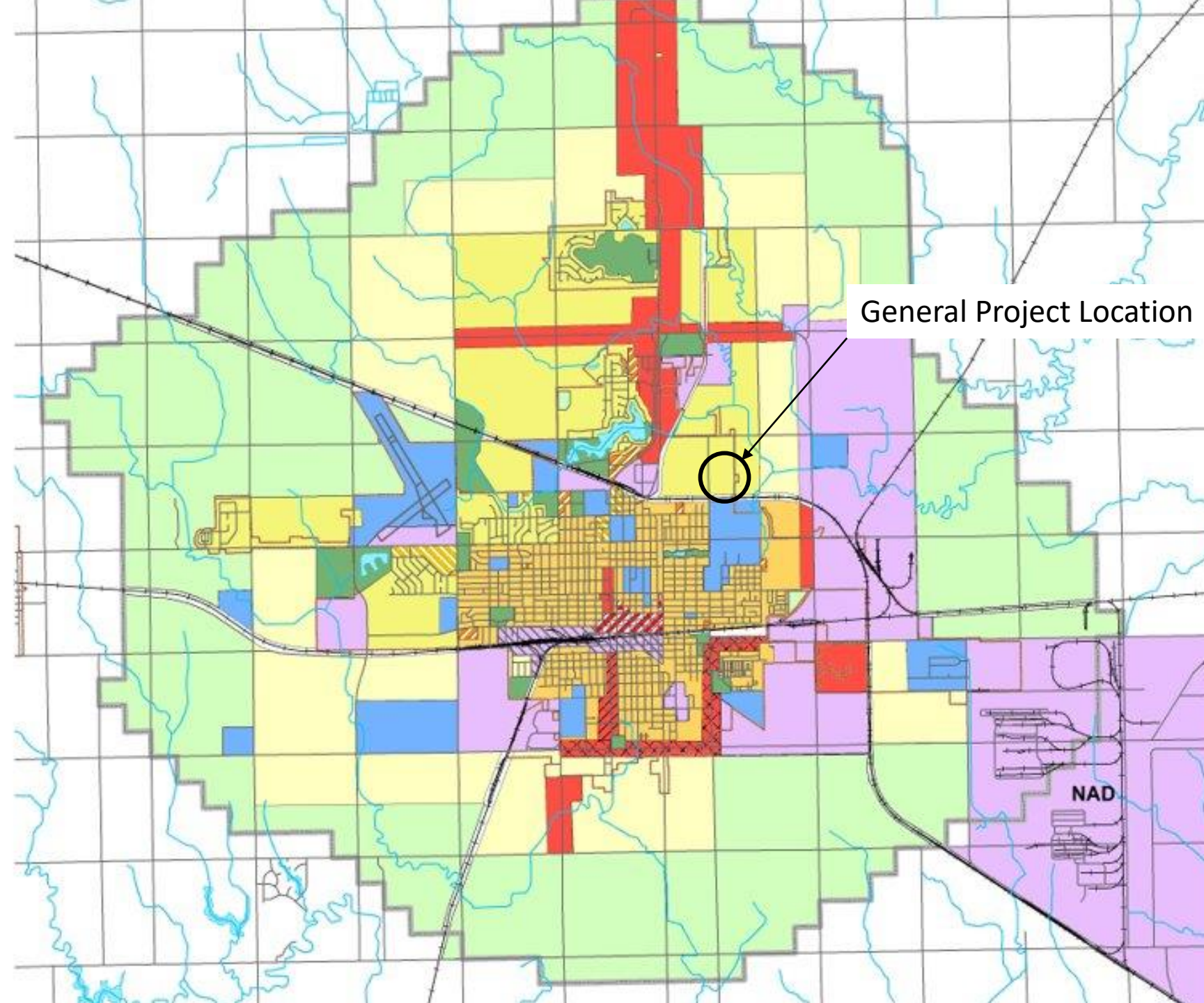
olsen



Redevelopment Area #18

Elm Meadows Development Project





General Project Location

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

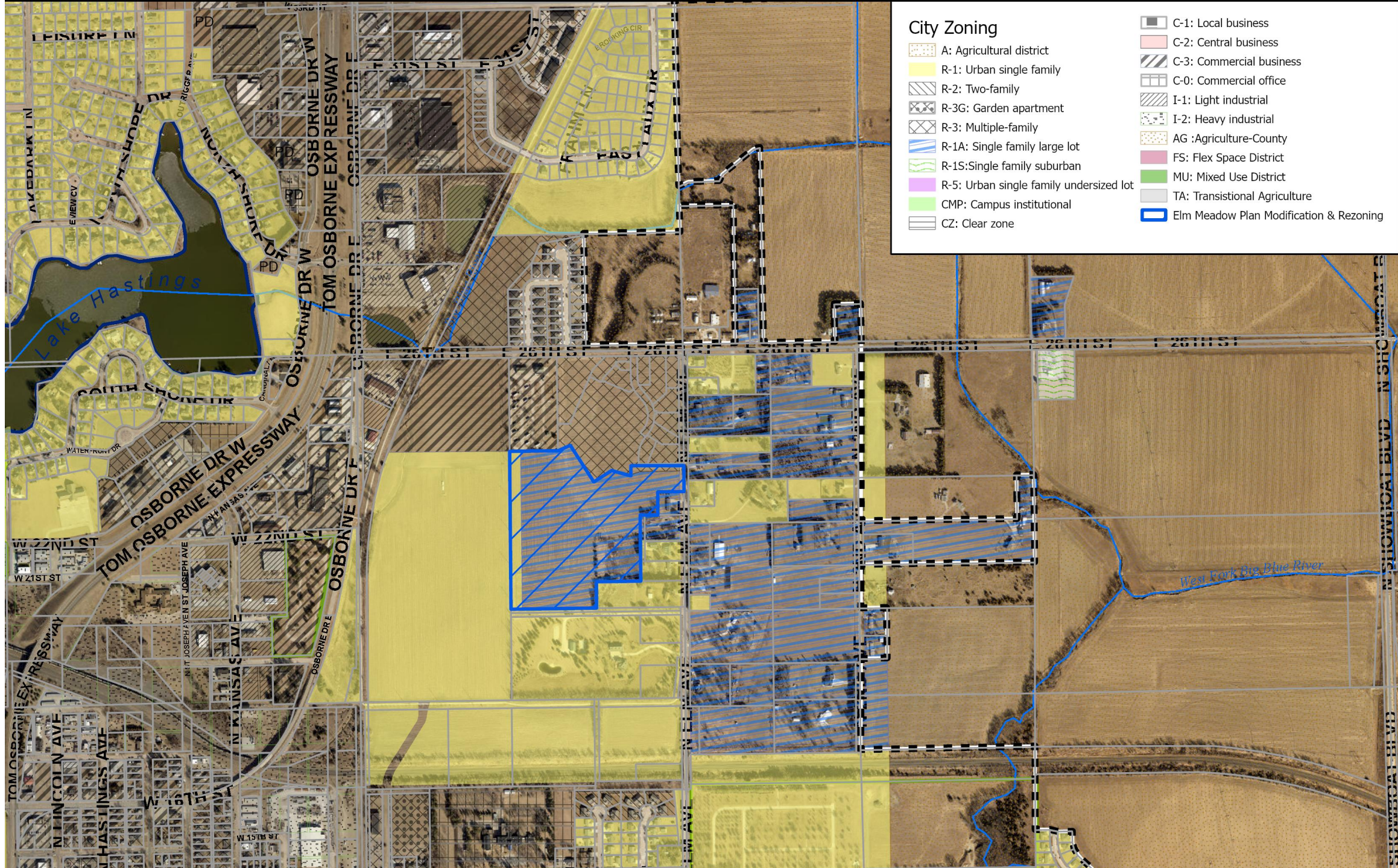
Overlay Districts:

- South Burlington Overlay
- Highway 6 Overlay
- Urban Industrial Overlay
- Floodplain

- City Boundary
- ETJ Boundary
- Education

NAD

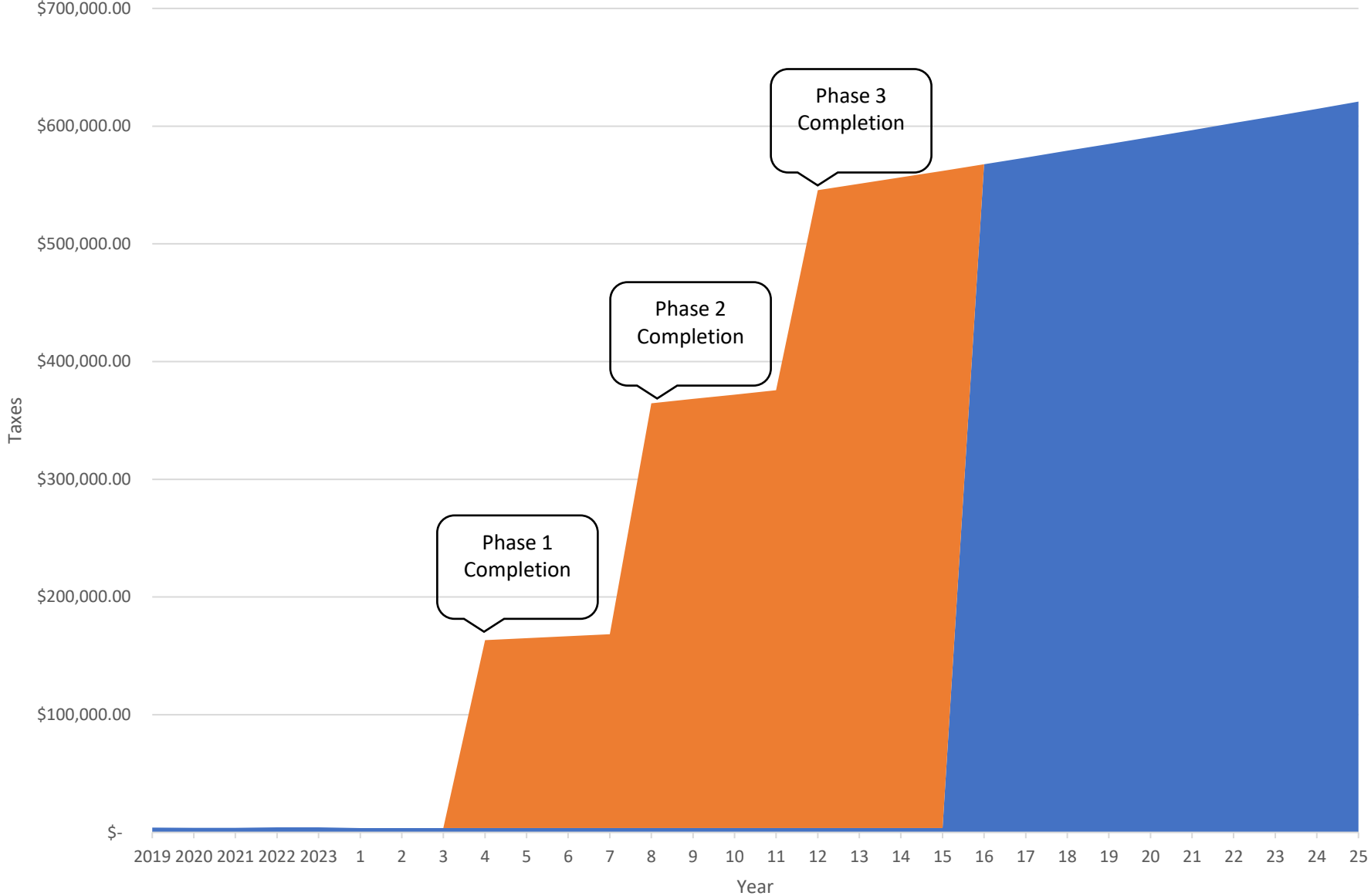




Project Costs and Funding Sources

USE OF FUNDS			LOT DEVELOPMENT - SOURCES OF FUNDS	
ELM MEADOWS - 54 Lots	54		Projected Valuation	\$ 24,401,860
Acquisition		\$ 725,001	Projected TIF Proceeds	\$ 3,311,688
Acquisition Interest		\$ 139,469	Projected TIF Proceeds per lot	\$ 61,328
Infrastructure		\$ 2,957,039		
Infrastructure Interest		\$ 325,275	Total Uses	\$ 4,306,784
Insurance		\$ 30,000	Total Units	54
Property Taxes		\$ 30,000		
Misc. Development Costs		\$ 100,000	Cost Per Lot (No TIF)	\$ 79,755
Total Uses		\$ 4,306,784	Cost Per Lot (With TIF)	\$ 18,428

Elm Meadows Tax Increment Financing



■ Collected Taxes ■ Tax Increment

Estimates based on 1% annual increase in value and 2023 tax rate

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. Without TIF funding, The average cost for each single-family lot would be \$79,755. With TIF, the costs are anticipated to be \$18,428
- Given the infeasibility of the project without TIF funding, 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 rehabilitates a vacant property that has been undeveloped for a number of years.

Staff Recommendation

Staff recommends the Planning Commission recommend **APPROVAL** to the City Council for the request for a **REDEVELOPMENT PLAN MODIFICATION** for the Elm 26 Development Project, generally located 850 feet south of the intersection of E. 26th Street and N. Elm Avenue, on the west side of N. Elm Avenue, based on the findings in the staff report and the Redevelopment Plan Modification materials.







File Nos.

2024-300

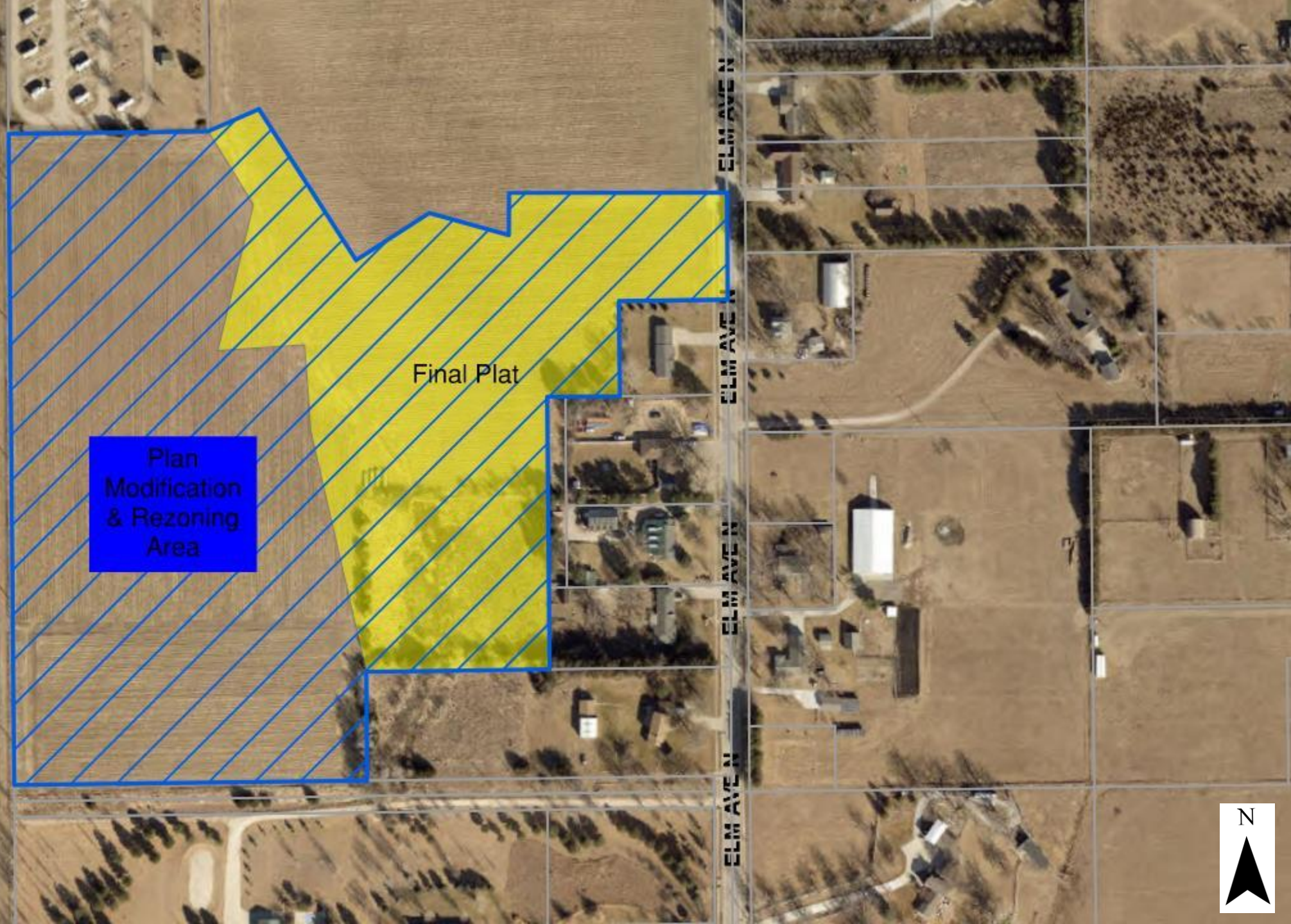
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Applicant

CRA on behalf of Lagunas Home Construction, LLC



Plan
Modification
& Rezoning
Area

Final Plat

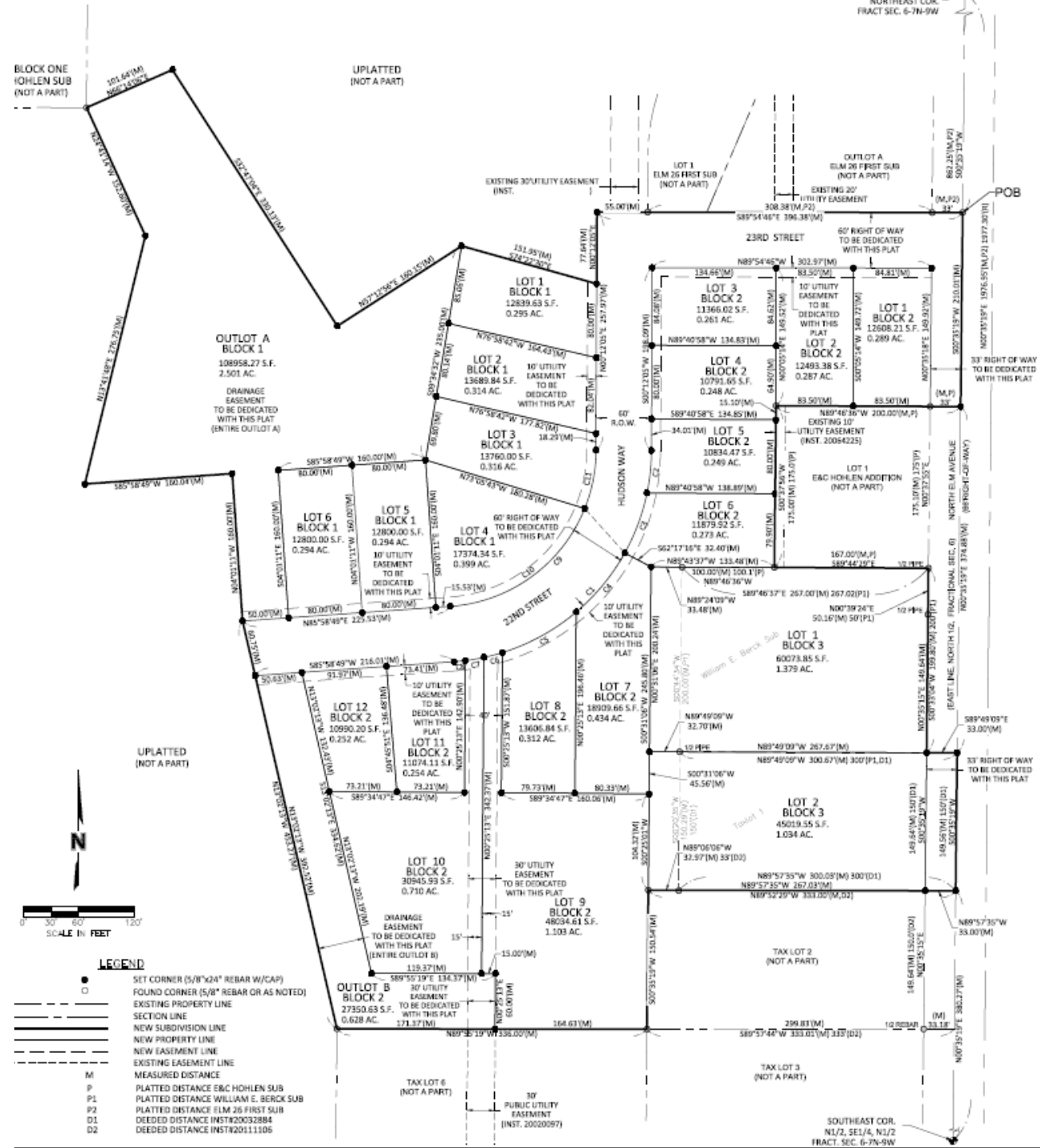
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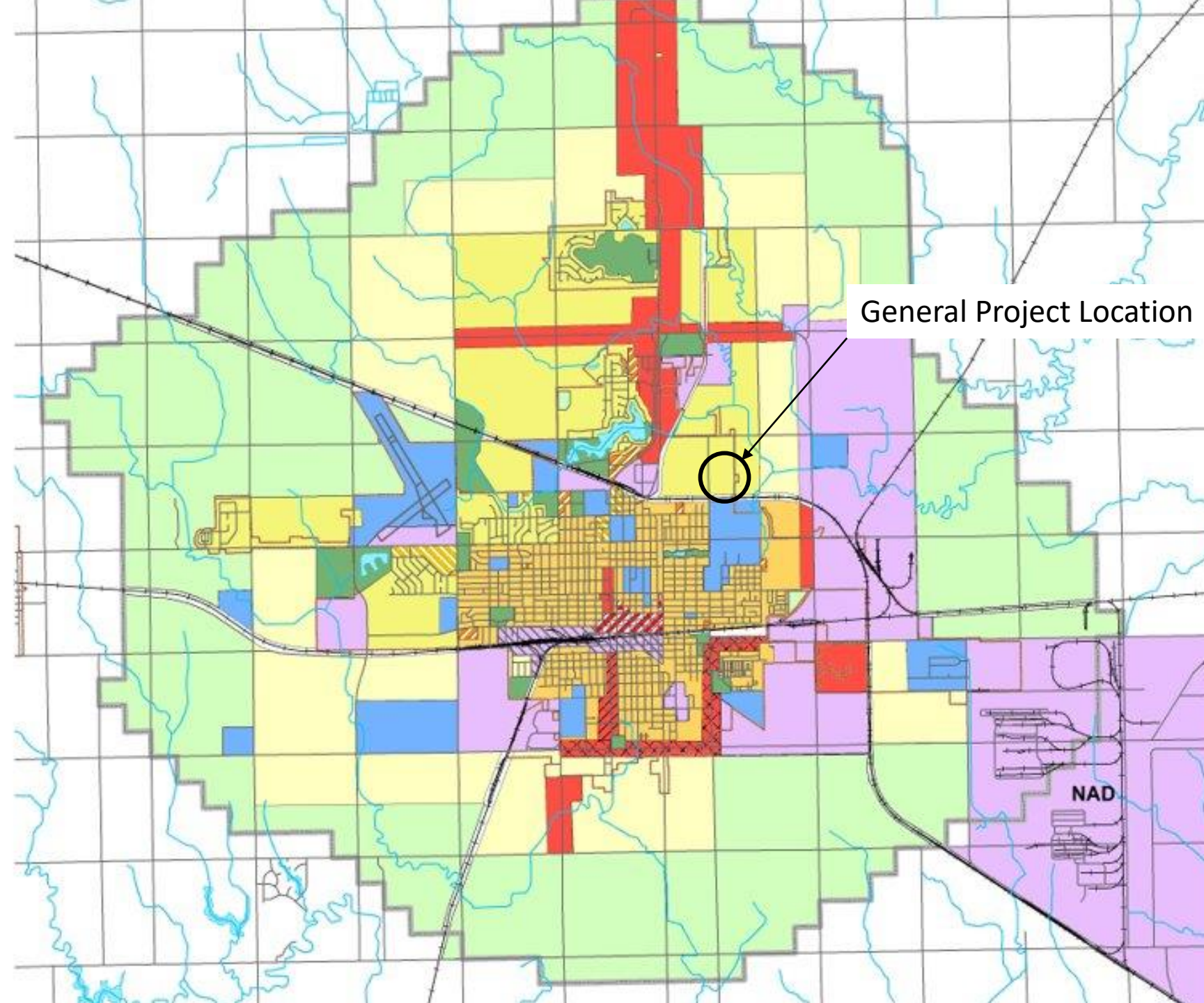




Redevelopment Area #18

Elm Meadows Development Project





General Project Location

Land Use:

- Rural Residential
- Suburban Residential
- Urban Residential
- Mixed-Use - Neighborhood
- Mixed-Use - Community
- Mixed-Use Downtown
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- Employment/Industrial
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- Parks & Recreation
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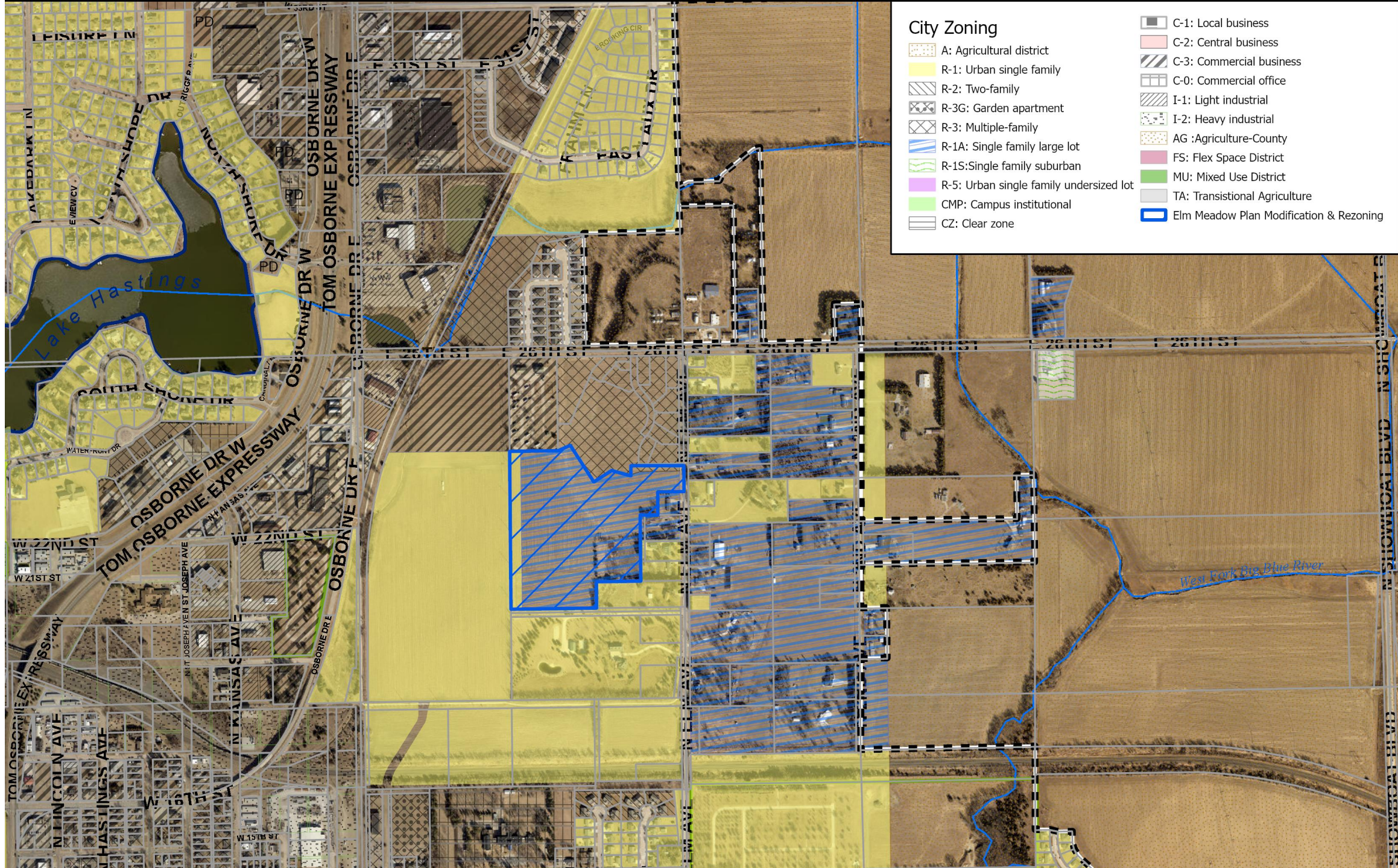
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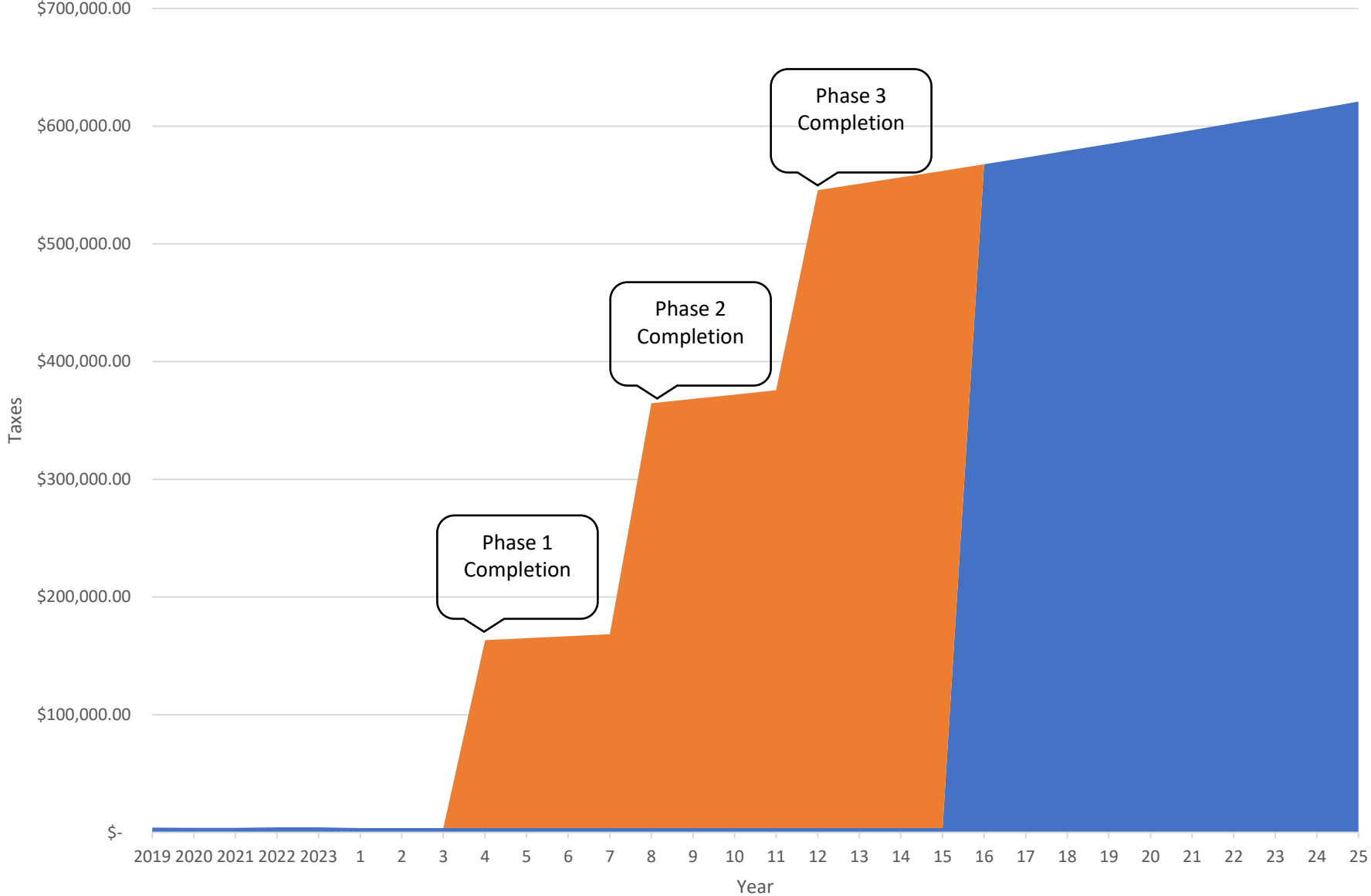




Project Costs and Funding Sources

USE OF FUNDS			LOT DEVELOPMENT - SOURCES OF FUNDS	
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■ Collected Taxes ■ Tax Increment

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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. Without TIF funding, The average cost for each single-family lot would be \$79,755. With TIF, the costs are anticipated to be \$18,428
- Given the infeasibility of the project without TIF funding, 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 rehabilitates a vacant property that has been undeveloped for a number of years.

Planning Commission Recommendation

The Planning Commission, by a vote of 7-0, recommends approval to the City Council for the request for a Redevelopment Plan Modification for the Elm 26 Development Project, based on the findings in the staff report and the Redevelopment Plan Modification materials.



Department: Development Services
Staff Contact: Chad Bunger
Council Meeting Date: 10/14/2024

AGENDA ITEM SUMMARY SHEET

Description of Item:

Approval of the final plat for Elm Meadows First Subdivision

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 the 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:

Deadlines associated with action:

This case will be presented for approval at the City Council Regular Meeting to be held on October 14, 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 Final Plat can be found in the attached Staff Report.

City Administrator comments:

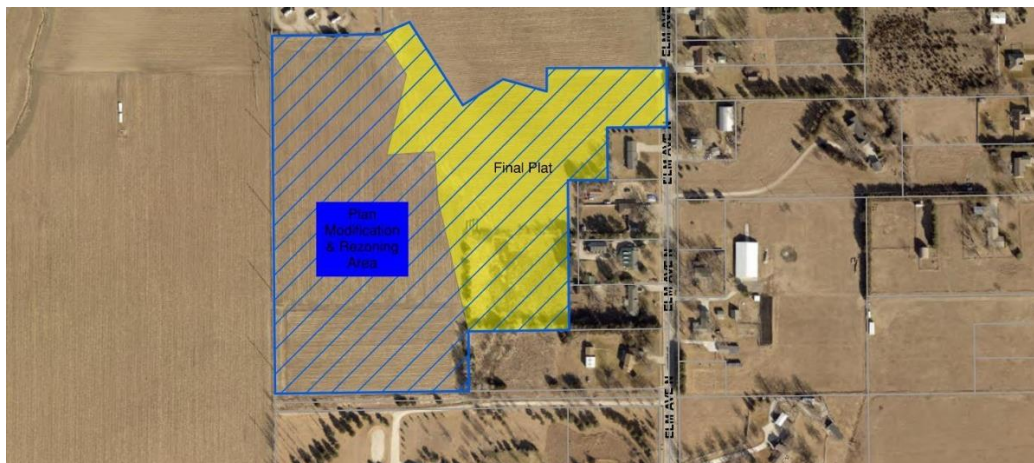
Recommend Approval



City of Hastings Planning Commission

STAFF REPORT

Final Plat:	Elm Meadows First Subdivision
File No.	2024-279
Applicant	Lagunas Home Construction, LLC – Maria De Los Angel Montanez Aldaba
Property Location:	Generally located approximately 850 feet south of the intersection of North Elm Avenue and East 26th Street, on the west side of North Elm Avenue
Lot Size:	11.36 acres
Date of Public Hearing:	September 17, 2024
Zoning	R-1A, Single-Family Large Lot Residential District (Note the applicant has requested to rezone the property to R-1 District)
Adjacent Zoning:	North: R-3, Multiple-Family Residential District, A, Agricultural District East: R-1A District and R-1, Urban Single-Family Residential District South: R-1 District West: R-1A District and R-1 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 proposed subdivision creates 18 single-family lots, ranging from 10,791 square feet to 48,011 square feet. The Final Plat will create Outlots A & B as drainage easements, which will have bioswales and detention basins located within the outlots to manage stormwater runoff and stormwater quality. The Final Plat will dedicate needed street rights-of-way (ROW) and utility easements to serve the site.

Two public utility easements previously dedicated have been requested to be vacated, as they are no longer needed. Both easements (Instrument No. 20015120 and 20061815) are 60 feet wide and were dedicated to provide for sanitary sewer and water infrastructure. These easements generally follow the proposed ROW of East 23rd Street and Hudson Way/E. 22nd Street and would be duplicative. Appropriate easements will be dedicated in their place to serve the development.

The West 23rd Street ROW will provide the main entrance into the residential neighborhood. This public street will intersect with Hudson Way. At the intersection, Hudson Way will be a private drive to the north to serve the proposed apartment complex. To the south of the intersection, Hudson Way will be a public street. At approximately Lots 16, the street name will transition to East 22nd Street to maintain the street name and address conventions established by the City.

Lots 9 and 10 are proposed to be flag lots. A flag lot is defined as “a lot which does not have the required frontage on a public street, and which is located adjacent to a lot which does have the required frontage on a public street. A flag lot shall include a projection, or “flagpole”, which connects the flag lot to the public right-of-way, which flagpole shall meet the requirements set forth in this chapter under the definition of a flagpole. The flagpole on a flag lot need not meet the minimum lot width requirements set forth in these regulations, but the remaining portion of a flag lot, exclusive of the flagpole, must meet all lot width, front and rear yard setbacks, and all other requirements the same as if it were not a flag lot.

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

The proposed flag lots meet the minimum definitions and requirements of the Subdivision Regulations. The Hastings Fire Department has reviewed the proposed lot layout and approve the design. A fire hydrant may be required within the proposed utility easements in the “flagpole.” City staff has recommended a private access easement be established between the two lots to ensure appropriate access and maintenance in the future.

The applicant has applied to rezone the subdivision area and the land shown in the Elm 26 Preliminary Plat intended for single-family lots to R-1, Urban Single-Family Residential District. Please see the rezoning staff report for more details.

Property Description:

The property is currently a vacant, undeveloped tract being used for row-crop agriculture. The site slopes to the west towards a natural drainage way that drains the land on the property and adjacent property to the south and west to the north towards the Big Blue River.

In June 2024, the land was approved as part of the Elm 26 Preliminary Plat.

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 the City of Hastings Planning Commission and Hastings City Council.

STAFF COMMENTS: Staff recommends the Planning Commission **APPROVE** the **FINAL PLAT of Elm Meadows First Subdivision**, with the following conditions:

1. The proposed rezoning from R-1A, Single-Family Large Lot Residential District, to R-1, Urban Single-Family Residential District, must be approved.
2. The requested utility easement vacations must be approved by the City Council.

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

DATE: September 3, 2024

ATTACHMENTS:

1. Application Materials
2. Final Plat of Elm Meadows First Subdivision
3. Utility easement vacation applications.
4. Elm 26 Preliminary Plat (approved June 2024)



Plats Application

Date: 08/16/2024

Project

Permit Type:	Final Plat	Existing Zoning:	R-1A, Single Family Large Lot Residential
Plat Name:	Elm Meadows First Subdivision	Proposed Zoning:	R-1, Urban Single Family Residential
Project Address:	2205 N Elm Ave	In City Limits:	Yes
City, State, Zip:	HASTINGS, NE 68901	Proposed Use:	Residential Development
Legal:			

Reason for Request: Proposed lots less than 100' wide

Applicant / Owner

Applicant Name:	Maria De Los Angel Montanez Aldaba	Owner Name:	RIEF DEVELOPMENT LLC
Company:	Lagunas Home Construction, LLC	Company:	
Address:	926 S Colorado Ave	Address:	705 N WEBB RD
City, State, Zip:	Hastings, NE 68901	City, State, Zip:	GRAND ISLAND, NE 68803-0000
Phone:	402-902-9115	Phone:	
Email:	montanez.mm4@gmail.com	Email:	

Key Contact / Surveyor

Key Contact:	[Key Contact]	Surveyor:	Jai Andrist
Company:		Company:	Olsson
Address:	[Address]	Address:	201 E 2nd Street
City, State, Zip:		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.

Maria Montanez

Applicant

08/16/2024

Date

Maria Montanez

Owner

08/16/2024

Date



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 Meadows First Subdivision

Address/Location: 26th Street & Elm Avenue Parcel ID 010013900

Applicant(s): Lagunas Home Construction, LLC

Scott Rief
Owner:

[Signature]
Owner's Signature

Owner:

Owner's Signature

State of Nebraska)

) ss:

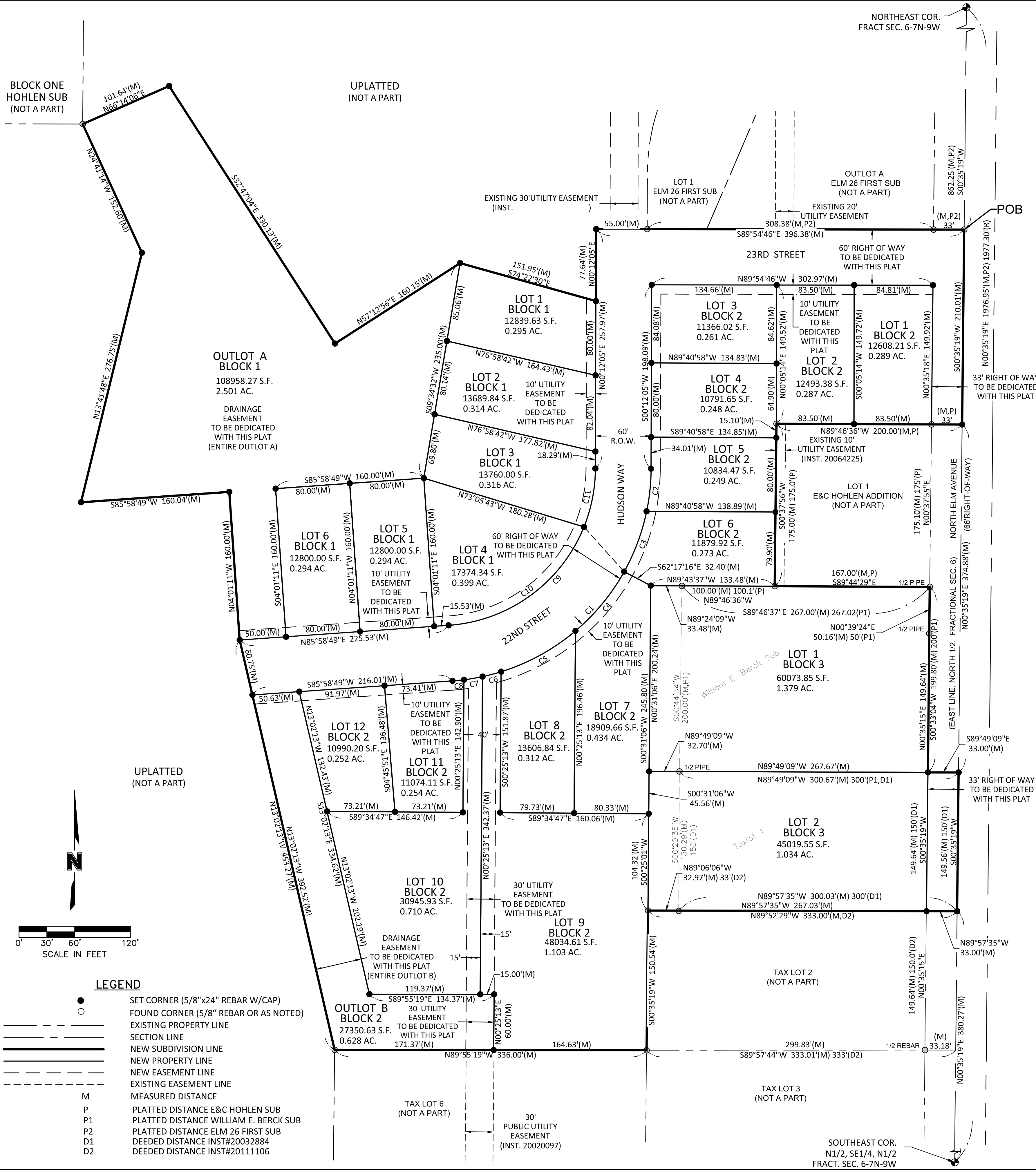
County of ^{Hall} Adams)

The foregoing document was acknowledged before me this 16 day of August
2024, by Scott Rief



[Signature]
Notary Public

DWG: F:\2024\04501-05000\024-04930-Design\Survey\SRV\Sheets\V_FPLAT ELM MEADOWS_02404930.dwg
DATE: Sep 10, 2024 4:52pm
XREFS: V_XALTA_LDP_02400835 V_XRWAY_LDP_02400835 C_PBASE_02400835 C_PBASE_LDP_02404930 C_PBASE_LDP_02404930
USER: jlmenez



FINAL PLAT

ELM MEADOWS FIRST SUBDIVISION

A REPLAT OF WILLIAM E. BERCK SUBDIVISION EXCLUDING ROAD RIGHT OF WAY AND A PART OF THE NE1/4, N1/2 OF FRACTIONAL SECTION 6, T7N, R9W OF THE 6TH P.M., IN THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA

CURVE TABLE					
CURVE ID	RADIUS (FT)	DELTA	LENGTH (FT)	CHORD BEARING	CHORD LENGTH (FT)
C1	230.00	085°46'44"	344.34	S43°05'27"W	313.07
C2	230.00	011°31'57"	46.29	S05°58'04"W	46.22
C3	230.00	017°19'51"	69.57	S20°23'58"W	69.31
C4	230.00	020°41'10"	83.04	S39°24'29"W	82.59
C5	230.00	022°54'32"	91.96	S61°12'19"W	91.35
C6	230.00	005°09'51"	20.73	S75°14'31"W	20.72
C7	230.00	005°03'42"	20.32	S80°21'17"W	20.31
C8	230.00	003°05'41"	12.42	S84°25'59"W	12.42
C9	170.00	085°46'44"	254.51	N43°05'27"E	231.40
C10	170.00	064°03'07"	190.05	N53°57'16"E	180.30
C11	170.00	021°43'37"	64.47	N11°03'54"E	64.08

LOCATION MAP

FRACTIONAL SEC. 6, T7N, R9W

NOT TO SCALE

SITE LOCATION

NE COR

6

ELM AVENUE

12TH ST

SECTION CORNER TIES

NORTHEAST CORNER, FRACTIONAL SEC 6-7N-9W
FOUND ALUMINUM CAP IN ASPHALT
ON CENTERLINE OF N ELM ST SOUTH
N 39.33' TO 'X' NAILS IN GUY POLE
NE 47.85' TO NAIL & DISK IN POWER POLE
SE 51.89' TO MAG NAIL & DISK IN POWER POLE
SW 56.25' TO 'X' NAILS IN POWER POLE
N 1.00' TO CENTERLINE E 26TH ST EAST/WEST

SOUTHEAST CORNER, N1/2, NE1/4, S1/2, FRACTIONAL SEC 6-7N-9W
FOUND '4' IN CONCRETE
SE 97.97' TO RED HEAD IN POWER POLE
NE 60.15' TO RED HEAD IN POWER POLE
NW 47.85' TO NW CORNER CONCRETE DRIVEWAY APPROACH
SW 50.20' TO TOP CENTERLINE TELEPHONE POST

OWNERS

LAGUNAS HOME CONSTRUCTION LLC
RIEF DEVELOPMENT, LLC
TYLER L & TARA A MAGGART
TIMOTHY D & PAMELA S SMITH

ENGINEER/LAND SURVEYOR

OLSSON
201 E. 2ND ST.
GRAND ISLAND, NE 68801

FLOOD ZONE

THE PROPERTY SHOWN ON THE SURVEY LIES WITH FLOOD ZONE DESIGNATION ZONE X "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN" AS DESCRIBED ON THE FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 31001C157C, BEARING AN EFFECTIVE DATE OF JULY 5, 2018 AND COMMUNITY-PANEL NUMBER 31001C176C, BEARING AN EFFECTIVE DATE OF JULY 5, 2018 FOR THE COMMUNITY IN WHICH THE SUBJECT PROPERTY IS LOCATED.

LEGAL DESCRIPTION
A REPLAT OF WILLIAM E. BERCK SUBDIVISION EXCLUDING ROAD RIGHT OF WAY AND 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 862.25 FEET TO THE SOUTHEAST CORNER OF ELM 26 FIRST SUBDIVISION AND ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUING S00°35'19"W, ALONG SAID EAST LINE, A DISTANCE OF 210.01 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 S89°46'36"E, ALONG SAID NORTH LINE OF LOT 1, WILLIAM E. BERCK SUBDIVISION, A DISTANCE OF 167.13 FEET; THENCE S00°33'04"W, ALONG THE EAST LINE OF SAID LOT 1, WILLIAM E. BERCK SUBDIVISION, A DISTANCE OF 199.80 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1; THENCE S89°49'09"E A DISTANCE OF 33.00 FEET TO A POINT ON SAID EAST LINE OF THE NE1/4, N1/2; THENCE S00°35'19"W, ALONG SAID EAST LINE OF THE NE1/4, N1/2, A DISTANCE OF 149.56 FEET; THENCE N89°52'29"W A DISTANCE OF 333.00 FEET; THENCE S00°35'19"W A DISTANCE OF 150.54 FEET; THENCE N89°55'19"W A DISTANCE OF 336.00 FEET; THENCE N13°02'13"W A DISTANCE OF 453.27 FEET; THENCE N04°01'11"W A DISTANCE OF 160.00 FEET; THENCE S85°58'49"W A DISTANCE OF 160.04 FEET; THENCE N13°41'48"E A DISTANCE OF 276.75 FEET; THENCE N24°41'14"W A DISTANCE OF 152.60 FEET TO THE SOUTHEAST CORNER OF BLOCK 1, HOHLEN SUBDIVISION; THENCE N66°14'06"E A DISTANCE OF 101.64 FEET; THENCE S32°47'04"E A DISTANCE OF 330.13 FEET; THENCE N57°12'56"E A DISTANCE OF 160.15 FEET; THENCE S74°22'30"E A DISTANCE OF 151.95 FEET; THENCE N00°12'05" E A DISTANCE OF 77.64 FEET; THENCE S89°54'46"E A DISTANCE OF 396.38 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS A CALCULATED AREA OF 604,884.12 SQUARE FEET OR 13.886 ACRES MORE OR LESS OF WHICH 1.763 ACRES ARE NEW DEDICATED ROAD RIGHT OF WAY.

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT ON _____, 2024, I, JESSE E. HURT, A NEBRASKA REGISTERED LAND SURVEYOR NO.674, 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 SURVEYOR'S REGULATION ACT IN EFFECT AT THE TIME OF THIS SURVEY.

JESSE E. HURT, REGISTERED LAND SURVEYOR NUMBER, LS-674

olsson

Engineering - Nebraska COA #CA-0638
201 East 2nd Street
Grand Island, NE 68801
TEL 308.384.8750
www.olsson.com

FINAL PLAT

ELM MEADOWS FIRST SUBDIVISION

LAGUNAS HOME

2024

HASTINGS, NEBRASKA

drawn by: JMJ

checked by: GLSVY

approved by: JEH

QA/QC by: JJA

project no.: 2024-04930

drawing no.: 2024-08-15

SHEET

1 of 2

DWG: F:\2024\04501-05000\024-04930\40-Design\Survey\SRV\Sheets\V_FPLAT ELM MEADOWS_02404930.dwg
DATE: Sep 10, 2024 4:53pm
XREFS: V_XALTA_LDP_02400635 C_PBASE_02400635 V_XRWAY_LDP_02400635
USER: jlmenez C_PBASE_02404930 V_XRWAY_LDP_02404930

OWNERS CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS, THAT LAGUNAS HOME CONSTRUCTION LLC , A NEBRASKA LIMITED LIABILITY COMPANY; RIEF DEVELOPMENT, LLC, A NEBRASKA LIMITED LIABILITY COMPANY; TYLER L & TARA A MAGGART (HUSBAND & WIFE); AND TIMOTHY D & PAMELA S SMITH (HUSBAND & WIFE), BEING THE OWNERS OF THE LAND DESCRIBED HEREON, HAVE CAUSED SAME TO BE SURVEYED, SUBDIVIDED, PLATTED AND DESIGNATED AS "*ELM MEADOWS FIRST SUBDIVISION*" A REPLAT OF WILLIAM E. BERCK SUBDIVISION EXCLUDING ROAD RIGHT OF WAY AND A 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, AS SHOWN ON THE ACCOMPANYING PLAT THEREOF AND DO HEREBY DEDICATE THE ROAD RIGHT OF WAY, AS SHOWN THEREON TO THE PUBLIC FOR THEIR USE FOREVER: AND HEREBY DEDICATE THE EASEMENTS, AS SHOWN THEREON TO THE PUBLIC FOR THEIR USE FOREVER FOR THE LOCATION, CONSTRUCTION AND MAINTENANCE FOR PUBLIC SERVICE UTILITIES, TOGETHER WITH THE RIGHTS OF INGRESS AND EGRESS HERETO, AND HEREBY PROHIBITING THE PLANTING OF TREES, BUSHES AND SHRUBS, OR PLACING OTHER OBSTRUCTIONS UPON, OVER, ALONG OR UNDERNEATH THE SURFACE OF SUCH EASEMENTS;AND THAT THE FOREGOING SUBDIVISION AS MORE PARTICULARLY DESCRIBED IN THE DESCRIPTION HEREON AS APPEARS ON THIS PLAT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS.

MARIA DE LOS ANGEL MONTANEZ ALDABA , MEMBER
LAGUNAS HOME CONSTRUCTION LLC

TYLER L MAGGART, HUSBAND

TIMOTHY D SMITH, HUSBAND

SCOTT P. RIEF, MEMBER
RIEF DEVELOPMENT, LLC

TARA A MAGGART, WIFE

PAMELA S SMITH, WIFE

ACKNOWLEDGMENT

STATE OF NEBRASKA SS
COUNTY OF ADAMS

BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED MARIA DE LOS ANGEL MONTANEZ ALDABA , MEMBER, LAGUNAS HOME CONSTRUCTION LLC, A NEBRASKA LIMITED LIABILITY COMPANY, KNOWN BY ME TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED ON THE "OWNERS CERTIFICATE" ON THIS PLAT, AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE OF HIS OWN FREE WILL AND ACCORD AS SAID OWNERS.

WITNESS MY HAND AND NOTARIAL SEAL AT _____, NEBRASKA,

ON THIS _____ DAY OF _____, 2024.

NOTARY PUBLIC

ACKNOWLEDGMENT

STATE OF NEBRASKA SS
COUNTY OF ADAMS

BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED TYLER L & TARA A MAGGART (HUSBAND & WIFE), KNOWN BY ME TO BE THE IDENTICAL PERSON(S) WHOSE NAMES ARE AFFIXED ON THE "OWNERS CERTIFICATE" ON THIS PLAT, AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE OF HIS OWN FREE WILL AND ACCORD AS SAID OWNERS.

WITNESS MY HAND AND NOTARIAL SEAL AT _____, NEBRASKA,

ON THIS _____ DAY OF _____, 2024.

NOTARY PUBLIC

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
"ELM MEADOWS FIRST SUBDIVISION" IN THE CITY OF HASTINGS, ADAMS COUNTY,
NEBRASKA, ON THIS ____ DAY OF _____, 2024 ON BEHALF OF

(LIENHOLDER NAME)

(SIGNATURE)

(PRINT NAME AND TITLE)

ACKNOWLEDGMENT

STATE OF NEBRASKA SS
COUNTY OF ADAMS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON
THIS ____ DAY OF _____, 2024, BY _____
ON BEHALF OF _____ (LIENHOLDER NAME), MY
COMMISSION EXPIRES THIS ____ DAY OF _____, 2024.

NOTARY PUBLIC

ACKNOWLEDGMENT

STATE OF NEBRASKA SS
COUNTY OF ADAMS

BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED SCOTT P. RIEF, MEMBER, RIEF DEVELOPMENT, LLC, A NEBRASKA LIMITED LIABILITY COMPANY, KNOWN BY ME TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED ON THE "OWNERS CERTIFICATE" ON THIS PLAT, AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE OF HIS OWN FREE WILL AND ACCORD AS SAID OWNERS.

WITNESS MY HAND AND NOTARIAL SEAL AT _____, NEBRASKA,

ON THIS _____ DAY OF _____, 2024.

NOTARY PUBLIC

ACKNOWLEDGMENT

STATE OF NEBRASKA SS
COUNTY OF ADAMS

BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED TIMOTHY D & PAMELA S SMITH (HUSBAND & WIFE), KNOWN BY ME TO BE THE IDENTICAL PERSONS WHOSE NAMES ARE AFFIXED ON THE "OWNERS CERTIFICATE" ON THIS PLAT, AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE OF HIS OWN FREE WILL AND ACCORD AS SAID OWNERS.

WITNESS MY HAND AND NOTARIAL SEAL AT _____, NEBRASKA,

ON THIS _____ DAY OF _____, 2024.

NOTARY PUBLIC

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
"ELM MEADOWS FIRST SUBDIVISION" IN THE CITY OF HASTINGS, ADAMS COUNTY,
NEBRASKA, ON THIS ____ DAY OF _____, 2024 ON BEHALF OF

(LIENHOLDER NAME)

(SIGNATURE)

(PRINT NAME AND TITLE)

ACKNOWLEDGMENT

STATE OF NEBRASKA SS
COUNTY OF ADAMS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON
THIS ____ DAY OF _____, 2024, BY _____
ON BEHALF OF _____ (LIENHOLDER NAME), MY
COMMISSION EXPIRES THIS ____ DAY OF _____, 2024.

NOTARY PUBLIC

FINAL PLAT

ELM MEADOWS FIRST SUBDIVISION

A REPLAT OF WILLIAM E. BERCK SUBDIVISION EXCLUDING ROAD RIGHT OF WAY AND
A PART OF THE NE1/4, N1/2 OF FRACTIONAL SECTION 6, T7N, R9W OF THE 6TH P.M.,
IN THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA

CITY TREASURER CERTIFICATE

I HEREBY CERTIFY THAT THE RECORDS OF THIS OFFICE SHOW NO TAXES OR SPECIAL ASSESSMENTS DELINQUENT ON THE PROPERTIES DESCRIBED IN THE LEGAL DESCRIPTION ON THE ACCOMPANYING PLAT AS OF
THIS _____ DAY OF _____, 2024.

CITY OF HASTINGS TREASURER

COUNTY TREASURER CERTIFICATE

I HEREBY CERTIFY THAT THE RECORDS OF MY OFFICE SHOW NO TAXES ARE DUE OR DELINQUENT UPON THE PROPERTIES DESCRIBED IN THE LEGAL DESCRIPTION ON THE ACCOMPANYING PLAT AS OF
THIS _____ DAY OF _____, 2024.

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 ON THIS _____ DAY OF _____, 2024.

MARIA DE LOS ANGEL MONTANEZ ALDABA , MEMBER
LAGUNAS HOME CONSTRUCTION LLC

TYLER L MAGGART, HUSBAND

TIMOTHY D SMITH, HUSBAND

SCOTT P. RIEF, MEMBER
RIEF DEVELOPMENT, LLC

TARA A MAGGART, WIFE

PAMELA S SMITH, WIFE

CITY ENGINEER'S APPROVAL

THIS PLAT OF "*ELM MEADOWS FIRST SUBDIVISION*", A SUBDIVISION 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 _____, 2024.

CITY ENGINEER

CITY PLANNING COMMISSION RECOMMENDATION

THIS PLAT OF "*ELM MEADOWS FIRST SUBDIVISION*", A SUBDIVISION 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.

SIGNED ON THIS _____ DAY OF _____, 2024.

CHAIRMAN DIRECTOR

MAYOR AND CITY COUNCIL ACTION

THIS PLAT OF "*ELM MEADOWS FIRST SUBDIVISION*", A SUBDIVISION IN THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA, IS HEREBY APPROVED.

SIGNED ON THIS _____ DAY OF _____, 2024.

MAYOR CITY CLERK

REGISTER OF DEEDS CERTIFICATE

STATE OF NEBRASKA
COUNTY OF ADAMS SS

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE IN THE ADAMS COUNTY COURTHOUSE IN HASTINGS, NEBRASKA.

DATE: _____ TIME: _____ .M

INSTRUMENT NO. _____

REGISTER OF DEEDS

olsson

Engineering - Nebraska COA #CA-0638
201 East 2nd Street
Grand Island, NE 68801 TEL 308.384.8750 www.olsson.com

REV. NO.	DATE	REVIEWS DESCRIPTION	2024	HASTINGS, NEBRASKA
ELM MEADOWS FIRST SUBDIVISION				
LAGUNAS HOME				
SHEET 2 of 2				

drawn by: JMJ
checked by: GJSVY
approved by: JEH
QA/QC by: JJA
project no.: 2024-04930
drawing no.:
date: 2024-08-15

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

ENGINEER/LAND SURVEYOR
OLSSON
201 E. 2ND ST.
GRAND ISLAND, NE 68801

SUBDIVISION AREA
44.309± ACRES

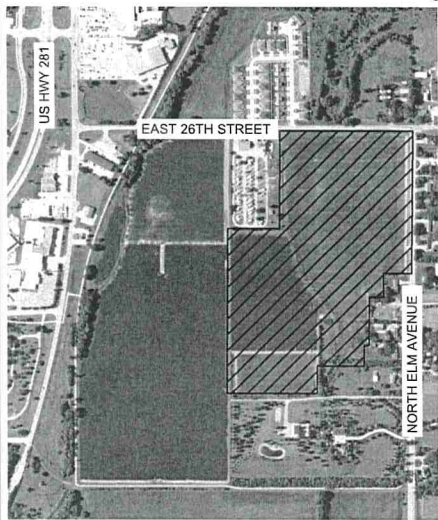
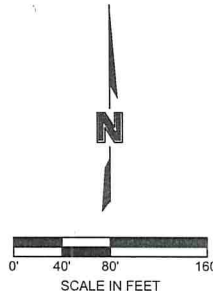
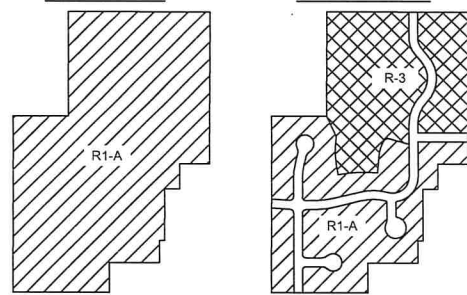
LOT USAGE
55 - RESIDENTIAL
19 - MULTI-FAMILY RESIDENTIAL
5 - OUTLOT

OWNER

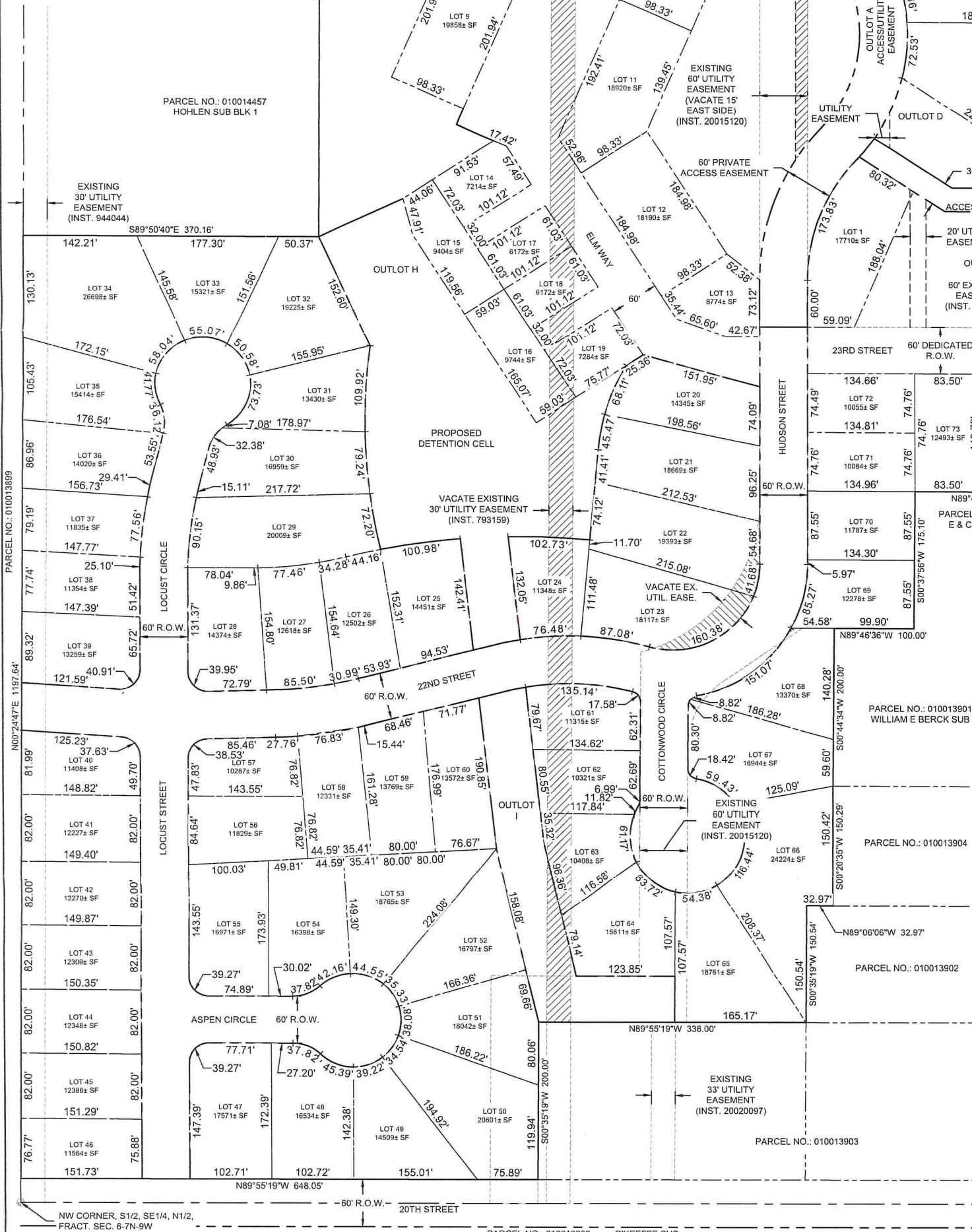
DATE

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°44'43"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 18th DAY OF May, 2024.

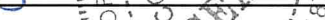
CHAIRMAN
Chad Burger
DIRECTOR

MAYOR AND CITY COUNCIL RECOMMENDATION
THIS PRELIMINARY PLAT OF ELM 26 SUBDIVISION, CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA IS HEREBY APPROVED THIS 18th DAY OF June, 2024.

MAYOR
Kathy Sperry
CLERK

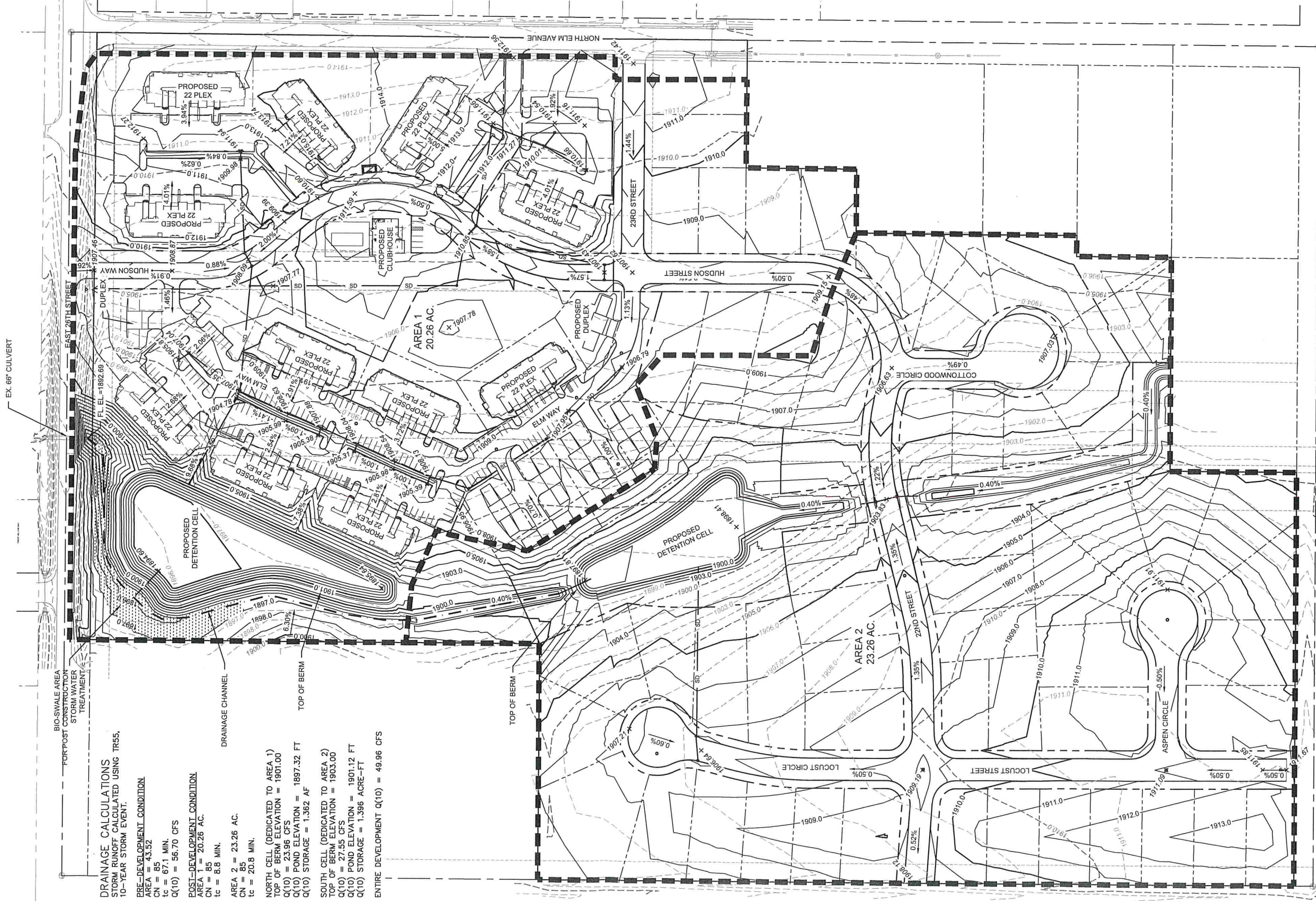


olsson

 olsson	201 East 2nd Street Grand Island, NE 68801 olsson.com TEL 308.384.8750 FAX 308.384.8752 Olsson - Engineering Nebraska COA #CA-0638	REVISIONS DESCRIPTION			REV. NO.	DATE	LOT LAYOUT	
							ELM 26 PRELIMINARY PLAT HASTINGS, NEBRASKA	
		REVISIONS			2024			
SHEET 1 of 4								

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



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 = 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

GRADING & DRAINAGE PLAN

ELM 26
PRELIMINARY PLAT

HASTINGS, NEBRASKA

2024

REVISIONS DESCRIPTION

REV. NO. DATE

REVISIONS

201 East 2nd Street
Grand Island, NE 68801

olsson.com
TEL 308.384.8750
FAX 308.384.8752
Olsson - Engineering
Nebraska COA #CA-0638

olsson®

drawn by: KDG
checked by: MMR
designed by: AST
QA/QC by: MMR
project no.: 024-00835
date: 04.28.2024

Department: Development Services
Staff Contact: Chad Bunger, Ember Batelaan
Council Meeting Date: 10/14/2024

AGENDA ITEM SUMMARY SHEET

Description of Item:

Noah's Ark Processors, have submitted a request for a Conditional Use Permit (CUP) for an expansion project of an existing meat packing plant.

The project would construct approximately 46,000 square feet of building additions and renovate and modernize portions of the existing buildings. The property received a CUP for a previous expansion in 2003.

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:

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 No. 2024-61 for a conditional use permit for the expansion of an existing meat packing plant at the property commonly addressed as 1009 West M Street in the I-2, Heavy Industrial District.

Deadlines associated with action:

Department head comments:

Development Services staff have reviewed the application for the Noah's Ark Processors Conditional Use Permit. The complete details of the staff review and recommendation are in the attached staff report.

The Planning Commission held a public hearing for the request at their September 17, 2024 meeting. Following the public hearing, the Commission voted 7-0 to recommend approval of the Conditional Use Permit to the City Council, based on the findings in the staff report.

City Administrator comments:

Recommend Approval

City of Hastings Planning Commission



STAFF REPORT

Request for Conditional Use: To expand an existing meat packing/processing plant

File No. 2024-302

Applicant Hastings Property Holdings, LLC (Noah's Ark Processors)

Property Location: 1009 West M Street

Lot Size: 11.6 acres

Date of Public Hearing: September 17, 2024

Zoning I-2, Heavy Industrial District

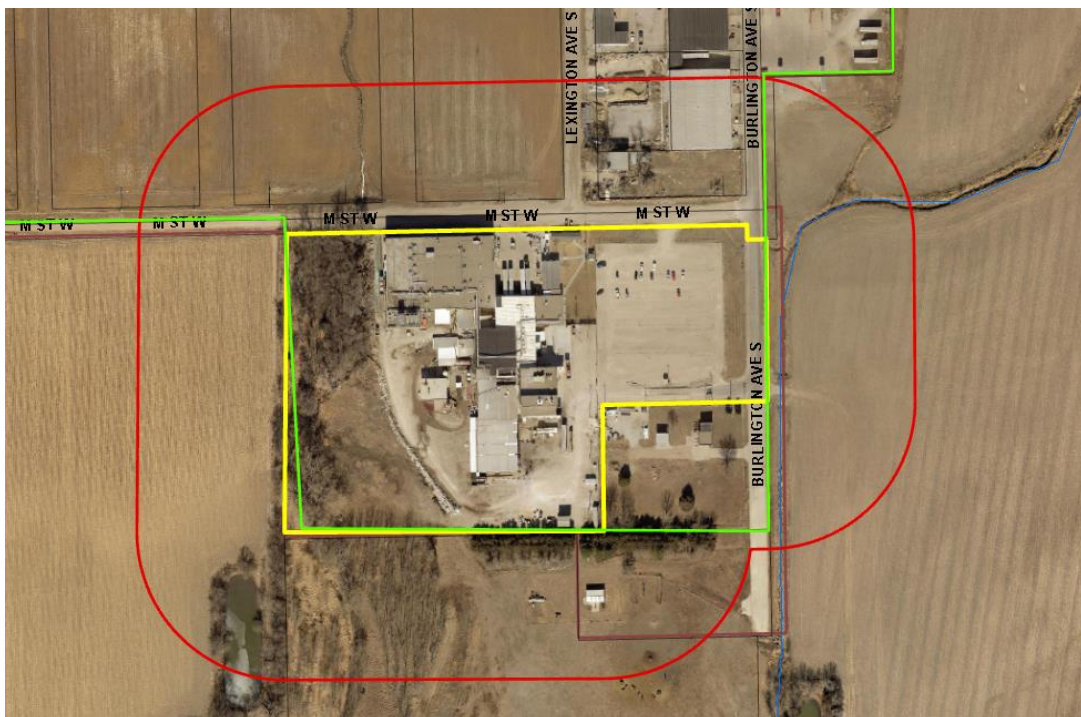
Adjacent Zoning:

North: I-2 District and R-1, Urban Single-Family Residential District

East: I-2 District and A, Agricultural District

South: I-2 District and A District

West: A District and I-2 District



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

- **Sec. 34 – 200. Uses and District Table (Table 200-1):** Slaughterhouse/Meat packing Conditional Use in I-2 District

DESCRIPTION OF CONDITIONAL USE REQUESTED: The applicant, Hastings Property Holdings, LLC, locally known as Noah’s Ark Processors, has proposed to expand its meat packing operations on the site.

A previous CUP was approved in 2003 for the meat packing plan. The current business has been in operation since 2011. The plant has been in operation for several decades.

The Noah’s Ark Processors is a roughly 87,000-square-foot meat processing facility with a harvest and fabrication floor. According to the application materials, the company sells wholesale kosher and non-kosher beef to distributors and restaurants. The business currently employs 350 employees and processes up to 520 head per day.

The application materials state the proposed expansion would modernize 8,120 square feet of the existing facility and build approximately 46,000 square feet of building additions to the site. This includes a roughly 22,000-square-foot harvest floor and hot box addition on the southeast side of the building, an approximately 15,000-square-foot cooler addition on the northwest part of the building, and a 3,500 square-foot utility building and a 5,800-building for the plant’s pre-treatment wastewater system. The wastewater pre-treatment system will modernize and increase the system capacity to better pre-treat liquids from the industrial plant before it enters the City’s sanitary sewer system.

The proposed expansion project would increase the plant’s production from 520 head per day to 1,100 head per day. This would equate to an annual increase from 144,000 to 294,000 head of cattle. With the added production, the business anticipates hiring roughly 40 new employees.

Adjacent to the site, the City owns a 1.79-acre lot for a sanitary lift station. The applicant and the City have discussed selling a portion of the unneeded land to the business for added parking, driving lanes, and a second access point on S. Burlington Avenue. The land purchase has not been finalized but has been added to the staff report for consideration as a future site plan alteration.

The proposed expansion project has received public funding through grants or low/no interest loans for up to \$16 million. These grants and loans have been provided by the USDA Meat and Poultry Processing Expansion Program, the Nebraska Community Development Block Grant program, and the Nebraska Enterprise Fund.

The applicant is also proposing a redevelopment plan modification to utilize tax increment funding (TIF) to help fund needed utility relocations and facility rehabilitation. Please see the corresponding staff report and application materials for more information about the redevelopment plan modification.

Property Description:

Most of the site is relatively flat. As mentioned, the site is developed with an approximately 87,000 square foot industrial building, accessory structures, and off-street parking. The entrance to the plant and employee parking lot is off S. Burlington Avenue and West M Street. South Burlington Avenue is a concrete paved road and West M Street is a gravel road. Truck traffic generally enters the site off of S. Burlington to offload cattle into the facility. Additionally, trucks are staged on the northeast side of the plant for transporting by-products from the facility to other rendering plants outside of Hastings in the region. These trucks use West M Street to enter this loading area.

Both West M Street and South Burlington Avenue are dead ends in this area.

To the west of the site is an unnamed natural drainage area that connects drainage from properties to the north along West J Street to Pawnee Creek to the South. The area, including a portion of the developed part of the site, is in a FEMA mapped Zone AE 1% Annual Chance Floodplain (100-year floodplain). This area has a base floodplain elevation of 1899.5 feet. Construction is allowed within the Zone AE area based on the standards of [Sec. 34-216](#). Generally speaking, the applicants can fill the floodplain so that the lowest enclosed floor is at least 1 foot above the base flood elevation or floodproof the portion of the industrial building to the same elevation.

STANDARDS FOR CONDITIONAL USE PERMITS:

The provisions of [Article IV](#) apply 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.

According to the applicant, the site employs roughly 350 that largely travel to the site by personal vehicles. In addition, the applicant has stated they currently receive 20 trucks delivering cattle for processing. Nine trucks leave the site daily with completed products for distribution or byproducts of the plant (e.g. carcass, blood, hides) that are

transported offsite to the region for rendering. Note, that Noak's Ark Processors do not render or process by-products on-site. This material is transported to other businesses in the region for rendering or further processing.

All of this traffic generally flows to S. Burlington Avenue to the intersection of S. Burlington Avenue and West J Street (Hwy 34). From there the traffic generated by the site dispersed throughout the City and region via State Highways 34, 281, and 6 or the surrounding local streets.

The proposed expansion will add approximately 40 new employees. They anticipate an increase to 40 trucks per day to deliver cattle. Also, post-expansion, the number of trucks shipping finished products, or by-products will increase to 20 trucks per day.

Personal vehicle traffic by employees will continue to enter and exit West M Street. Largely, this property is the only business that generates traffic onto West M Street in this area. The added 40 vehicles, if all new employees were to drive separately, should not significantly impact the roadway or surrounding road network.

In regards to truck traffic, the majority of trucks enter the site from S. Burlington Avenue. A relatively few trucks enter a loading dock off of West M Street. Currently, around 30 trucks enter and exit the site. This equates to 3.75 trucks an hour during the normal 8-hour workday. The applicant anticipates that the plan expansion will generate upwards of 60 trucks per day or 7.5 trucks per hour.

The bulk of the truck traffic (roughly 40 trucks) will continue to use the S. Burlington Ave driveway to deliver cattle to the processing plant. The remaining 20 trucks will use the loading docks off West M Street.

South Burlington Avenue is a concrete paved public road that was designed for the site and surrounding industrial uses. To the north of the site is a cold storage facility, a trucking company, RV storage, repair and sales, and a semi salvage yard and semi repair business.

In the immediate area, West M Street is a gravel roadway. The truck loading dock is approximately 500 feet west of the street's intersection with S. Burlington Avenue. As stated, up to 20 trucks are anticipated to use this road each day. Currently, the gravel road is in good condition. The City and the business should consider paving this section of roadway, similar to what has occurred in front of the County Correctional Facility to the west to reduce maintenance to the gravel roadway. However, it appears that the business is the only one that uses this road regularly. All other properties abutting West

M Street in the immediate area are either vacant or have other means of access to S. Burlington Avenue that is more convenient.

The added daily truck traffic should only minimally impact the road network and surrounding properties.

If the land purchase from the City was to occur, a new entrance would be created to the south of the site (approximately 250 feet south from the current driveway). This new driveway would allow for trucks to enter one driveway and exit another, which would generally be a safer condition. This reconfigured site plan should not adversely impact the surrounding road network.

There are no sidewalks or bike roads in the area south of West J Street. Largely there is no pedestrian traffic in the area because of the limitation of the built environment. Addressing this issue is a community issue, as no one business or property owner can make the needed improvements to provide a connected system. Requiring the business to install sidewalks would not be practical as the sidewalk would lead to nowhere.

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

The proposed plant expansion will generally use the existing infrastructure present in the immediate area. Some sewer, water, and electric lines will need to be relocated, as the business expands to allow for the building additions.

The proposed expansion will include an updated pre-treatment wastewater system to be more efficient in treating wastewater from the plant before it enters the public sanitary sewer main.

The proposed plant expansion would be a reasonable and economical use of the public utilities as no new water or sanitary sewer mains are required to serve the proposed expansion.

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

There should not be an increase in noise, fumes, or other environmental pollution by the expansion when compared to the existing plant.

According to the applicant, the current and future operations do not process or render byproducts. This is typically the most impactful smell from a slaughterhouse or meat packing plant. At Noah's Ark Processors, these byproducts are generally shipped daily to plants outside of Hastings to the larger region to be rendered or further processed.

The business currently uses this type of pretreatment system for wastewater. The proposed expansion will include an updated pre-treatment system that will be sized correctly to clarify the wastewater by removing insoluble organic materials, grease, fats, and other chemicals that could be harmful to the City's sanitary sewer treatment system. This modern system will effectively remove any potential contaminants that could impact the City's utility system.

The business does generate a certain amount of dust from vehicle traffic on the area's gravel roads and gravel driveways on the site. This dust should not be a significant increase compared to the existing condition. Additionally, there are very few occupied properties in the area where the dust could cause a negative impact. To the west, south, and east, the land is currently vacant and undeveloped. To the north are industrial and commercial businesses, which also use a gravel road, S. Lexington Avenue. As previously mentioned, the business should consider working with the City to pave most or all of West M Street in the future to mitigate the dust from the gravel roadway.

The noise levels created by the business are similar and appropriate for the industrially zoned property and surrounding area.

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

The proposed plant expansion maintains a local and efficient development pattern and land use mixture. The plant has been in operation for decades. A previous CUP was approved in 2003. The current owner purchased the property in 2011.

The alternative to the proposed expansion, which includes interior renovations and modernizations would be to rebuild the plant somewhere else in the community or the region. This would most likely be cost prohibitive to the owner and could cause an inefficient use of land and/or the need to extend utilities to a new area.

The surrounding area is predominately highway commercial uses along West J Street and industrials along S. Burlington Avenue. There is vacant land to the north that is zoned R-1, Urban Single-Family Residential District, to the northwest of the site. Considering the surrounding uses, it is unimaginable that this land would develop as residential. This point can be validated by the fact that it has remained vacant for several decades.

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

The proposed expansion of the meat packing plant should not adversely impact the property values in the surrounding area. The majority of these uses are similar industrial uses or highway commercial uses.

As previously mentioned, vacant properties to the northwest of the site are zoned R-1 District. It is most likely that this land will not develop as residential in the foreseeable future due to the existing surrounding industrial and commercial uses. The proposed expansion would not cause additional issues, as this situation has already been created by the existing uses.

STAFF COMMENTS: Staff recommends the Planning Commission recommend **APPROVAL** to the City Council for the **CONDITIONAL USE PERMIT APPLICATION** for the expansion of the existing meat packing plant at 1009 West M Street, in the I-2, Heavy Industrial District, with the following conditions:

1. The site plan must be constructed as proposed.
2. The Conditional Use Permit applies to the potentially acquired City land for additional parking and driveways for the site.
3. All applicable permits must be acquired before construction.
4. This conditional use permit is valid for 180 days after approval by the City Council.

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

DATE: September 5, 2024

ATTACHMENTS:

1. Application materials
2. Site & Floor Plans



Zoning Application

Date: 08/30/2024

Project

Permit Type:	Change of Use Redevelopment Plan Amendment	Existing Zoning:	I-2, Heavy Industrial
Project Name:	Noah's Ark Processors Redevelopment Project	Proposed Zoning:	I-2, Heavy Industrial
Project Address:	1009 M St	Comprehensive Plan:	I-2 Heavy Industrial
City, State, Zip:	HASTINGS, NE 68901	Gross Area:	501811
In City Limits:	Yes	# of Lots:	1
Legal:		Proposed Use:	Meat processing plant

Reason for Request: modify an existing redevelopment plan for Area #5

Applicant / Owner

Applicant Name:	Randal Chick	Owner Name:	HASTINGS PROPERTY HOLDINGS LLC
Company:	Community Redevelopment Authority of the City of Hastings	Address:	101 CHASE AVE
Address:	301 S Burlington Ave	City, State, Zip:	LAKEWOOD, NJ 08701-0000
City, State, Zip:	Hastings	Phone:	
Phone:	402-461-8415	Email:	
Email:	cra@redevelophastings.com		

Key Contact

Key Contact:	Kathy Peterson	Address:	1009 West "M" Street
Company:	Noah's Ark Processors LLC	City, State, Zip:	Hastings, NE 68901
Phone:	(402) 519-3847	Email:	kpeterson@wrreserve.com

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

Randal Chick

Applicant

08/30/2024

Date

08/30/2024

Date

Owner

Noah's Ark Processors, LLC

- Meat processing facility with a harvest and fabrication floor
- Sell wholesale kosher and nonkosher to distributors & restaurants
- Operating in Hastings since 2011
- Employ around 350 employees
- Currently harvest 520 head per day

Expansion

- The 82,000 square foot processing plant sits on 14 acres in a heavy industrial zoned district, located in and served by the City of Hastings.
- The expansion will modernize 8,120 square feet of the existing facility and add 25,000 square feet to the harvest floor and hot boxes.
- The expansion will increase total cattle processed annually by 118% from 144,000 to 294,000 and will
- increase full time employees by 11% from 357 to 397.
- Adding 40 jobs roughly
- Goal to double our harvest with 1100 head per day

Coolers: This task includes building a new 14,000 square foot structure, which will house three cooling cells.

Harvest Floor: This task in the expansion project includes renovation of current 8,120 sq ft and adding 11,000 square feet with an addition to the existing harvest floor.

The area is designated for heavy industrial use, with commercial businesses surrounding our facility. We anticipate that the volume of cattle truck traffic will double in line with the increase in cattle headcount. However, this increase is expected to have minimal impact on the area, as our location is at a dead end accustomed to accommodating large vehicles. Currently, the area serves as a route for campers heading to Dykeman's Campers, as well as semi-trucks and trailers traveling to and from Nebraska Truck Center and Crystal Creek Logistics next door.

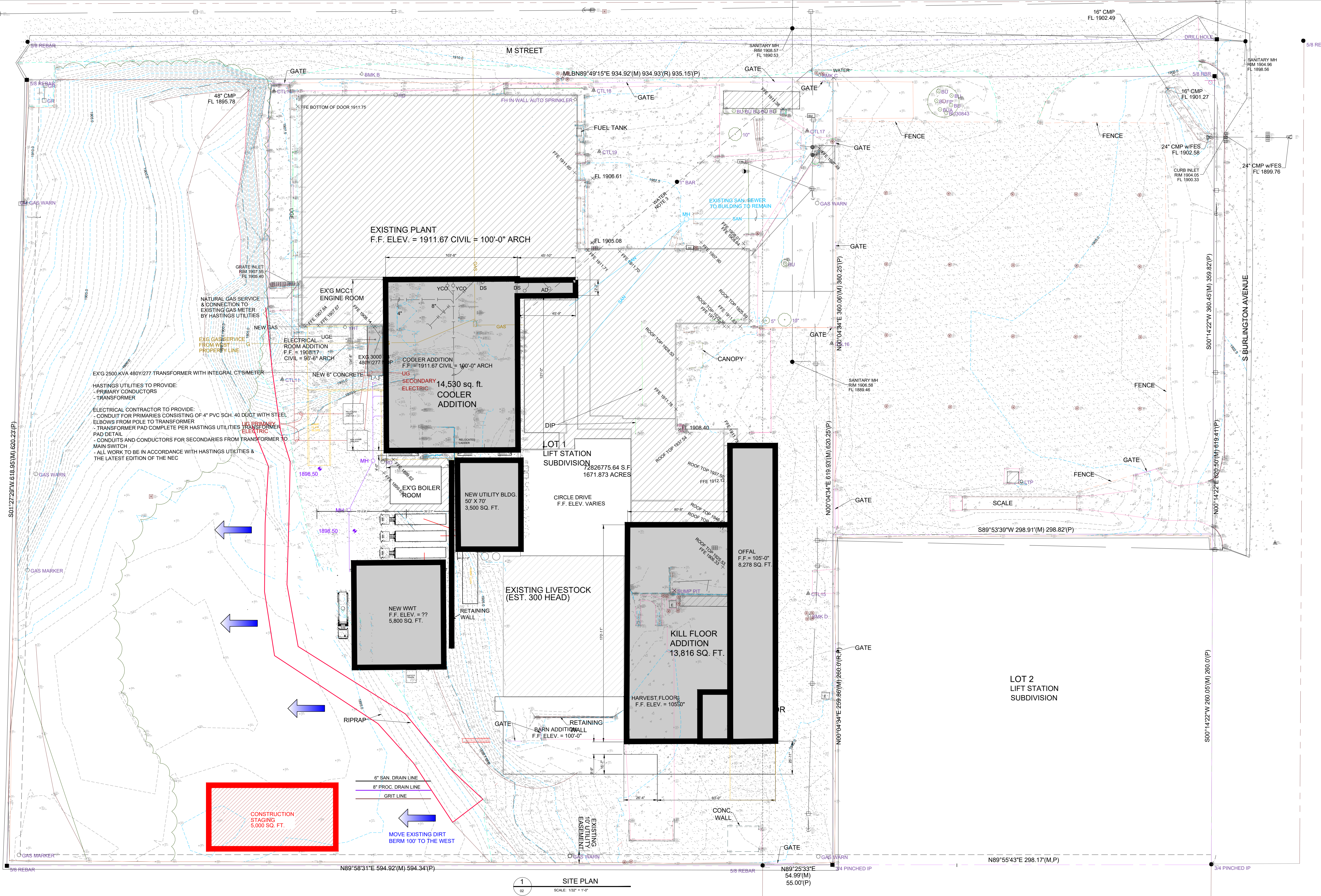
SUPPORT

We have received substantial support at the local, state and federal level.

- Awarded: \$10MM from the Meat and Poultry Processing Expansion Program phase 2 Grant
- Awarded: \$1MM from the Community Development Block Grant, 50% forgiveness with conditions
- Nebraska Enterprise Fund is backing project with \$5MM in loans

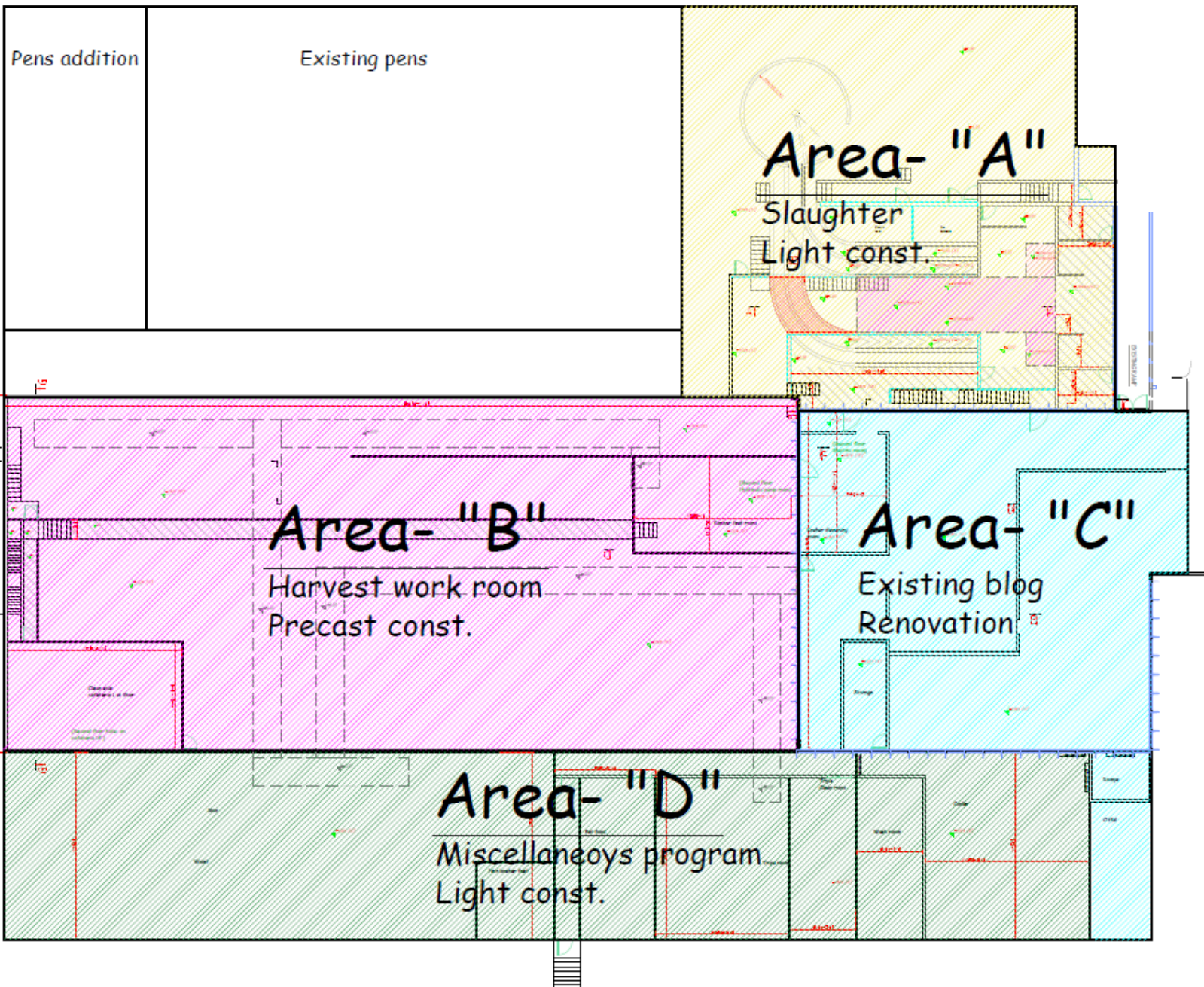
COMMUNITY BETTERMENT

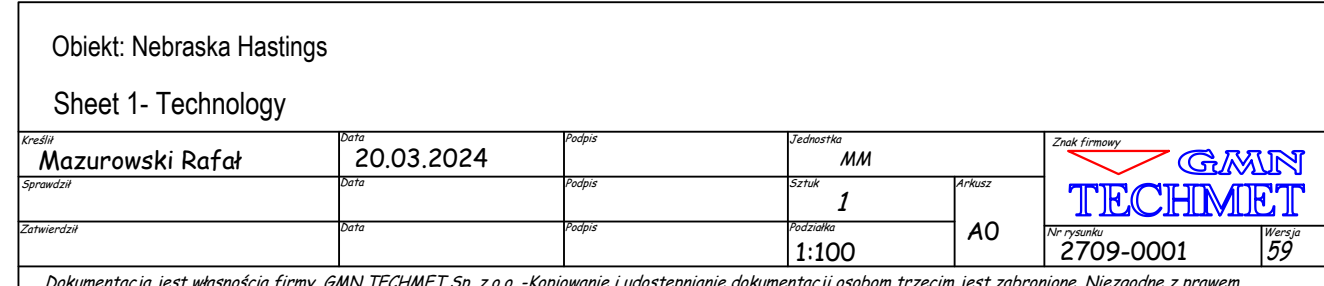
- Offer classes for Citizenship and ESL
- Priority Hiring to LMI candidates
- Employee meat purchasing program to reduce food costs for individuals



1
02
SITE PLAN
SCALE: 1/32" = 1'-0"

LOT 3
LIFT STATION
SUBDIVISION





RESOLUTION NO. 2024-61

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

WHEREAS, the Planning Commission held a public hearing on September 17, 2024, as required by law. Following said hearing, the Planning Commission recommended approval of the CUP requested by Hastings Property Holdings, LLC, doing business as Noah's Ark Processors to allow an expansion of an existing meat packing plant at the property commonly addressed as 1009 West M Street and legally described as follows:

Lot One (1), Lift Station Subdivision to the City of Hastings, Adams County, Nebraska, according to the recorded plat thereof.

The West Half of the Northeast Quarter (W1/2 NE1/4) of Section Twenty-Four (24), Township Seven (7) North, Range Ten (10) West of the 6th P.M., Adams County Nebraska, EXCEPT the North 733 feet thereof and further EXCEPT the South 325 feet of the North 1058 feet of the West 265 feet thereof, subject to road on the West side thereof and EXCEPT the West Twenty-Five (25) feet of the South 265.75 feet of the Northwest Quarter of the Northeast Quarter (NW1/4 NE1/4) of Section 24, Township 7 North, Range 10 West of the 6th P.M., Adams County, Nebraska, and EXCEPT The West 25.00 feet of the North 60.00 feet of the Southwest Quarter of the Northeast Quarter (SW1/4 NE1/4) of Section 24, Township 7 North, Range 10 West 6th PM, Adams County, Nebraska.

Lots Four (4), Five (5), Six (6), Seven (7), Eight (8) and Nine (9), Block Three (3), Veith's Park Addition to the City of Hastings, Adams County, Nebraska, according to the recorded plat thereof.

Lot Two (2), Lift Station Subdivision to the City of Hastings, Adams County, Nebraska, according to the recorded plat thereof.

and

WHEREAS, the City Council conducted a public hearing on October 14, 2024, as required by law to consider the CUP application; and

NOW THEREFORE, in consideration of the foregoing recitals, the Mayor and City of the City of Hastings, Nebraska, do hereby approve granting the CUP to Hastings Property 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, that it does hereby approve the granting of a Conditional Use Permit for Hastings Property Holdings, LLC, doing business as Noah's Ark Processors, to allow an expansion of an existing meat packing plant at the property commonly addressed as 1009 West M Street for the property legally described above in the City of Hastings, Adams County, Nebraska, with the following conditions of approval:

1. The site plan must be constructed as proposed.
2. The Conditional Use Permit applies to the potentially acquired City land for additional parking and driveways for the site.
3. All applicable permits must be acquired before construction.
4. This conditional use permit is valid for 180 days after approval by the City Council.

PASSED AND APPROVED this _____ day of _____, 2024.

Corey Stutte, Mayor

ATTEST:

Kimberly S. Jacobitz, City Clerk

(S E A L)

Approved as to form:

Jesse Oswald, City Attorney



HASTINGS

Nebraska



File Nos.

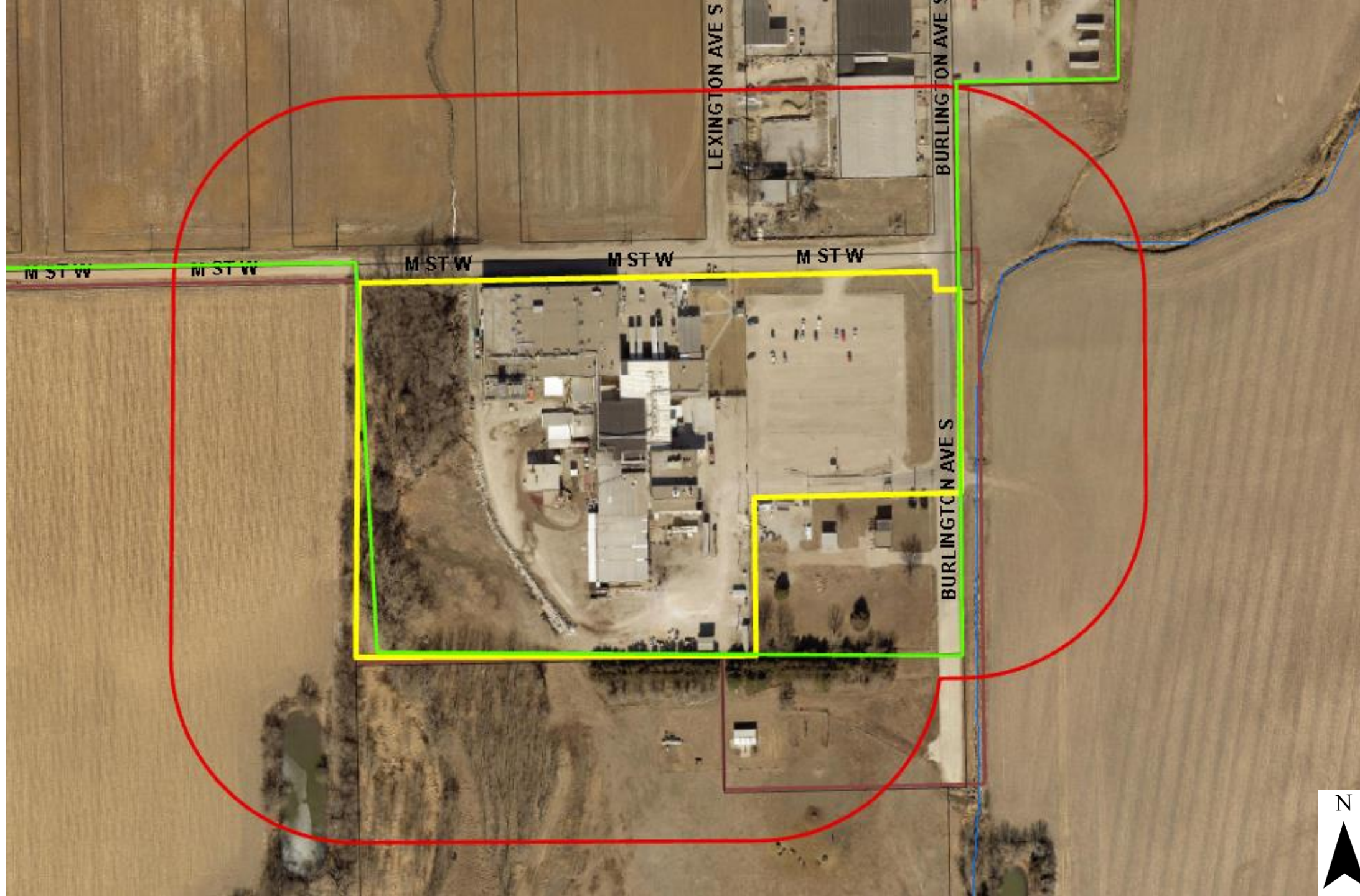
2024-302

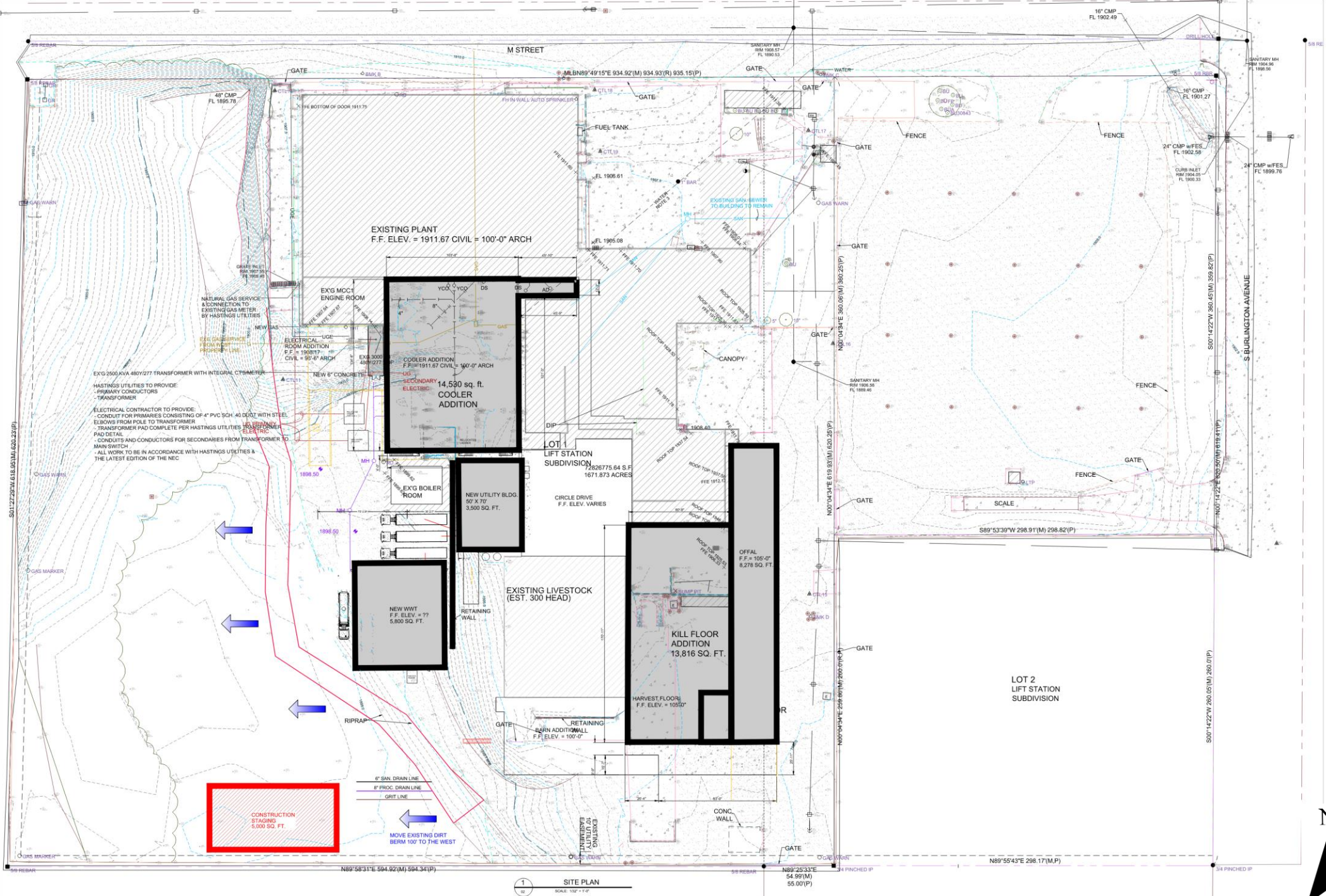
Projects

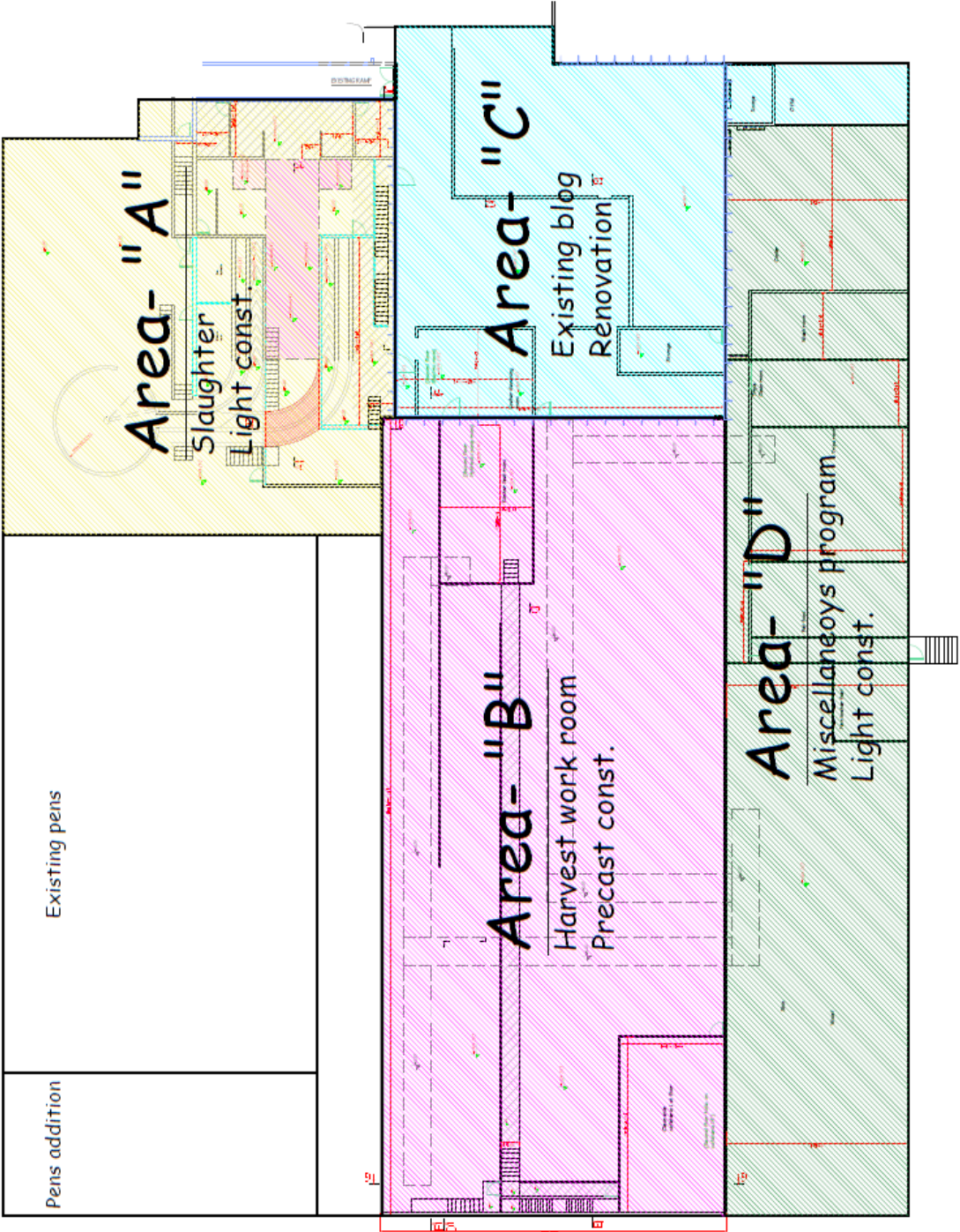
A public hearing to consider a request for a Conditional Use for the expansion of the Noah's Ark Processors Meat Packing plant – 1009 West M Street

Applicant

Noah's Ark Processors









WM ST

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S BURLINGTON AVE

S BURLINGTON AVE



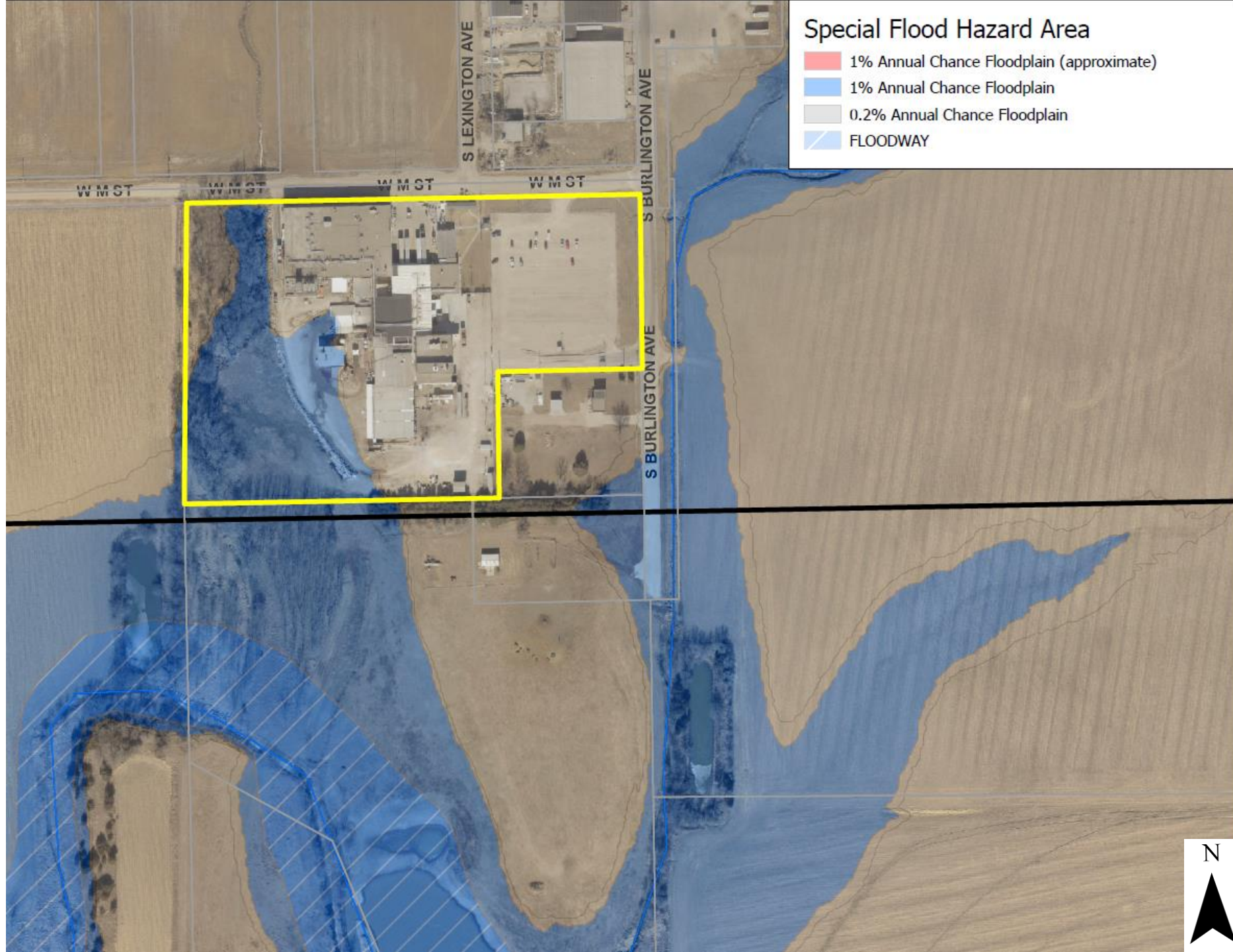
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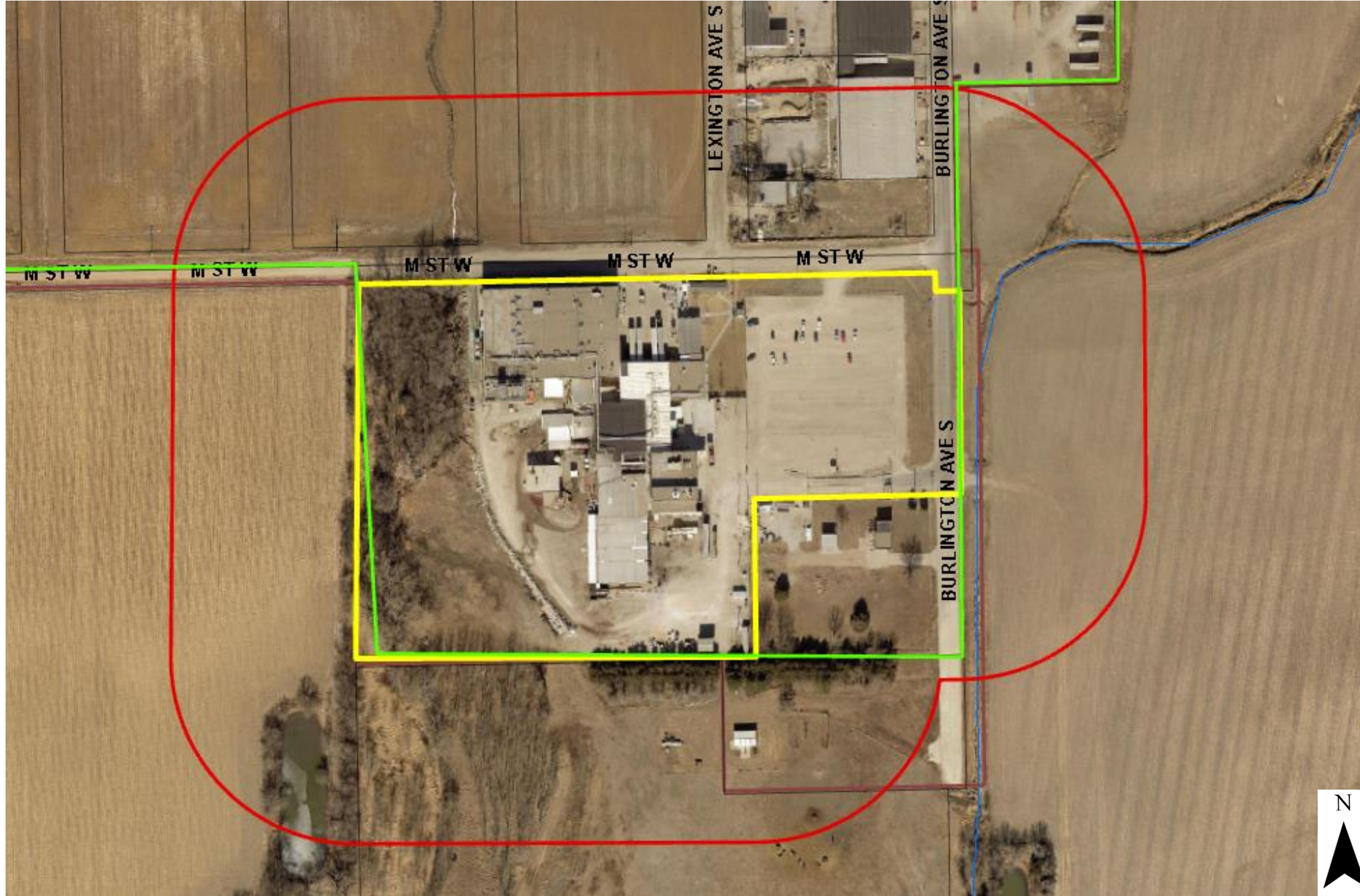
Redevelopment
Area #5

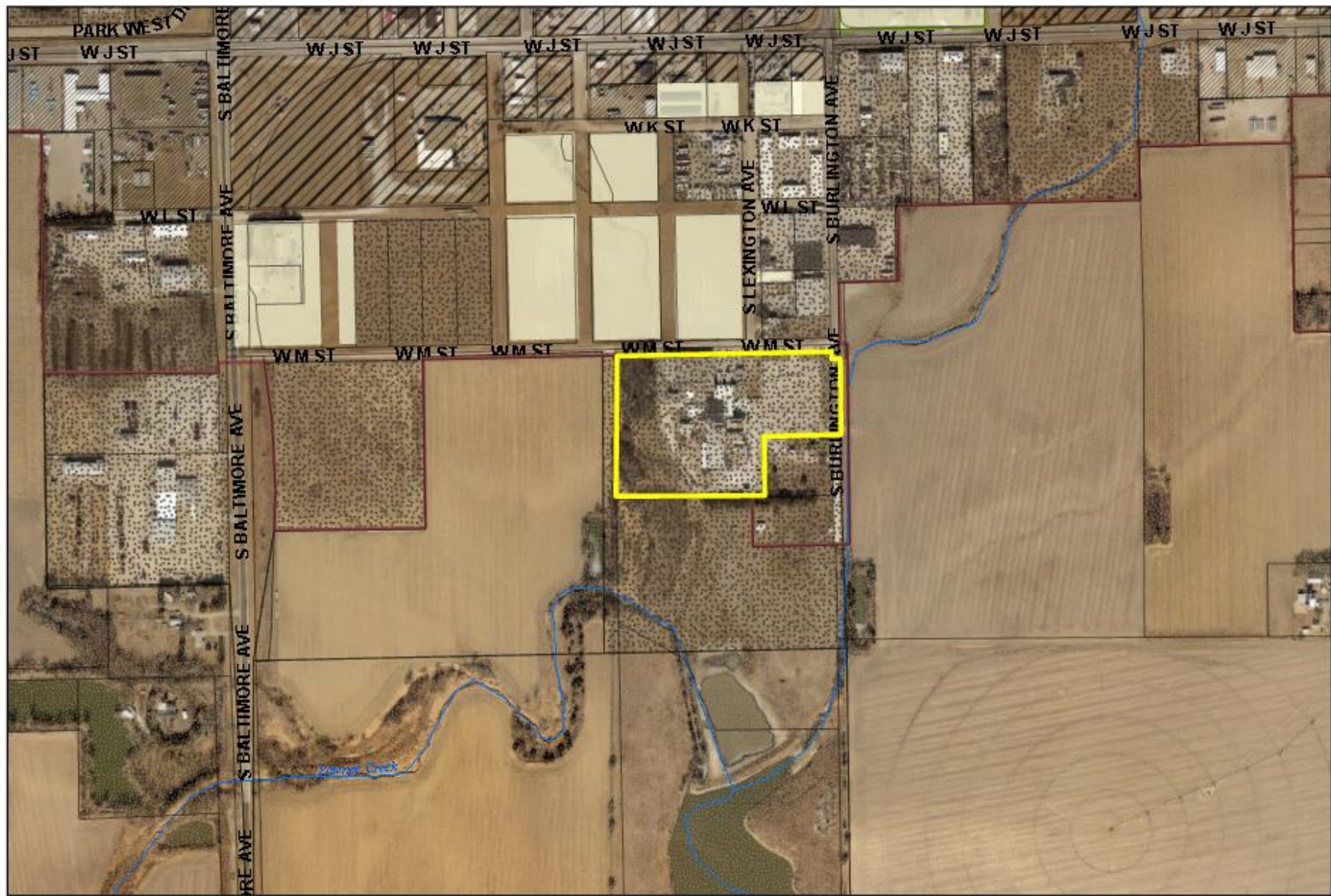
Noah's Ark Processors
Redevelopment Project

N









City Zoning



Staff Findings Summary for Conditional Use

- The added daily truck and vehicle traffic to and from the site from the proposed expansion should have a minimum impact on the surrounding road network and surrounding properties.
- The project will relocate existing utilities on the site. The proposed expansion will be a reasonable and economical use of public utilities.
- There should not be an increase in noise, fumes, or other environmental pollution by the expansion when compared to the existing plant.
- The proposed plant expansion maintains a local and efficient development pattern and land use mixture.
- The proposed expansion of the meat packing plant should not adversely impact the property values in the surrounding area. The majority of these uses are similar industrial uses or highway commercial uses.

Planning Commission Recommendation

The Planning Commission, by a vote of 7-0, recommends approval to the City Council for the Conditional Use Permit application for the expansion of the existing meat packing plant at 1009 West M Street, in the I-2, Heavy Industrial District, based on the finding in the staff report, with the following conditions:

1. The site plan must be constructed as proposed.
2. The Conditional Use Permit applies to the potentially acquired City land for additional parking and driveways for the site.
3. All applicable permits must be acquired before construction.
4. This conditional use permit is valid for 180 days after approval by the City Council.



HASTINGS

Nebraska

Department: Development Services
Staff Contact: Ember Batelaan, Chad Bunger
Council Meeting Date: 10/14/2024

AGENDA ITEM SUMMARY SHEET

Description of Item:

The Hastings Community Redevelopment Authority, on behalf of Noah's Ark Processors, have applied for a Redevelopment Plan Modification 2024-7 in Redevelopment Area #5 for the Noah's Ark Processors Redevelopment Project. The Redevelopment Plan Modification is to expand and rehabilitate the Noah's Ark Processors at 1009 M Street.

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. 2024-62 for Plan Modification No. 2024-7 to Redevelopment Area #5 for the Noah's Ark Processors, LLC Project. The area of redevelopment is approximately 11.89 acres and is commonly addressed as 1009 West M Street.

Deadlines associated with action:

Department head comments:

Development Services staff have reviewed the application for the Noah's Ark Processors Redevelopment Project and Redevelopment Plan Modification of Area #5. The complete details of the staff review and recommendation are in the attached staff report.

The Planning Commission held a public hearing at their September 17, 2024 meeting. Following

the public hearing, the Commission voted 7-0 to recommend approval of the Redevelopment Plan Modification, based on the findings in the staff report.

City Administrator comments:

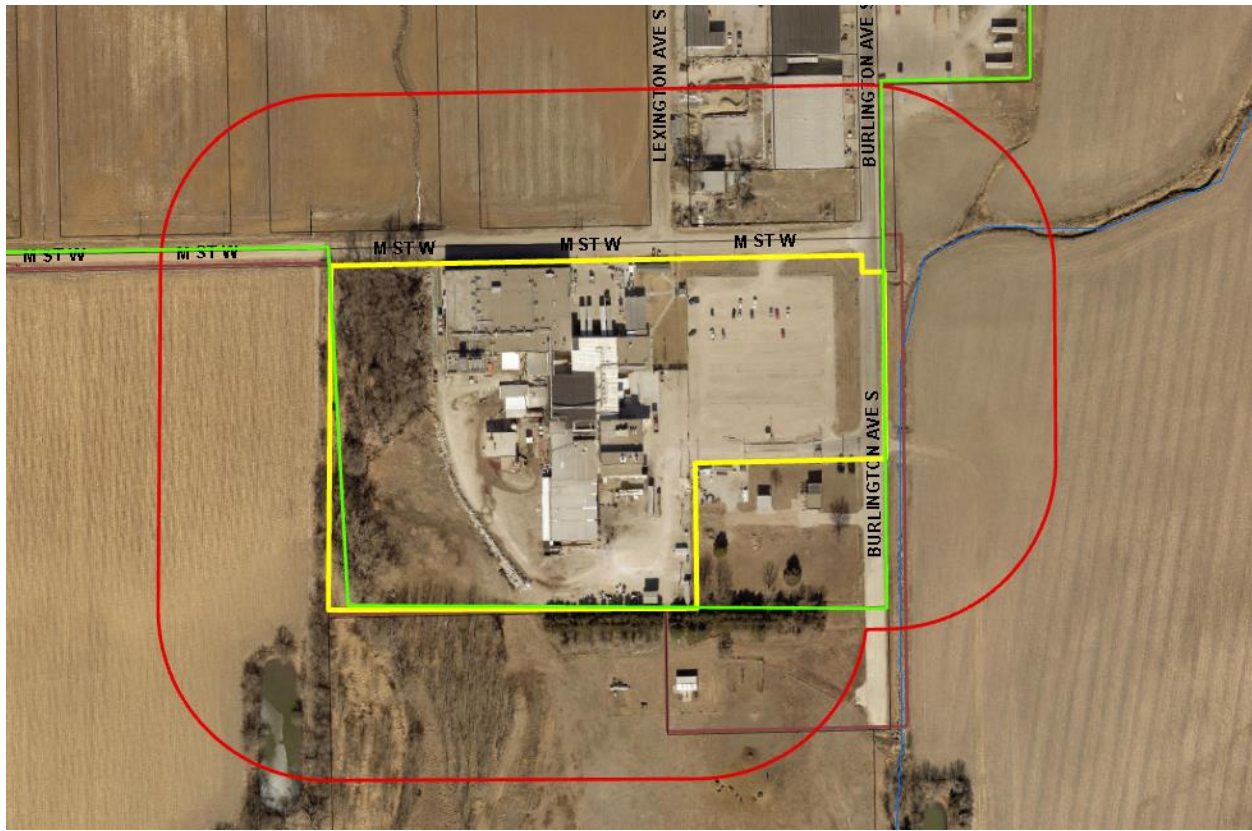
Based upon the work done by the staff and the Planning Commission's approval, I recommend approval



City of Hastings Planning Commission

STAFF REPORT

Request to Modify Redevelopment Plan:	Noah's Ark Processors Redevelopment Plan (Plan Modification No. 2024-7)
Case No.	2024-301
Applicant	Hastings Community Redevelopment Authority, on behalf of Noah's Ark Processors
Property Location:	Southwest of the intersection of West M Street and South Burlington Avenue, on the west side of South Burlington Avenue.
Lot Size:	11.89 acres
Date of Public Hearing:	September 17, 2024
Current Zoning	I-2, Heavy Industrial District
Adjacent Zoning:	North: R-1 District East: A District South: I-2 District West: A 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 the expansion and the rehabilitation of the facility at Noah's Ark Processors. Noah's Ark Processors has requested the use of tax increment financing (TIF) to pay for eligible expenses for the development, which can include, relocation of utilities, remodeling, and rehabilitating the property.

The property is within Redevelopment Area #5. The Blight and Substandard Determination and General Redevelopment Plan were approved in May 1992. The boundaries of Redevelopment Area #5 were modified in 2004 as part of a previous plan modification. The redevelopment plan, proposes the following planning and redevelopment actions:

- Reclassify land use and zoning districts to produce an acceptable land use pattern;
- 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 planned multi-family residential and commercial development;
- Increased density for residential areas;
- Consideration for screening and/or buffering of commercial areas from residential uses;
- Improved planned streetscapes within the area;
- Code enforcement program for the clean-up of areas in violation and detrimental to health, safety and general welfare of the community; and
- Public assemblage of the Union Pacific Rail Line proposed for abandonment for the development of passive recreation uses.

The proposed redevelopment, named Noah's Ark Processors Redevelopment Project, would rehabilitate the Noah's Ark Processors facility.

Property Description:

The property consists of the Noah's Ark Processors, also known as WR Reserve. The project would include an addition of 25,000 square feet and modernization of 8,120 square feet to increase processing capacity. Additional expansion projects are proposed for the property that will not be funded by tax increment financing.

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 it 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 TIF funding was shown as a local source of funds in multiple state and federal grant applications and would produce an outside investment of \$88 for every TIF dollar of investment.

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

This category provides for large-lot and estate residential development. This category is intended to allow for flexibility of choice for individuals preferring a rural residential environment. Densities associated with this type of development are generally in the 1 unit per 5 acres and greater range. This category can be adjacent to the higher intensity residential uses including suburban and urban. Development in this area should not expect the full range of municipal services (water, sewer, paved streets, etc.) to be delivered, unless located adjacent to existing or planned services that can logically and cost-effectively be expanded in the future. Ultimately, the development pattern in this area is intended to retain its rural character and in areas close to urban services should not hinder the future growth and development of the city at greater intensities. A “build through” methodology to address currently rural areas that are identified for future suburban and/or urban development should be used. This methodology allows for interim residential development to occur until a property is ready for its ultimate development pattern as defined by this plan. Cluster development within rural areas can also be accommodated under the build through development methodology. (Clustering is defined in the Development section of this Chapter.) The build through development approach will be defined in the zoning ordinance.

The rural residential category can accommodate a higher intensity of residential development known as “cluster development.” Net density of 1+ unit(s)/acre can be achieved through clustering residential units on a portion of land and leaving the remaining land undeveloped. Clustering can assist in protecting the natural and rural character of portions of Adams County through environmentally sensitive development. The key to clustering is the provision/availability of utilities to serve the development. This is particularly useful practice in areas where the agricultural uses, floodplains, and other inherent environmental qualities impact the amount of developable land.

While, the area is designated as a rural residential land use type, the development in the area is primarily commercial and industrial. The existing structure and use on the site has been established several decades ago. Since this structure and surrounding structures existed prior to the 2009 Comprehensive Plan, the plan clearly did not take into account what was already in the area. Additionally, the Comprehensive Plan is 15 years old and does not account for the continued commercial and industrial development that has occurred in the area.

The existing zoning of the property is I-2, Heavy Industrial District, which permits a slaughterhouse/meat packing facility as a conditional use. The applicant has applied for a conditional use permit.

Based on the City staff's review, the proposed redevelopment plan modification is feasible, but does not conform with the City's Comprehensive Plan. However, due to the existing development of the area, the project fits the area.

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 Noah's Ark Processors 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 \$44,500,000. The sources of funds used to pay for the project include a USDA Meat and Poultry Processing Expansion Program Grant (\$10,000,000), a New Market Tax Credit Grant (\$4,000,000), a CDBG Grant/Loan (\$1,000,000), a Nebraska Enterprise Fund Loan (\$5,000,000), a Heartland Financial Loan, and a TIF Loan.

The developer is seeking \$500,000 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 on page 7 of the plan modification documents, the \$500,000 TIF funding was shown as a local source of funds in multiple state and federal grant applications. The investment of TIF funding would secure an outside investment of \$88 for every TIF dollar of investment.

ii. Would the redevelopment project not occur in the community redevelopment area without the use of tax-increment financing?

The expansion of the existing facility will eliminate an outdated and substandard building and provide employment opportunities for an additional 40 employees.

As previously stated, the proposed development needs the financial support from TIF to make the development feasible.

Based on the need for outside funding sources, which had TIF funding shown as a local source of funds on the grant applications, the project would not be feasible without the use of TIF and would most likely 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 redevelopment creates a new valuation from the rehabilitation and expansion of an industrial facility, which will support taxing entities after the project is paid off. Additionally, while upgrades to the sewer, water, and electric system will be required, the rehabilitation will add life safety elements to the building and should not negatively impact the fire and police protection. The project will not have a negative impact on employers and employees of businesses located within the boundaries of the redevelopment area. The project will also not have a negative impact on other employers in any manner different from any other expanding business within the Hastings area and will create approximately 40 jobs. The development will not have any housing and is not anticipated to impact the schools in any significant way.

- 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 Noah's Ark Processors Redevelopment Project, generally located southwest of the intersection of West M Street and South Burlington Avenue, on the west side of South Burlington Avenue, based on the findings in the staff report and the Redevelopment Plan Modification materials.

PREPARED BY: Ember Batelaan, City Planner

DATE: September 4, 2024

ATTACHMENTS:

1. Redevelopment Plan Modification materials
2. 2004 Redevelopment Area Number 5 Boundary Modification
3. 1992 Redevelopment Area Number 5 Blight and Substandard Determination Study
4. 1992 Redevelopment Area Number 5 Redevelopment Plan

REDEVELOPMENT PLAN #5
PLAN MODIFICATION NO. 2024-7
(Noah's Ark Processors, LLC 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 project in Area #5.

Executive Summary:

Project Description

THE REDEVELOPMENT OF THE BUILDING LOCATED AT 1009 WEST "M" STREET FOR COMMERCIAL AND INDUSTRIAL USES, INCLUDING THE MODERNIZATION OF 8,120 SQUARE FEET OF THE EXISTING FACILITY AND THE ADDITION OF 25,000 SQUARE FEET TO THE HARVEST FLOOR AND HOT BOXES INCLUDING FIRE/LIFE SAFETY IMPROVEMENTS AND BUILDING REHABILITATION AND REMODELING.

The use of Tax Increment Financing to aid in rehabilitation expenses and construction costs associated with redevelopment of the property to include the addition of 25,000 square feet and modernization of 8,120 square feet to increase processing capacity. The use of Tax Increment Financing is an integral part of the development plan and necessary to make this project feasible. The project will result in the expansion and rehabilitation of the facility and will increase the processing capacity in order to better serve existing and new customers in domestic and international markets, while also increasing the number of producers from which Noah's Ark purchases live cattle. These improvements will extend the life of the property and prevent the reoccurrence of blighted and substandard conditions. This project would not be possible without the use of TIF.

Noah's Ark Processors, LLC has provided a commitment for financing to cover the costs associated with the remodeling and rehabilitation of this building and the Hastings Community Redevelopment Authority (CRA) intends to pledge the ad valorem taxes generated over the 15-year period beginning January 1, 2027 towards the allowable costs and associated financing for rehabilitation.

TAX INCREMENT FINANCING TO PAY FOR THE REHABILITATION OF THE PROPERTY WILL COME FROM THE FOLLOWING REAL PROPERTY:
Property Description (the "Redevelopment Project Area")

1009 W. "M" Street in Hastings Nebraska

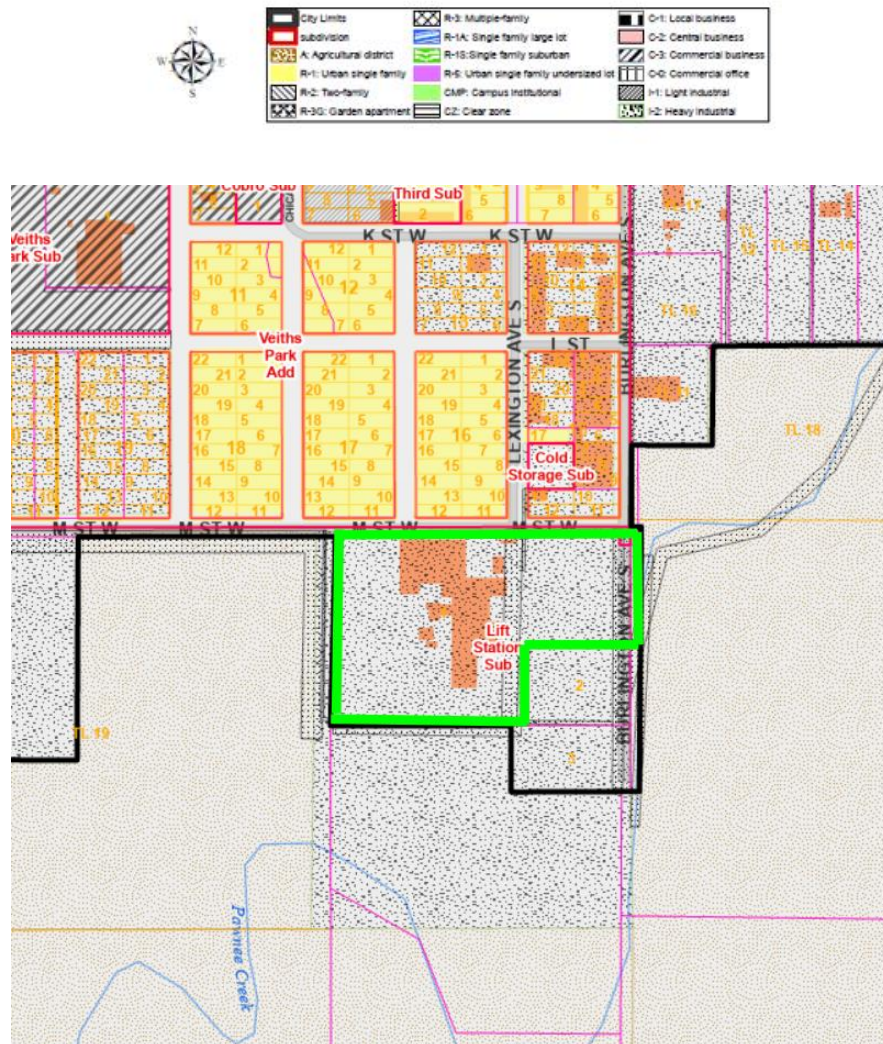
Legal Description:

Lot One (1), Lift Station Subdivision to the City of Hastings, Adams County, Nebraska, according to the recorded plat thereof.

The West Half of the Northeast Quarter (W1/2 NE1/4) of Section Twenty-Four (24), Township Seven (7) North, Range Ten (10) West of the 6th P.M., Adams county Nebraska, EXCEPT the North 733 feet thereof and further EXCEPT the South 325 feet of the North 10458 feet of the West 265 feet thereof, subject to road on the West side thereof and EXCEPT the West Twenty-Five (25) feet of the South 265.75 feet of the Northwest Quarter of the Northeast Quarter (NW1/4 NE1/4) of Section 24, Township 7 North, Range 10 West of the 6th P.M., Adams County, Nebraska, and EXCEPT The West 25.00 feet of the North 60.00 feet of the Southwest Quarter of the Northeast Quarter (SW1/4 NE1/4) of Section 24, Township 7 North, Range 10 West 6th PM, Adams County, Nebraska.

Lots Four (4), Five (5), Six (6), Seven (7), Eight (8) and Nine (9), Block Three (3), Veith's Park Addition to the City of Hastings, Adams County, Nebraska, according to the recorded plat thereof.

Map of Existing Land Use and Proposed Redevelopment Site



The tax increment will be captured for the tax years the payments for which become delinquent in years 2027 through 2041 inclusive.

The real property ad valorem taxes on the current valuation will continue to be paid to the normal taxing entities. The increase will come from rehabilitation of this building for commercial and industrial uses as permitted in the I-2 Heavy Industrial Zoning District.

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. (§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 developer will be required to submit an application for a Conditional Use Permit for the project. This plan merely provides funding for the developer to rehabilitate the building for permitted uses on this property as defined by the current and effective zoning regulations. The Hastings Planning Commission will hold a public hearing at their meeting on September 17, 2024 and will review Plan Modification No. 2024-7 to Redevelopment Plan #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: (§18-2103/13) (b)**

a. Land Acquisition:

The Redevelopment Plan for Area #5 provides for real property acquisition and this plan amendment does not prohibit such acquisition. There is no proposed acquisition by the authority.

b. Demolition and Removal of Structures:

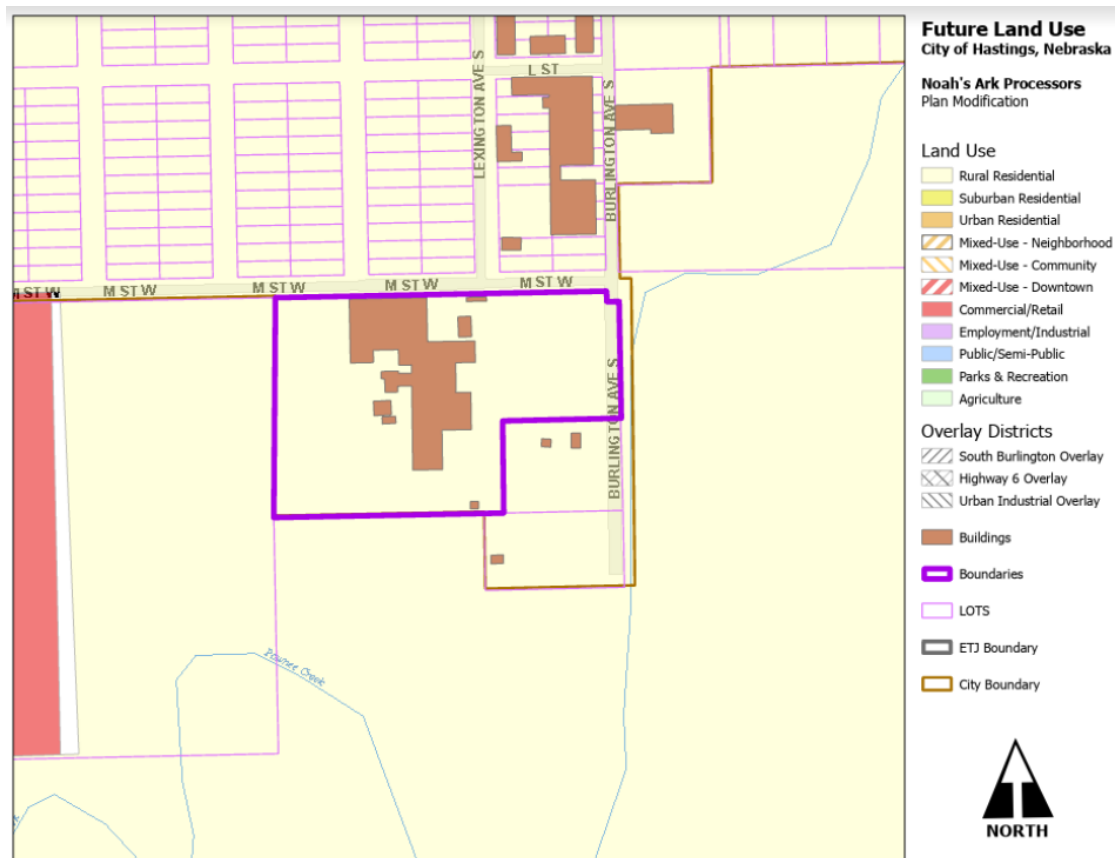
The project to be implemented does not include demolition, however, it does include the modernization of

8,120 square feet and a 25,000 square foot addition to increase processing capacity.

c. Future Land Use Plan

See the attached map from the 2009 Hastings Comprehensive Development Plan. All of the area around the site is in private ownership and is planned for industrial or commercial development; this includes warehousing and industrial uses within the same structure. This property is in private ownership [§18-2103(b) and §18-2111) and the attached map also is an accurate site plan of the area after redevelopment. [§18-2111(5))

Future Land Use Map



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

The area is zoned I-2 Heavy Industrial and no zoning changes are anticipated with this project. However, the project will require a Conditional Use Permit and the developer has submitted an application for said permit. No changes are anticipated in street layouts or grades. No changes are anticipated in building codes or ordinances nor are any other planning changes contemplated. [§18-2103(b) and §18-2111]

e. Site Coverage and intensity of Use

The developer is proposing to increase the size of the building; however, the addition and the current building will meet the applicable regulations regarding site coverage and intensity of use. [§18-2103(b) and §18-2111]

f. Additional Public Facilities or Utilities

Sewer and water upgrades estimated at \$530,000 will be required to support this development and the developer will contract with Hastings Utilities or a qualified contractor to make these improvements. In addition, electric upgrades estimated at \$200,000 including relocation of an electric line and installation of a new transformer to serve the project will be required. The developer will also update the company's water treatment facilities as part of the project. These expenses are TIF eligible expenses and a portion of these improvements will be paid for utilizing TIF funding. 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 property has been utilized for industrial uses only and no relocation is contemplated or necessary. [§18-2103.02]

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 has any interest in this property.

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

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

The developer owns this property and acquisition is not part of the request for tax increment financing. The estimated costs of rehabilitation, renovation of the property, planning related expenses for architectural and engineering services, and infrastructure is \$22,700,000 and are included as TIF eligible expenses. The CRA has been asked to grant \$500,000 to this project to offset the cost of TIF eligible expenditures.

No property will be transferred to redevelopers by the Authority. The developer will provide and secure all necessary financing.

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

The developer will provide all necessary financing for the project. The Authority will assist the project by granting the sum of \$500,000 from the proceeds of the TIF. This indebtedness will be repaid from the Tax Increment Revenues generated from the project. TIF revenues shall be made available to repay the original debt and associated interest after January 1, 2027 through December 2041.

c. Statement of feasible method of relocating displaced families.

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

7. Section 18-2113 of the Act requires:

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

The Authority has considered these elements in proposing this Plan Amendment. This amendment, in and of itself will promote consistency with the Hastings Comprehensive Development Plan. This will have the intended result of preventing recurring elements of unsafe buildings and blighting conditions. This will accomplish the goal of both the Hastings City Council and the Community Redevelopment Authority of expanding employment opportunities within the community.

8. Time Frame for Development

Development of this project is anticipated to be completed between January 2025 and March of 2027. Excess valuation should be available for this project for 15 years beginning with the 2027 tax year.

9. Justification of Project

The primary goal of the Noah's Ark Processors expansion project is to increase processing capacity in order to better serve existing and new customers in domestic and international markets, while also increasing the number of producers from which Noah's Ark purchases live cattle.

To achieve this goal, the company will:

- Increase slaughter and processing through the expansion of current bottlenecks in the harvest floor and hot box areas. Currently the company processes approximately 550 cattle per day, but will be targeting 1,200 per day after expansion.
- Add 25,000 square feet and modernize 8,120 square feet to increase processing capacity – bringing more supply and serving kosher and non-kosher markets, combatting disruption, consolidation, in part by sourcing from a wider variety of smaller producers.
- Broaden its producer base by 20%, increasing annual producers from 273 to 327.
- Fully serve existing customers in premium domestic kosher markets, providing higher margins and premiums for producers.
- Diversify and broaden customer base in domestic and international markets, increasing from 175 active customers to 210, providing diversification and resiliency to the supply chain and producer market.

The 82,000 square foot processing plant sits on 14 acres in a heavy industrial zoned district located in and served by the City of Hastings, NE. The expansion project will result in the modernization of 8,120

square feet of the existing facility and the addition of 25,000 new square feet to the harvest floor and hot boxes.

Currently, the plant employs an average of 357 full time equivalent employees and processes approximately 550 head per day (260 slaughter days in 2022 for an average of 144,000 head per year).

The expansion project will capitalize on existing infrastructure and plant improvements in order to efficiently increase production capacity to 1,200 head per day. The current production target, given market dynamics, is 245 days per year, yielding 294,000 head per year.

The facility currently has 357 FTE employees and it is the company's intent that this project will increase revenue and employment opportunities by up to 40 employees. When completed the property will see a significant increase in value and will eliminate an outdated and substandard building by replacing and improving it, bringing the structure up to today's standards and codes which will extend the life of the building and prevent the reoccurrence of blighted and substandard conditions. In addition, completion of the project will keep the company competitive in domestic and international markets, hopefully allowing them to continue to operate in Hastings.

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 \$500,000 in public funds from tax increment financing provided by the Hastings Community Redevelopment Authority will be required to complete the project. The \$500,000 TIF funding was shown as a local source of funds in multiple state and federal grant applications. This investment by the Authority will leverage \$44,000,000 in other public and private sector financing; an outside investment of \$88.00 for every TIF dollar of investment.

USE OF FUNDS		SOURCES OF FUNDS	
Hot Box Expansion and construction	\$ 16,300,000	USDA MPPEP Grant	\$10,000,000
Hotbox - Engineering & Architecture	\$ 3,100,000	New Market Tax Credit Grant	\$4,000,000
Harvest Floor Equip & Addition	\$ 8,000,000	CDBG Grant/Loan	\$1,000,000
Harvest Floor Engineer & Infrastructure	\$ 3,300,000	Nebraska Enterprise Fund Loan	\$5,000,000
Harvest Floor Equip & Addition	\$ 13,800,000	Heartland Financial loan	\$24,000,000
		TIF Loan	\$500,000
Total Uses	\$ 44,500,000	Total Sources	\$44,500,000

Tax Revenue. The property to be redeveloped is anticipated to have a January 1, 2024, valuation of approximately \$4,117,704. Based on the 2023 levy this would result in a real property tax of approximately \$54,127.40. It is anticipated that the assessed value will increase by \$2,750,000 upon full completion, as a result of the site redevelopment. This development will result in an

estimated tax increase of over \$59,805 annually. The tax increment gained from this 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:	\$4,117,704
Estimated value after completion	\$6,867,704
Increment value	\$2,750,000
Annual TIF generated (estimated)	\$59,805
TIF bond issue	\$500,000

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

The redevelopment project area currently has a valuation of \$4,117,704. The proposed redevelopment will create additional valuation of \$2,750,000. No tax shifts are anticipated from the project. The project creates additional valuation 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;

Sewer and water upgrades estimated at \$530,000 will be required to support this development and the developer will contract with Hastings Utilities or a qualified contractor to make these improvements. In addition, electric upgrades estimated at \$200,000 including relocation of an electric line and installation of a new transformer to serve the project will be required. Fire and police protection are available and should not be negatively impacted by this development. The addition of life safety elements to this building actually reduces the chances of negative impacts to the fire department.

(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.

(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.

(e) Impacts on the student populations of school districts within the city or village; and

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

(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, Community Redevelopment Authority and the Comprehensive Plan of maintaining and expanding high quality industrial environments that will attract, retain and grow business and industry in Hastings.

Time Frame for Development

Development of this project is anticipated to be completed during between November of 2024 and March of 2027. 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 2027 with taxes due in 2028. 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 \$500,000.

Hastings City Council

RESOLUTION No. 2004-6

WHEREAS, the Community Redevelopment Authority of the City of Hastings, Nebraska, has prepared the Premium Protein Products Redevelopment Plan Modification, Redevelopment Plan V, Modification No. 13;

WHEREAS, the Community Redevelopment Authority has recommended approval of said and forwarded the Plan Modification to the Hastings City Council for its approval;

WHEREAS, the Plan Modification has been accompanied by the recommendation of the Hastings Planning Commission and other information required by statute;

WHEREAS, the Hastings City Council has now reviewed the Plan Modification and the information required by statute, including, but not necessarily limited to, the Redevelopment Plan Modification, Cost Benefit Analysis, and Redevelopment Plan V, as amended to date, and the general plan for the development of the city as a whole;

WHEREAS, the Hastings City Council held a hearing on the Premium Protein Products Redevelopment Plan Modification on the 9th day of February, 2004; and,

WHEREAS, the Hastings City Council found the Redevelopment Plan Modification to be feasible and in conformity with the general plan of redevelopment of the City as whole, and is in conformity with the legislative declaration and determinations set forth in Neb. Rev. Stat. §§18-2101 et seq, amended from time to time;

NOW THEREFORE, BE IT RESOLVED by the Mayor and City Council of the Hastings, Nebraska, that:

(1) The Premium Protein Products Redevelopment Plan Modification a copy of which is attached hereto, marked Exhibit "A" and incorporated herein by this reference, is hereby approved;

(2) The Community Redevelopment Authority of the City of Hastings, Nebraska, is hereby authorized to take such actions as are necessary to implement the Redevelopment Project, and the actions of the Authority, its officers and/or members are hereby ratified and confirmed in all respects; and,

(3) The Tax Allocation Agreement providing for the division of Tax Increment funds is approved in all respects, and the Mayor is hereby authorized to execute the same and all other documents as necessary to complete the Project in accordance with the Redevelopment Plan Modification.

PASSED AND APPROVED this 9th day of February, 2004.



Richard B. Sherry

Mayor

REDEVELOPMENT PLAN V
PLAN MODIFICATION NO. 13
Premium Protein Products Redevelopment Project

This Modification No. 13 to Redevelopment Plan V (the "Plan") modifies and amends the original Plan which was adopted by the Community Redevelopment Authority of the City of Hastings, Nebraska, on the 26th day of March, 1992, and approved by the City Council on the 28th day of May, 1992, and subsequent amendments thereto, as follows:

Section 1. That Redevelopment Plan V be amended by including the following language after the existing language:

PREMIUM PROTEIN PRODUCT REDEVELOPMENT PROJECT

Project Area

The Authority may undertake a project, to be known as the "Premium Protein Products Redevelopment Project," such project to be located in a "Project Area" as reference in the Community Development Act, Neb.Rev.Stat. §18-2101 et seq. (the "Act"), as amended from time-to-time, of Redevelopment Area V, and legally described as follows:

PLANT:

The North Six hundred Fifty (650) feet of the Southeast Quarter (SE 1/4) of the Northwest Quarter (NW 1/4) of Section Twenty-Four (24), in Township Seven (7) North, Range Ten (10) West of the 6th P.M., except the North Thirty (30) feet and the East Three Hundred Thirty-Five (335) feet of the South Two Hundred Sixty (260) feet thereof, and except that portion thereof previously deeded to Theo D. Haskin and Bina Lee Haskin and more particularly described in Book 145, Page 236 of the Deed Records of said County, as follows:

Beginning at the intersection of the South line of the N 1/2 of the NW 1/4 of Section 24, Township 7 North, Range 10 West of the 6th P.M., and the East line of Highway #281, as said line is described in Deed to State of Nebraska recorded in Book 122, on Page 533, deed records of said County; running thence East along said South line of N 1/2 of NW 1/4, a distance of 1592 feet; thence Southerly on a straight line approximately 2643 feet to the North line of the S 1/2 of the SW 1/4 of said Section 24; thence West along said North line of S 1/2 of SW 1/4 a distance of 1542 feet to said East line of Highway #281, thence Northerly along said East line of Highway #281 a distance of 2644 feet to the point of beginning,

and containing approximately 95.1 acres; also the S 1/2 of the SW 1/4 of said Section 24, Township 7 North, Range 10 West of the 6th P.M., excepting the Highway #281 as deeded to State of Nebraska.

WAREHOUSE PROPERTY:

Lots Four (4) to Nine (9), Inclusive, Block Three (3), Veiths Park Addition to the City of Hastings, Adams County, Nebraska.

The Plan

This Redevelopment Plan has been prepared in accordance with the Community Development Law, Neb. Rev. Stat. §§18-2101 et seq. (The "Act"), as amended, for use by the City of Hastings, Nebraska, and the Community Redevelopment Authority of the City of Hastings, Nebraska (the "Authority") under the relevant provisions of the Act. Prior to adopting this plan, the Authority as required, by the Act, has:

considered whether the proposed land uses and building requirements in the redevelopment project area(s) 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, general welfare, as well as efficiency and economy in the process of development; including, among other things, adequate provision for light and air, the promotion of the healthful and convenient distribution of the 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 unsanitary or unsafe dwelling accommodations, or conditions of blight.

Neb. Rev. Stat. §18-2113 (Reissue 1997).

The general plan for the development of the City of Hastings, Nebraska, also known as the Comprehensive Development Plan for City of Hastings, Nebraska, as amended from time to time, is incorporated herein by this reference. In the event that the terms and conditions of this Redevelopment Plan are inconsistent with the Comprehensive Plan, the provisions of the Comprehensive Plan shall be controlling. The adoption of this Redevelopment Plan, or any modifications, additions, or amendments hereto, shall not be deemed to be an amendment of The Comprehensive Development Plan.

The designation of areas to be: (1) substandard and blighted areas in need of redevelopment; or, (2)(a) areas essential to the proper clearance or redevelopment of substandard and/or blighted areas or a necessary part of the general community redevelopment program of the City of Hastings; and/or, (b) necessary or convenient to the proper clearance or redevelopment of one or more substandard and blighted areas within the City of Hastings or is a necessary adjunct to the general community redevelopment program of the City of Hastings is the initial step in performing redevelopment activities as indicated in the Act. Once such conditions are found to exist, the Community Redevelopment Authority should proceed with a Redevelopment Plan for each area. The Redevelopment Plan must identify measures to be taken to correct identified problems, future land use of the area, and future zoning intentions for the area. The Authority has previously adopted Redevelopment Plans for eight (8) separate areas of the community.

With the adoption of this plan, the Authority will be recognizing the need to utilize appropriate private and public resources to eliminate or prevent the development or spread of urban blight, to encourage needed urban rehabilitation, to provide for the redevelopment of substandard and blighted areas, and/or to under take such of the aforesaid activities or other feasible municipal activities as may be suitably employed to achieve the goals and objectives set forth herein. The Authority may utilize any powers allowed by the Act to afford maximum opportunity, consistent with the sound needs of the City as a whole, by private enterprise towards the rehabilitation or redevelopment of the Community Redevelopment Areas discussed herein.

This Redevelopment Plan sets forth the plan for the redevelopment of the Premium Protein Products Redevelopment Project Area (to be referred to as the "Redevelopment Project"). Any ad valorem tax levied upon real property in the Redevelopment Project and/or the Redevelopment Area for the benefit of any public body may be divided, for a period not to exceed 15 years after the effective date of that provision by the governing body, as follows:

(a) That portion of the ad valorem tax which is produced by the 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 are all other taxes collected by or for the body; 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 be used solely to pay the principal of, the interest on, and any premiums due in connection with the bonds of, loans, notes, or advances of 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 premiums due, have been paid, the Authority shall so notify the County Assessor and County Treasurer, and all ad valorem taxes upon taxable property in such a redevelopment project shall be paid into the funds of the respective public bodies.

See Neb. Rev. Stat. §18-2147 (Reissue 1997).

Land Use Plan

This Redevelopment Plan is proposed to insure the redevelopment of the Project Area as set forth herein. The history of the Project Area reveals that the property has been utilized as an industrial property, with its most recent use being a beef processing facility. The facility closed in November 2002 and was purchased by the Redeveloper, Premium Protein Products, L.L.C., a limited liability company, in February, 2003. The Redeveloper approached the Authority shortly thereafter concerning its desire to rehabilitate and expand the facility. Specifically, the Redeveloper proposes an expansion to allow for the slaughter and processing of multiple types of beef animals. The Redeveloper expects to invest approximately \$8 million in capital and equipment upgrades to the Project Area. 107 new jobs have been or will be created upon completion of the Project. Additional information is as set forth in the Redeveloper's Business Plan (June 2003) and their Application for Assistance, incorporated herein by this reference.

Financing

1. Private Investment

The Redeveloper has set forth a proposed investment schedule which includes the following:

2003 (estimate)

Plant and land acquisition costs	\$ 1,300,000.00
Equipment costs	250,000.00

2004 (estimate)

Land and Plant improvements	2,600,000.00
Equipment Upgrades	3,900,000.00

**TOTAL INVESTMENT
FOR 2003 AND 2004**

\$ 8,050,000.00

2. Tax Increment Financing.

The current assessed valuation for the properties within the Project Areas is One Million Three Hundred Fifty-four Thousand Seven Hundred Ten Dollars (\$1,354,710.00). It is estimated that final valuation of the improvements to the Redevelopment Area will be in excess of Three Million Dollars (\$3,000,000.00). The Authority will utilize tax increment financing to fund indebtedness incurred to provide funds for public improvements and site acquisition and preparation costs. The estimated annual amount of tax increment funds that may be generated upon completion of the project will be Thirty-six Thousand Eight Hundred Dollars (\$36,800.00) (\$1,600,000.00, the estimated increment, divided by 100, times \$2.30, the approximate current total of the applicable tax levy). The Authority shall have the power to collect the increment funds for the maximum allowable time pursuant to the Community Development Act, Neb.Rev.Stat. §18-2101 et seq. (the "Act").

The Authority shall be authorized to utilize tax increment financing for the funding of improvements in accordance the Act, including but not necessarily limited to indebtedness incurred in the acquisition of properties within the Project Area, clearing of the Project Area, funding grants to the Redeveloper and other property owners affected by the Project, capitalization of interest expense, and payment or reimbursement of Authority's expenses, including but not limited to attorney fees.

3. Redevelopment Contract.

The Authority will enter into a Redevelopment Contract with the Redeveloper which will provide, in part, as follows:

- a. Completion of the Project in accordance with plans and specifications to be reviewed by the Authority and/or the City of Hastings, NE. Said development to be in accordance with a "planned" or other commercial or industrial zoning district as may be approved by the Hastings Planning Commission and/or Hastings City Council.
- b. Providing for a grant in the amount of Fifty Thousand Dollars (\$50,000.00) and a low interest loan (2%) in the amount of One Hundred Thousand Dollars (\$100,000.00). To fund the grant and loan, the Authority would borrow up to One Hundred Seventy-five Thousand Dollars (\$175,000.00) to be repaid with Tax Increment Funds ("TIF").
- c. Other terms and conditions as determined by the Authority.

Land Coverage, Etc.

The changes in the land utilization are as noted herein. The current comprehensive plan identifies the Project Area as being designated for industrial development. Current zoning has also identified the Project Area as "industrial."

There shall be no changes in street layout as a result of the project. The redevelopment of the Project Area is not expected to create any significant traffic problems or require additional public transportation, recreational, or other facilities.

Effective Date

The Effective Date of the Project, in accordance with Neb.Rev.Stat. §18-2147 (1) shall be January 1, 2005. Accordingly, the Redevelopment Project Valuation Date shall be January 1, 2004. The Tax Increment Funds, those tax dollars generated from the increase in the valuation of the Project Area after January 1, 2005, will be utilized to provide the funds for the repayment of debt as set forth above.

Section Two. Conformity with General Plan. This Redevelopment Plan is found to be reasonable and in conformity with the general plan for the development of the City as a whole, and the Plan, as amended and modified, is in conformity with the legislative declaration and determinations set forth in Neb. Rev. Stat. §§18-2101 et seq.

HANNA:KEELAN ASSOCIATES, P.C.

HANNA:KEELAN ASSOCIATES, P.C.

COMMUNITY PLANNING & RESEARCH

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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 purpose¹ 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.

¹Community 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 | ○ |

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.

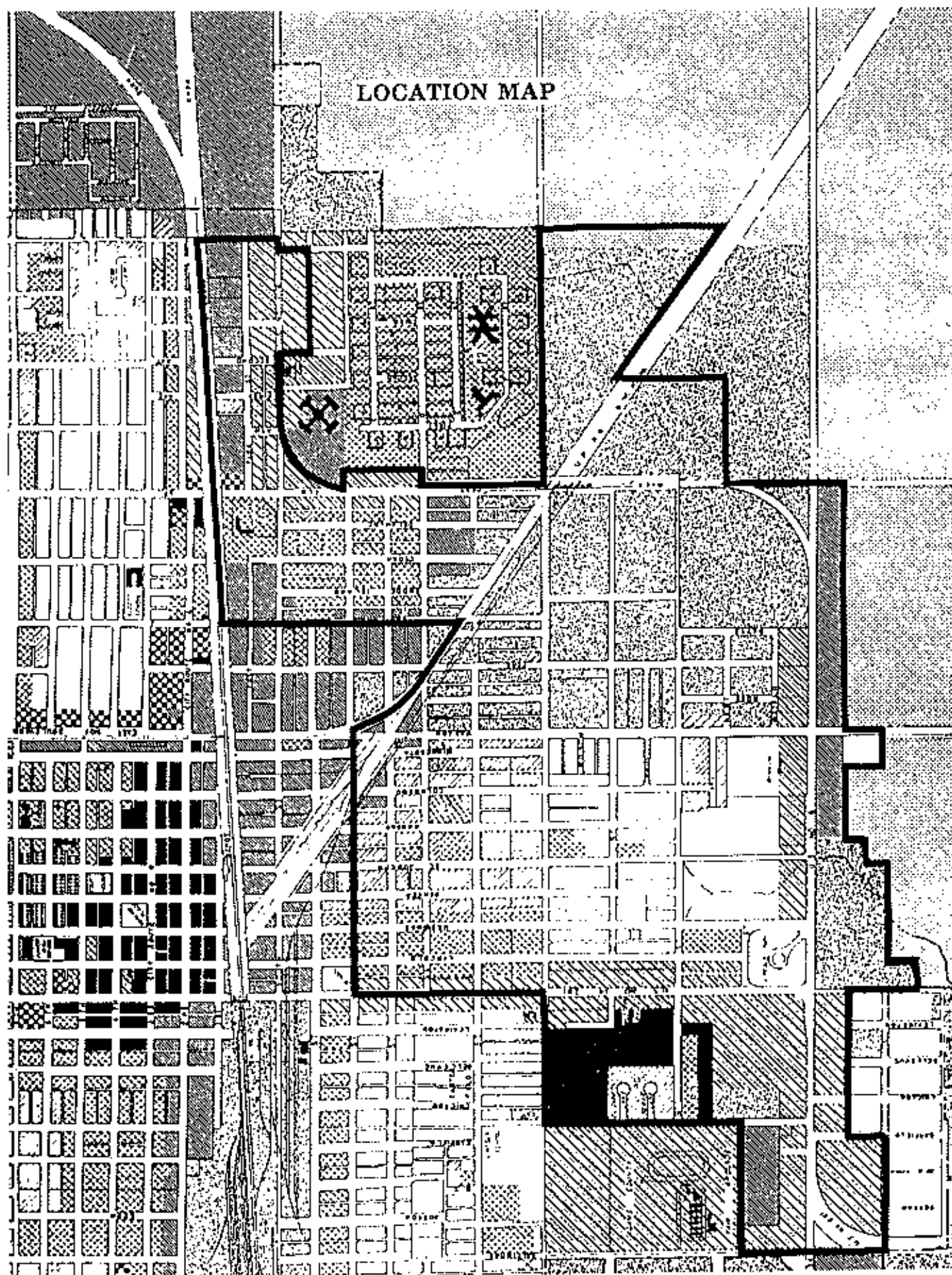
Also, these deficiencies should be reasonably distributed throughout the Study Area. Such a "reasonable distribution of deficiencies test" would preclude localities from taking concentrated areas of blight and expanding them arbitrarily into non-blighted areas for planning or other reasons. The only 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.



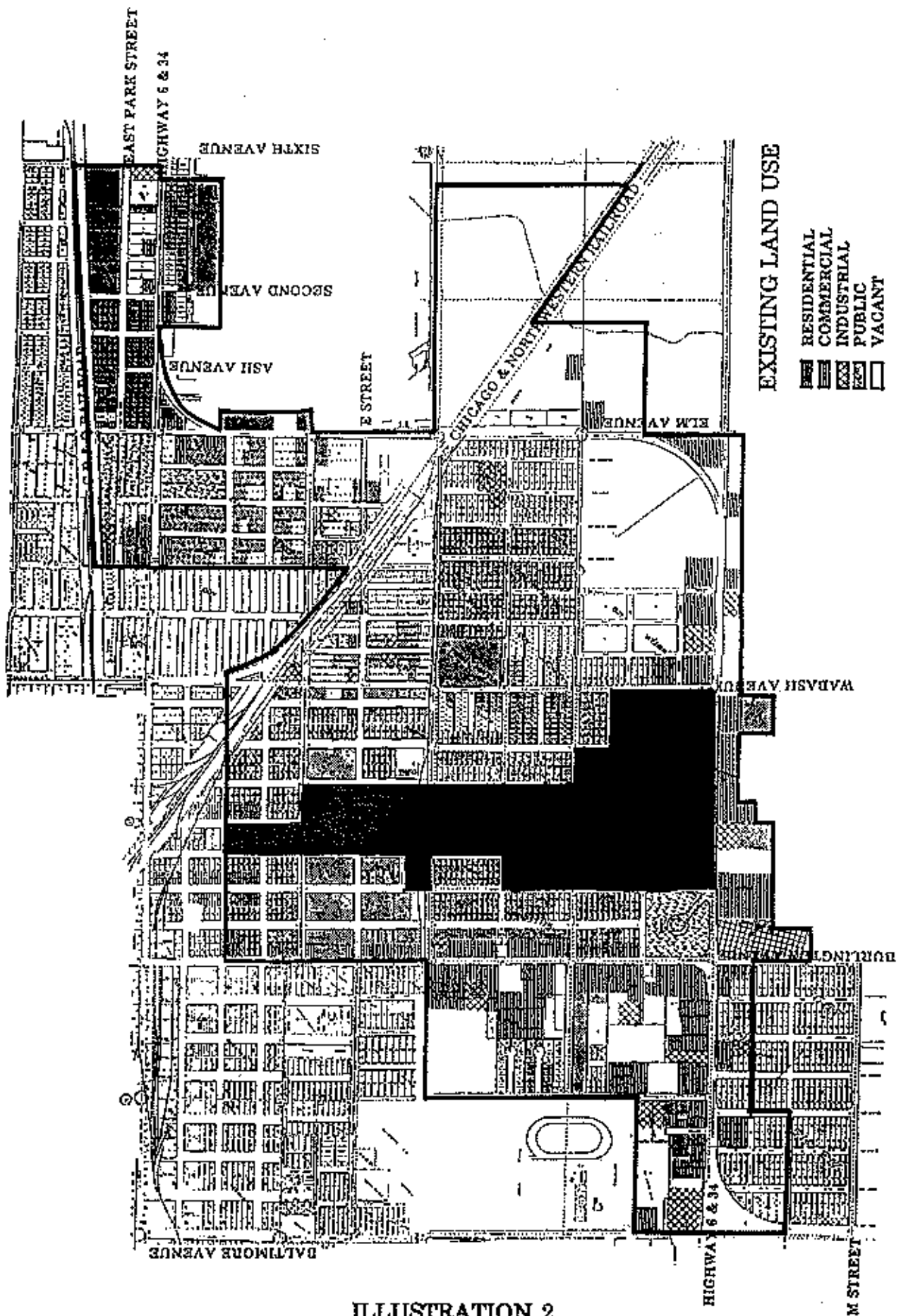


ILLUSTRATION 2

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.

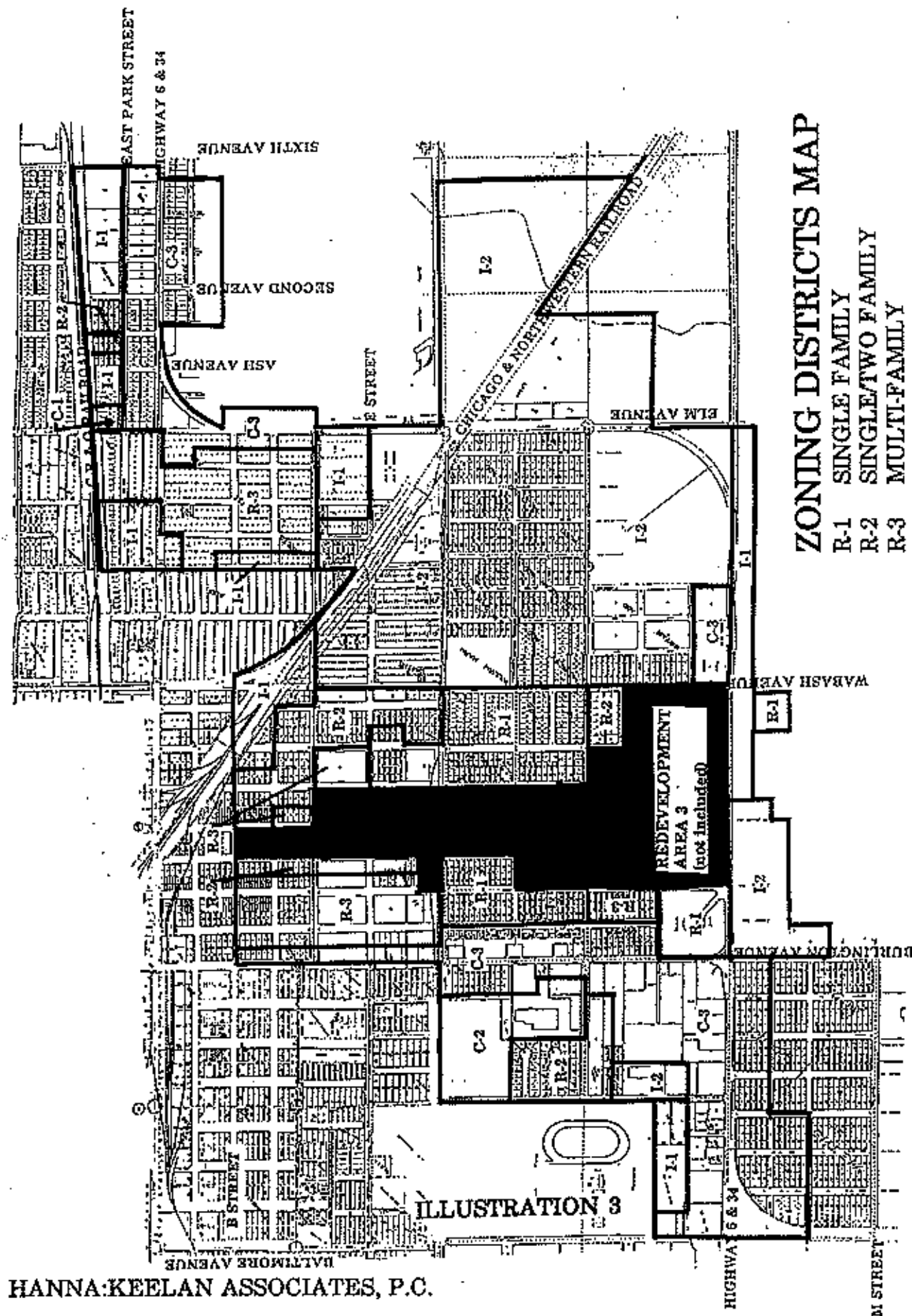
Table 3 statistically identifies the existing land use patterns within the Study Area, in terms of number of acres and percentage of total for all existing land uses.

**TABLE 3
CITY OF HASTINGS
EXISTING LAND USE
COMMUNITY REDEVELOPMENT AUTHORITY
STUDY AREA**

<u>Land Use</u>	<u>Acres/Percent</u>
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.



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

<u>Activity</u>	<u>Sound</u>	<u>Deficient (Minor)</u>	<u>Structural Rating</u>		<u>Structures</u>	<u>Substandard</u>
			<u>Deficient Deteriorating (Major)</u>	<u>Sub standard Dilapidated</u>		
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 buildingsystems, 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

<u>Activity</u>	<u>Sound</u>	<u>Deficient (Minor)</u>	<u>Structural Rating</u>		<u>Structures</u>	<u>Blighted</u>
			<u>Deficient (Major)</u>	<u>Sub standard Dilapidated</u>		
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 exist 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 exacerbated 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

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

	(Substandard)	(Major)		
Primary Components	Critical	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
_____ Asphalt Shingles _____ Rolled Asphalt _____ Cedar _____ Combination				
_____ Other _____				
5. Chimney	C	S	M	N
6. Gutters, Downspouts	C	S	M	N
7. Wall Surface	C	S	M	N
_____ Frame _____ Masonry _____ Siding _____ Combination _____ Stucco				
_____ Other _____				
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

Final Rating

_____ Sound _____ Deficient-Minor _____ Deficient-Major _____ Substandard

Built Within: _____ 1 year _____ 1-5 years _____ 5-10 years _____ 10-20 years _____ 20-40 years

_____ 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. Existence of Debris _____ MA _____ MI _____ N
8. Existence 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

CITY OF HASTINGS
FIELD SURVEY RESULTS
COMMUNITY REDEVELOPMENT AUTHORITY STUDY AREA

	<u>Total</u>	<u>Residential*</u>	<u>Commercial</u>	<u>Industrial</u>	<u>Public/ Quasi-Public</u>	<u>Vacant</u>
<u>Age of Structure</u>						
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
<u>Final Structural Rating</u>						
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
<u>Street Condition</u>						
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
<u>Sidewalk Condition</u>						
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
<u>Debris</u>						
Major	141	93	12	22	0	14
Minor	459	377	42	16	1	23
None	389	270	60	6	9	44
<u>Vagrants</u>						
Yes	31	14	2	7	0	8
Probable	86	50	7	19	0	10
No	875	680	105	17	10	62
<u>Overall Site Condition</u>						
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
<u>Developable (Vacant Only)</u>						80
<u>Nondevelopable (Vacant Only)</u>						3
<u>Parking Spaces (Ranges)</u>		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 Statutes, 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 respect 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.

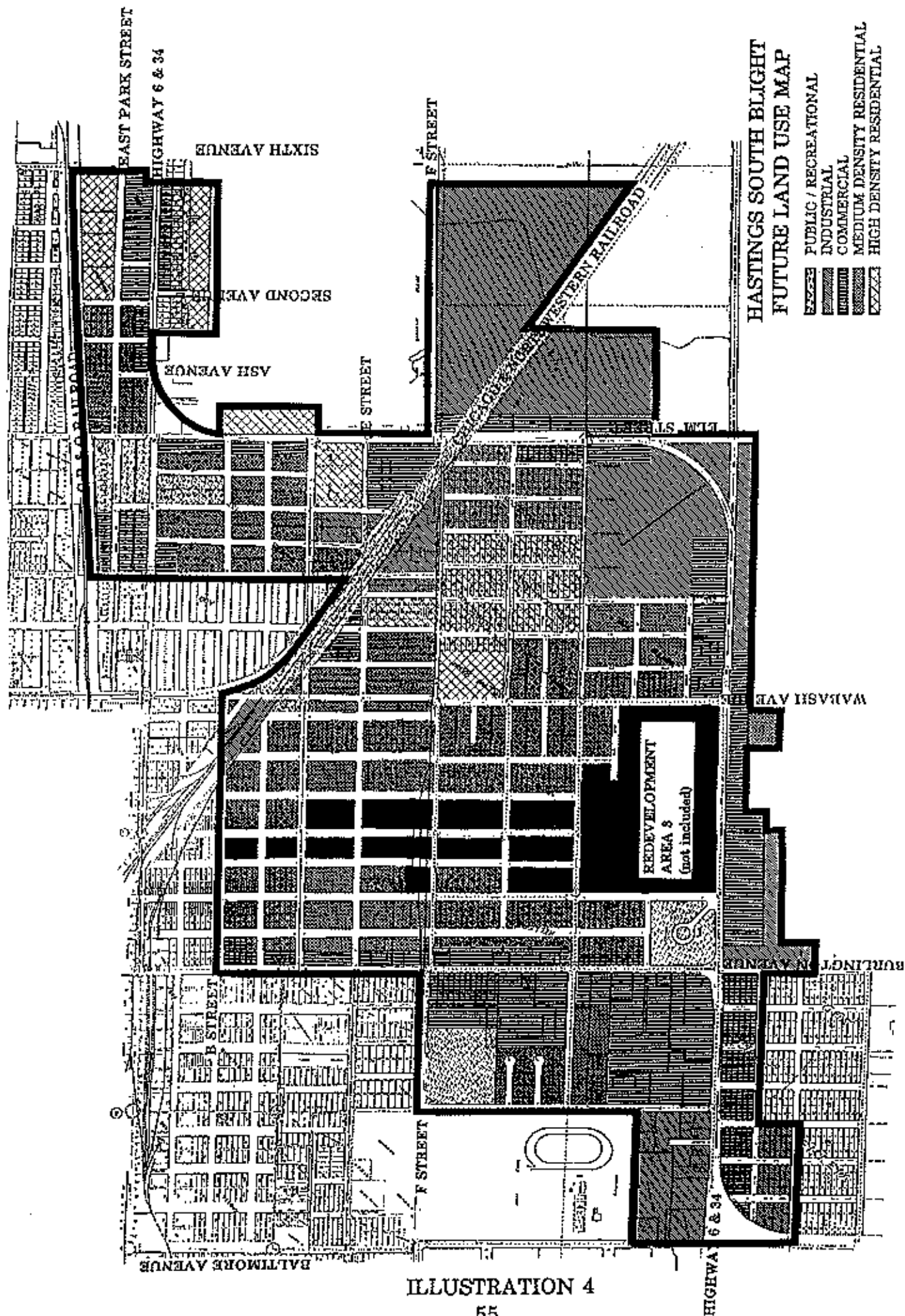


ILLUSTRATION 4

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.

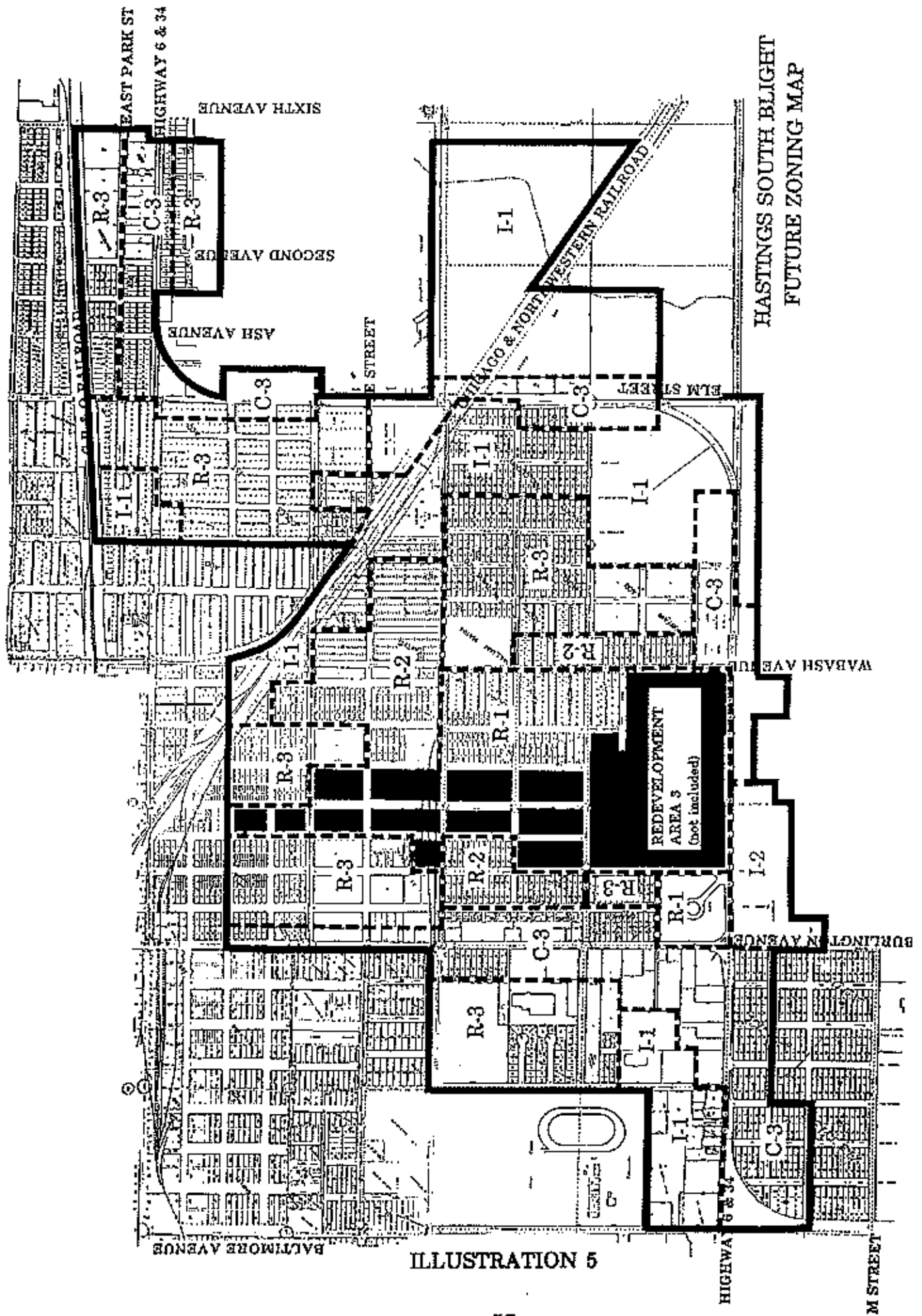
High density residential development has been designated for three parcels which are currently predominantly vacant land. The first parcel is bounded by "D" and "E" Streets and Elm and Cedar Streets, this is almost entirely vacant land. The third parcel is located between "F" and "H" Streets and adjacent 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.



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 rail line 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.

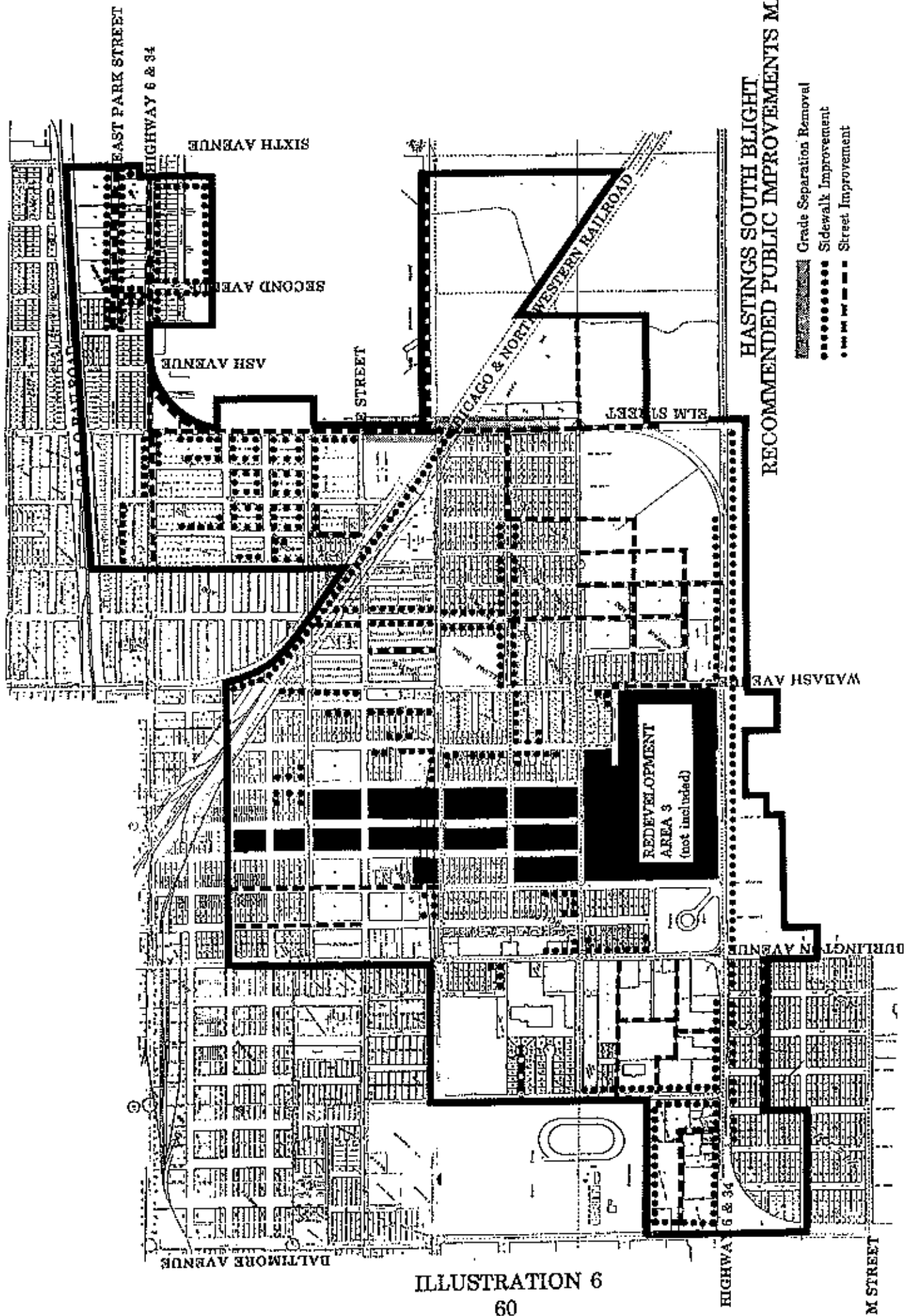


ILLUSTRATION 6

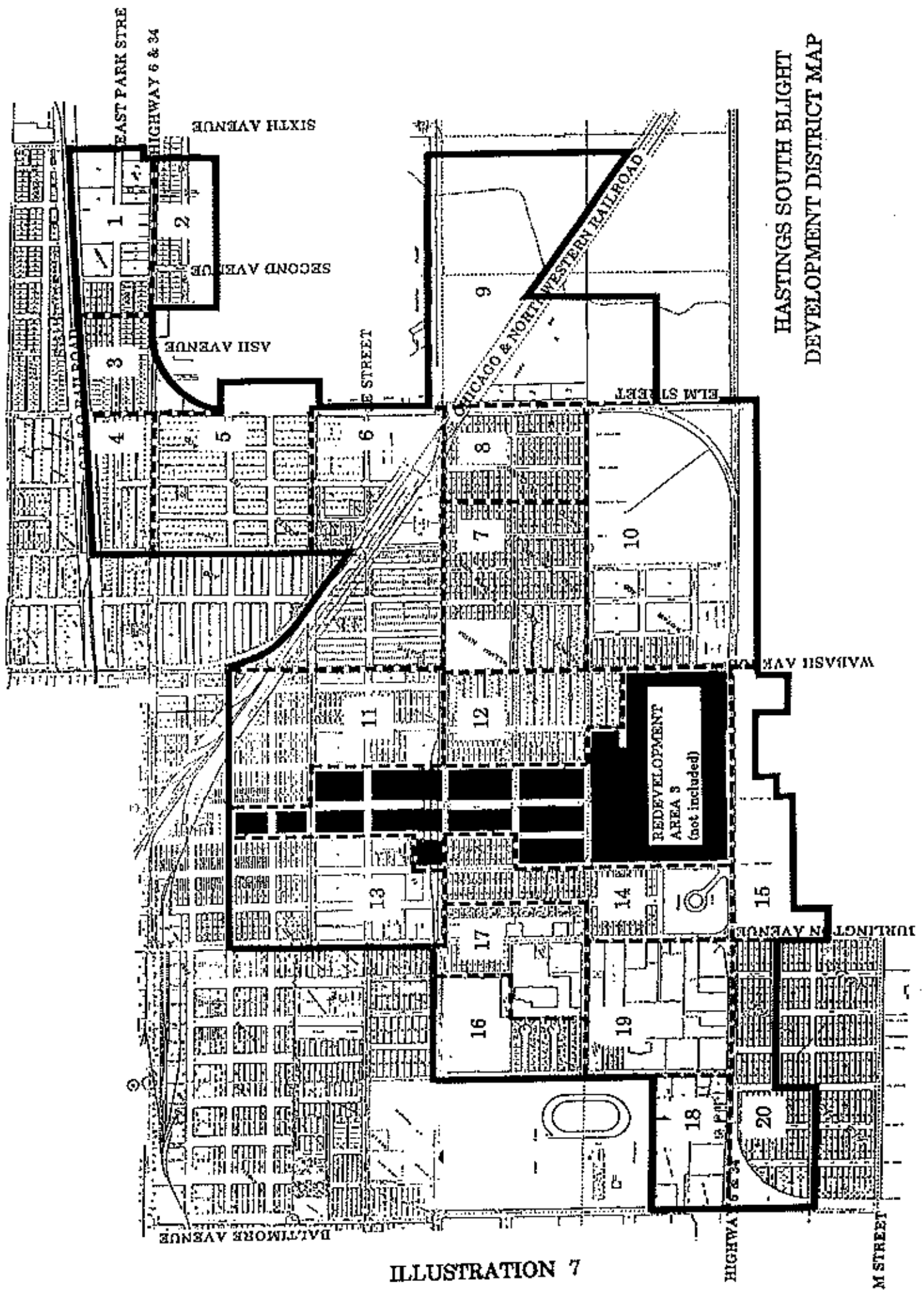


ILLUSTRATION 7

- 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.

RESOLUTION NO. 2024-62

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. 2024-7 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. 2024-7 and held a public hearing on September 17, 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 September 18, 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. 2024-7 for the Noah's Ark Processors Redevelopment Project, commonly addressed as 1009 West M Street 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 14th day of October, 2024.

Corey Stutte, Mayor

ATTEST:

Kimberly S. Jacobitz, City Clerk

(S E A L)

Approved as to form:

Jesse Oswald, City Attorney

“Exhibit A”

REDEVELOPMENT PLAN #5 PLAN MODIFICATION NO. 2024-7

(Noah’s Ark Processors, LLC 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 project in Area #5.

Executive Summary:

Project Description

THE REDEVELOPMENT OF THE BUILDING LOCATED AT 1009 WEST “M” STREET FOR COMMERCIAL AND INDUSTRIAL USES, INCLUDING THE MODERNIZATION OF 8,120 SQUARE FEET OF THE EXISTING FACILITY AND THE ADDITION OF 25,000 SQUARE FEET TO THE HARVEST FLOOR AND HOT BOXES INCLUDING FIRE/LIFE SAFETY IMPROVEMENTS AND BUILDING REHABILITATION AND REMODELING.

The use of Tax Increment Financing to aid in rehabilitation expenses and construction costs associated with redevelopment of the property to include the addition of 25,000 square feet and modernization of 8,120 square feet to increase processing capacity. The use of Tax Increment Financing is an integral part of the development plan and necessary to make this project feasible. The project will result in the expansion and rehabilitation of the facility and will increase the processing capacity in order to better serve existing and new customers in domestic and international markets, while also increasing the number of producers from which Noah’s Ark purchases live cattle. These improvements will extend the life of the property and prevent the reoccurrence of blighted and substandard conditions. This project would not be possible without the use of TIF.

Noah’s Ark Processors, LLC has provided a commitment for financing to cover the costs associated with the remodeling and rehabilitation of this building and the Hastings Community Redevelopment Authority (CRA) intends to pledge the ad valorem taxes generated over the 15-year period beginning January 1, 2027 towards the allowable costs and associated financing for rehabilitation.

TAX INCREMENT FINANCING TO PAY FOR THE REHABILITATION OF THE PROPERTY
WILL COME FROM THE FOLLOWING REAL PROPERTY:
Property Description (the "Redevelopment Project Area")

1009 W. “M” Street in Hastings Nebraska

Legal Description:

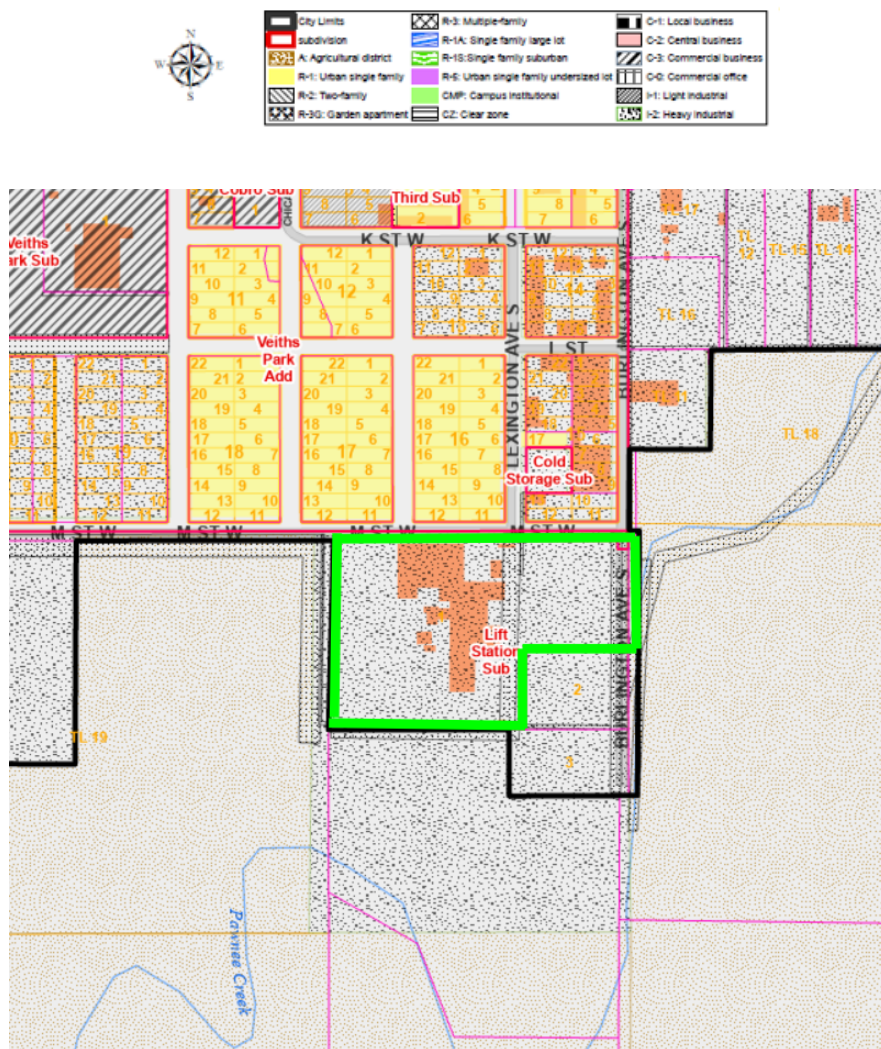
Lot One (1), Lift Station Subdivision to the City of Hastings, Adams County, Nebraska, according to the recorded plat thereof.

The West Half of the Northeast Quarter (W1/2 NE1/4) of Section Twenty-Four (24), Township Seven (7) North, Range Ten (10) West of the 6th P.M., Adams county Nebraska, EXCEPT the North 733 feet thereof and further EXCEPT the South 325 feet of the North 1058 feet of the West

265 feet thereof, subject to road on the West side thereof and EXCEPT the West Twenty-Five (25) feet of the South 265.75 feet of the Northwest Quarter of the Northeast Quarter (NW1/4 NE1/4) of Section 24, Township 7 North, Range 10 West of the 6th P.M., Adams County, Nebraska, and EXCEPT The West 25.00 feet of the North 60.00 feet of the Southwest Quarter of the Northeast Quarter (SW1/4 NE1/4) of Section 24, Township 7 North, Range 10 West 6th PM, Adams County, Nebraska.

Lots Four (4), Five (5), Six (6), Seven (7), Eight (8) and Nine (9), Block Three (3), Veith's Park Addition to the City of Hastings, Adams County, Nebraska, according to the recorded plat thereof.

Map of Existing Land Use and Proposed Redevelopment Site



The tax increment will be captured for the tax years the payments for which become delinquent in years 2027 through 2041 inclusive.

The real property ad valorem taxes on the current valuation will continue to be paid to the normal

taxing entities. The increase will come from rehabilitation of this building for commercial and industrial uses as permitted in the I-2 Heavy Industrial Zoning District.

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. (§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 developer will be required to submit an application for a Conditional Use Permit for the project. This plan merely provides funding for the developer to rehabilitate the building for permitted uses on this property as defined by the current and effective zoning regulations. The Hastings Planning Commission will hold a public hearing at their meeting on September 17, 2024 and will review Plan Modification No. 2024-7 to Redevelopment Plan #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: (§18-2103/13) (b)

a. Land Acquisition:

The Redevelopment Plan for Area #5 provides for real property acquisition and this plan amendment does not prohibit such acquisition. There is no proposed acquisition by the authority.

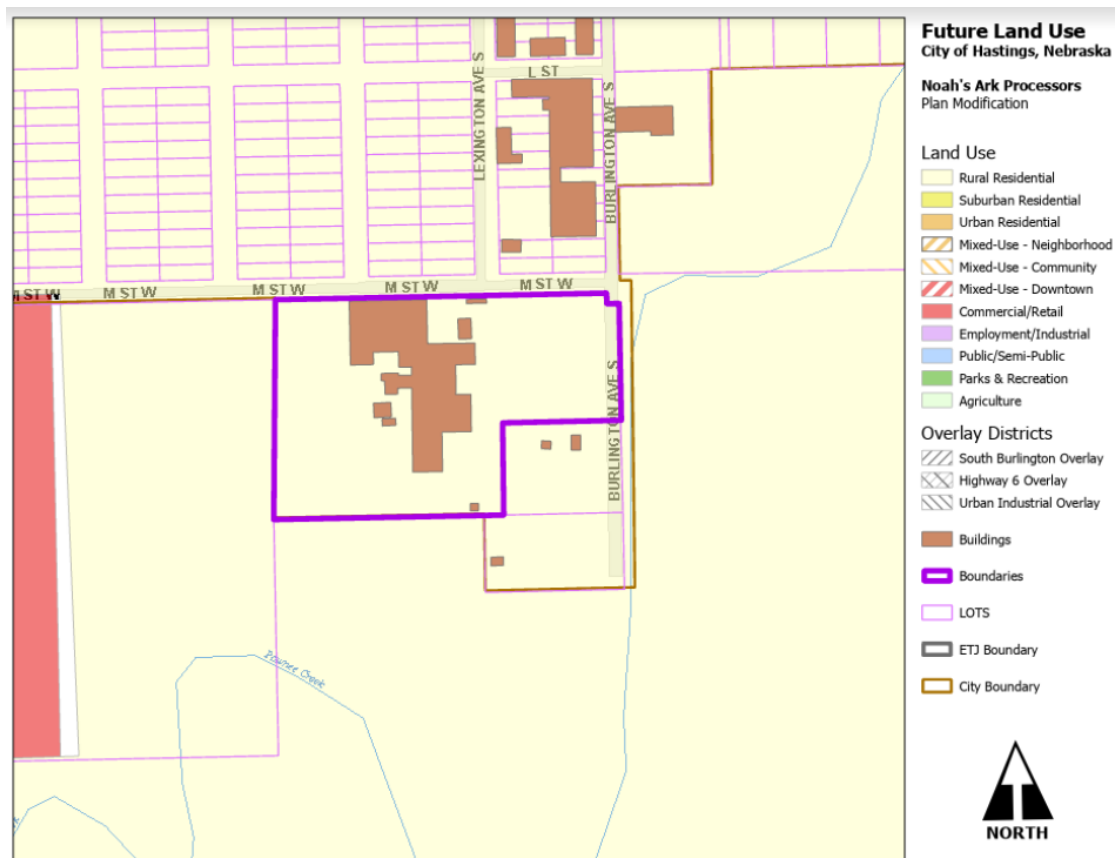
b. Demolition and Removal of Structures:

The project to be implemented does not include demolition, however, it does include the modernization of 8,120 square feet and a 25,000 square foot addition to increase processing capacity.

c. Future Land Use Plan

See the attached map from the 2009 Hastings Comprehensive Development Plan. All of the area around the site is in private ownership and is planned for industrial or commercial development; this includes warehousing and industrial uses within the same structure. This property is in private ownership [§18-2103(b) and §18-2111) and the attached map also is an accurate site plan of the area after redevelopment. [§18-2111(5))

Future Land Use Map



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

The area is zoned I-2 Heavy Industrial and no zoning changes are anticipated with this project. However, the project will require a Conditional Use Permit and the developer has submitted an application for said permit. No changes are anticipated in street layouts or grades. No changes are anticipated in building codes or ordinances nor are any other planning changes contemplated. [§18-2103(b) and §18-2111]

e. Site Coverage and intensity of Use

The developer is proposing to increase the size of the building; however, the addition and the current building will meet the applicable regulations regarding site coverage and intensity of use. [§18-2103(b) and §18-2111]

f. Additional Public Facilities or Utilities

Sewer and water upgrades estimated at \$530,000 will be required to support this development and the developer will contract with Hastings Utilities or a qualified contractor to make these improvements. In addition, electric upgrades estimated at \$200,000 including relocation of an electric line and installation of a new transformer to serve the project will be required. The developer will also update the company's water treatment facilities as part of the project. These expenses are TIF eligible expenses and a portion of these improvements will be paid for utilizing TIF funding. 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 property has been utilized for industrial uses only and no relocation is contemplated or necessary. [§18-2103.02]

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 has any interest in this property.

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

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

The developer owns this property and acquisition is not part of the request for tax increment financing. The estimated costs of rehabilitation, renovation of the property, planning related expenses for architectural and engineering services, and infrastructure is \$22,700,000 and are included as TIF eligible expenses. The CRA has been asked to grant \$500,000 to this project to offset the cost of TIF eligible expenditures.

No property will be transferred to redevelopers by the Authority. The developer will provide and secure all necessary financing.

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

The developer will provide all necessary financing for the project. The Authority will assist the project by granting the sum of \$500,000 from the proceeds of the TIF. This indebtedness will be repaid from the Tax Increment Revenues generated from the project. TIF revenues shall be made available to repay the

original debt and associated interest after January 1, 2027 through December 2041.

c. Statement of feasible method of relocating displaced families.

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

7. Section 18-2113 of the Act requires:

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

The Authority has considered these elements in proposing this Plan Amendment. This amendment, in and of itself will promote consistency with the Hastings Comprehensive Development Plan. This will have the intended result of preventing recurring elements of unsafe buildings and blighting conditions. This will accomplish the goal of both the Hastings City Council and the Community Redevelopment Authority of expanding employment opportunities within the community.

8. Time Frame for Development

Development of this project is anticipated to be completed between January 2025 and March of 2027. Excess valuation should be available for this project for 15 years beginning with the 2027 tax year.

9. Justification of Project

The primary goal of the Noah's Ark Processors expansion project is to increase processing capacity in order to better serve existing and new customers in domestic and international markets, while also increasing the number of producers from which Noah's Ark purchases live cattle.

To achieve this goal, the company will:

- Increase slaughter and processing through the expansion of current bottlenecks in the harvest floor and hot box areas. Currently the company processes approximately 550 cattle per day, but will be targeting 1,200 per day after expansion.
- Add 25,000 square feet and modernize 8,120 square feet to increase processing capacity – bringing more supply and serving kosher and non-kosher markets, combatting disruption, consolidation, in part by sourcing from a wider variety of smaller producers.
- Broaden its producer base by 20%, increasing annual producers from 273 to 327.

- Fully serve existing customers in premium domestic kosher markets, providing higher margins and premiums for producers.
- Diversify and broaden customer base in domestic and international markets, increasing from 175 active customers to 210, providing diversification and resiliency to the supply chain and producer market.

The 82,000 square foot processing plant sits on 14 acres in a heavy industrial zoned district located in and served by the City of Hastings, NE. The expansion project will result in the modernization of 8,120 square feet of the existing facility and the addition of 25,000 new square feet to the harvest floor and hot boxes.

Currently, the plant employs an average of 357 full time equivalent employees and processes approximately 550 head per day (260 slaughter days in 2022 for an average of 144,000 head per year).

The expansion project will capitalize on existing infrastructure and plant improvements in order to efficiently increase production capacity to 1,200 head per day. The current production target, given market dynamics, is 245 days per year, yielding 294,000 head per year.

The facility currently has 357 FTE employees and it is the company's intent that this project will increase revenue and employment opportunities by up to 40 employees. When completed the property will see a significant increase in value and will eliminate an outdated and substandard building by replacing and improving it, bringing the structure up to today's standards and codes which will extend the life of the building and prevent the reoccurrence of blighted and substandard conditions. In addition, completion of the project will keep the company competitive in domestic and international markets, hopefully allowing them to continue to operate in Hastings.

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 \$500,000 in public funds from tax increment financing provided by the Hastings Community Redevelopment Authority will be required to complete the project. The \$500,000 TIF funding was shown as a local source of funds in multiple state and federal grant applications. This investment by the Authority will leverage \$44,000,000 in other public and private sector financing; an outside investment of \$88.00 for every TIF dollar of investment.

USE OF FUNDS		SOURCES OF FUNDS	
Hot Box Expansion and construction	\$ 16,300,000	USDA MPPEP Grant	\$10,000,000
Hotbox - Engineering & Architecture	\$ 3,100,000	New Market Tax Credit Grant	\$4,000,000
Harvest Floor Equip & Addition	\$ 8,000,000	CDBG Grant/Loan	\$1,000,000
Harvest Floor Engineer & Infrastructure	\$ 3,300,000	Neebraska Enterprise Fund Loan	\$5,000,000
Harvest Floor Equip & Addition	\$ 13,800,000	Heartland Financial loan	\$24,000,000
		TIF Loan	\$500,000
Total Uses	\$ 44,500,000	Total Sources	\$44,500,000

Tax Revenue. The property to be redeveloped is anticipated to have a January 1, 2024, valuation of approximately \$4,117,704. Based on the 2023 levy this would result in a real property tax of approximately \$54,127.40. It is anticipated that the assessed value will increase by \$2,750,000 upon full completion, as a result of the site redevelopment. This development will result in an estimated tax increase of over \$59,805 annually. The tax increment gained from this 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:	\$4,117,704
Estimated value after completion	\$6,867,704
Increment value	\$2,750,000
Annual TIF generated	\$59,805
(estimated)	
TIF bond issue	\$500,000

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

The redevelopment project area currently has a valuation of \$4,117,704. The proposed redevelopment will create additional valuation of \$2,750,000. No tax shifts are anticipated from the project. The project creates additional valuation 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;

Sewer and water upgrades estimated at \$530,000 will be required to support this development and the developer will contract with Hastings Utilities or a qualified contractor to make these improvements. In addition, electric upgrades estimated at \$200,000 including relocation of an electric line and installation of a new transformer to serve the project will be required. Fire and police protection are available and should not be negatively impacted by this development. The addition of life safety elements to this building actually reduces the chances of negative impacts to the fire department.

(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.

(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.

(e) Impacts on the student populations of school districts within the city or village; and

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

(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, Community Redevelopment Authority and the Comprehensive Plan of maintaining and expanding high quality industrial environments that will attract, retain and grow business and industry in Hastings.

Time Frame for Development

Development of this project is anticipated to be completed during between November of 2024 and March of 2027. 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 2027 with taxes due in 2028. 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 \$500,000.



HASTINGS

Nebraska



File Nos.

2024-301

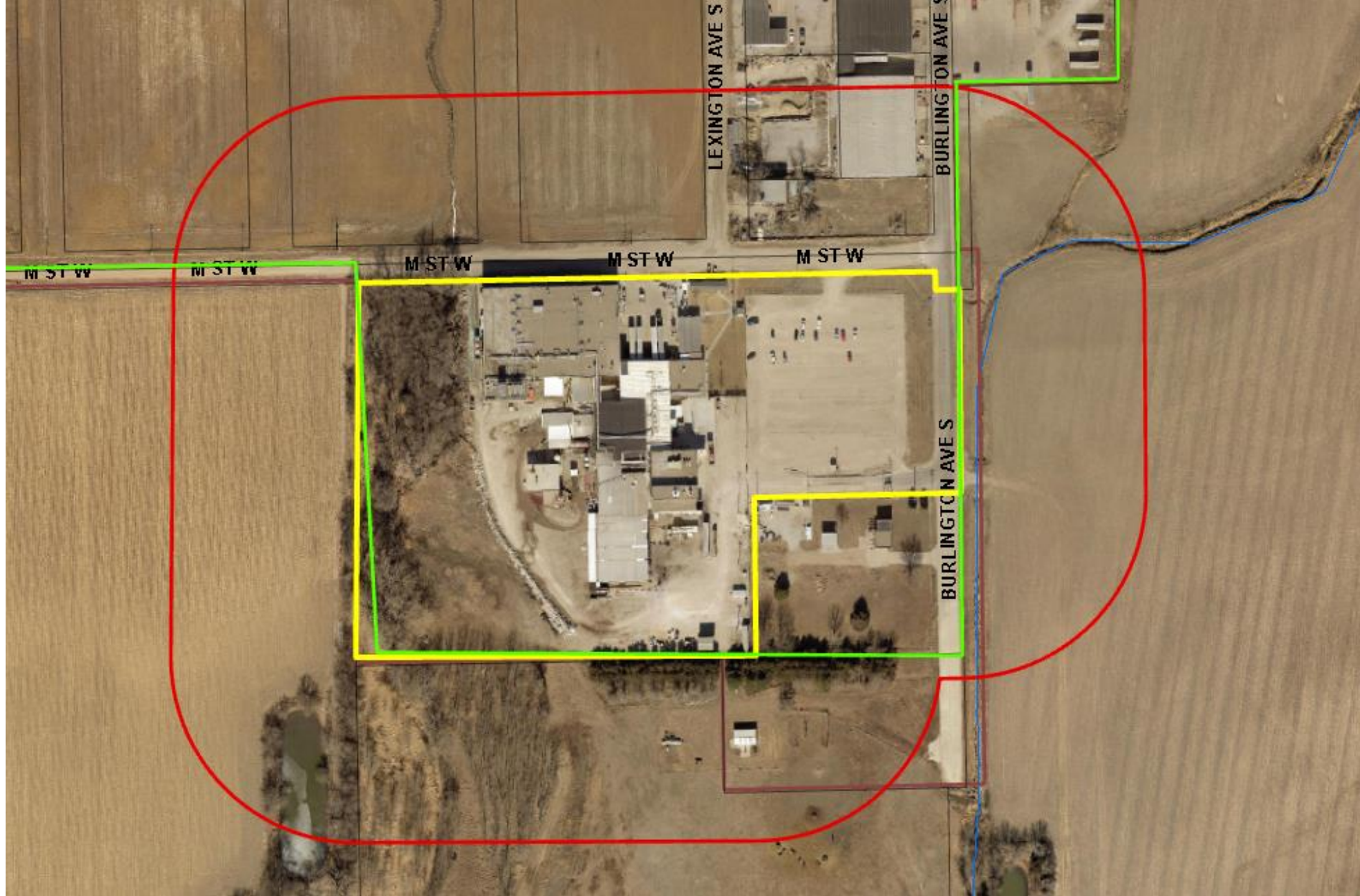
Projects

Noah's Ark Processors Redevelopment Project

A public hearing to consider a request for a Plan Modification No. 2024-8 to Redevelopment Area #5 for the Noah's Ark Processors expansion and rehabilitation.

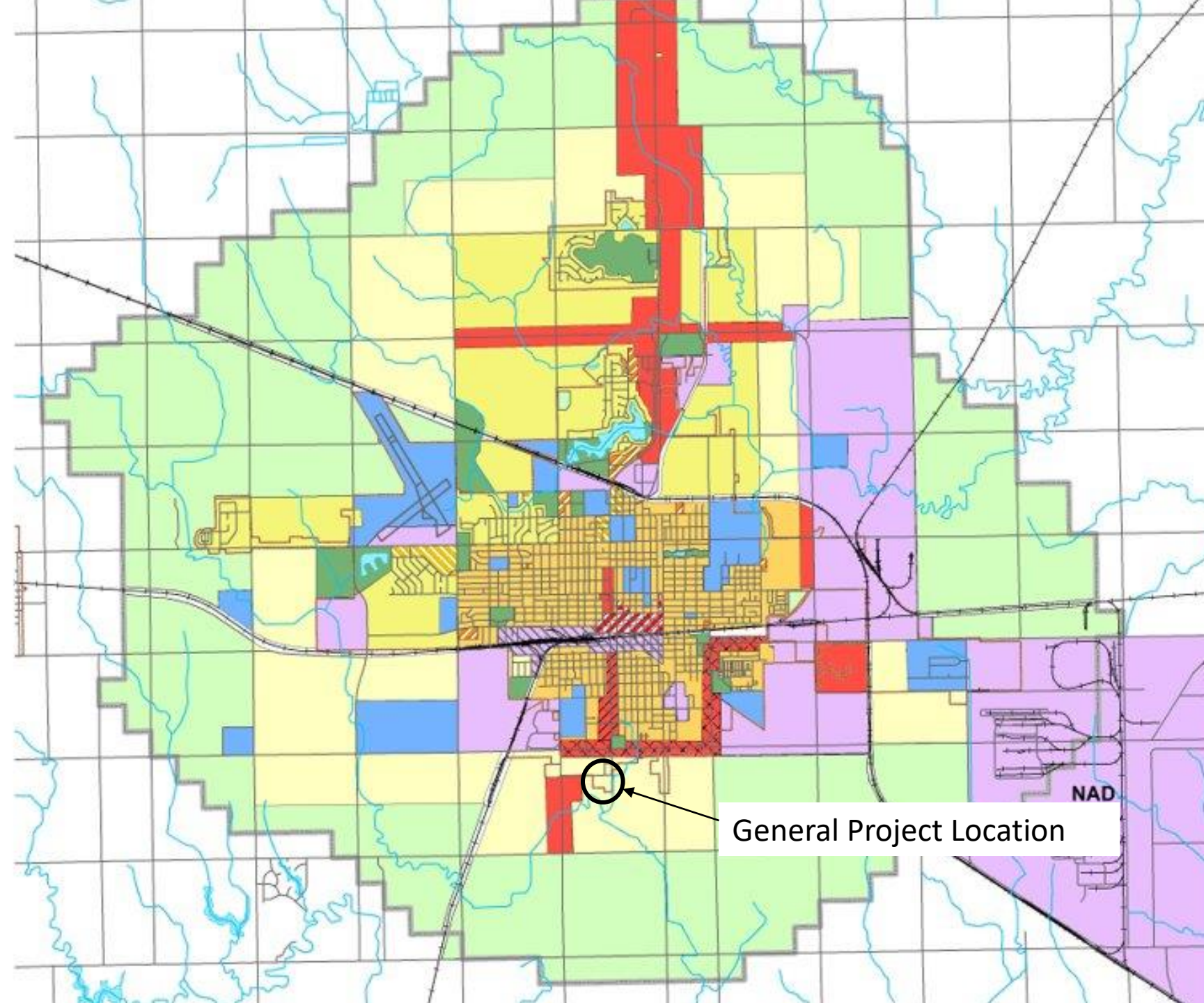
Applicant

CRA on behalf of Noah's Ark Processors



Noah's Ark Processors Redevelopment Project

Map Last Updated: December 28, 2016



Land Use:

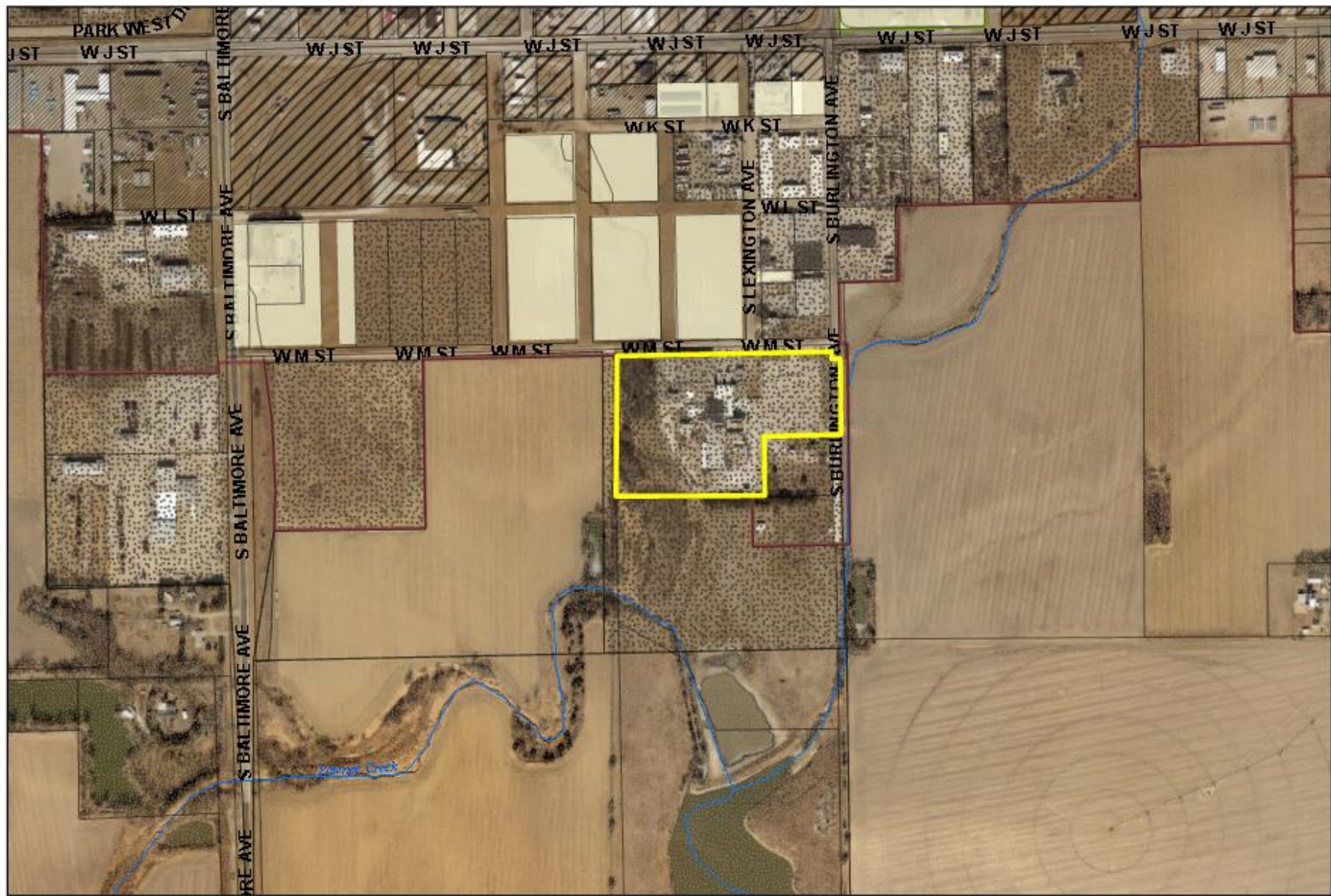
- Rural Residential
- Suburban Residential
- Urban Residential
- Mixed-Use - Neighborhood
- Mixed-Use - Community
- Mixed-Use Downtown
- Commercial/Retail
- Employment/Industrial
- Public / Semi-Public
- Parks & Recreation
- Agriculture

Overlay Districts:

- South Burlington Overlay
- Highway 6 Overlay
- Urban Industrial Overlay
- Floodplain

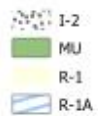
- City Boundary
- ETJ Boundary
- Education

General Project Location



Noah's Ark Processors Plan Modification

City Zoning



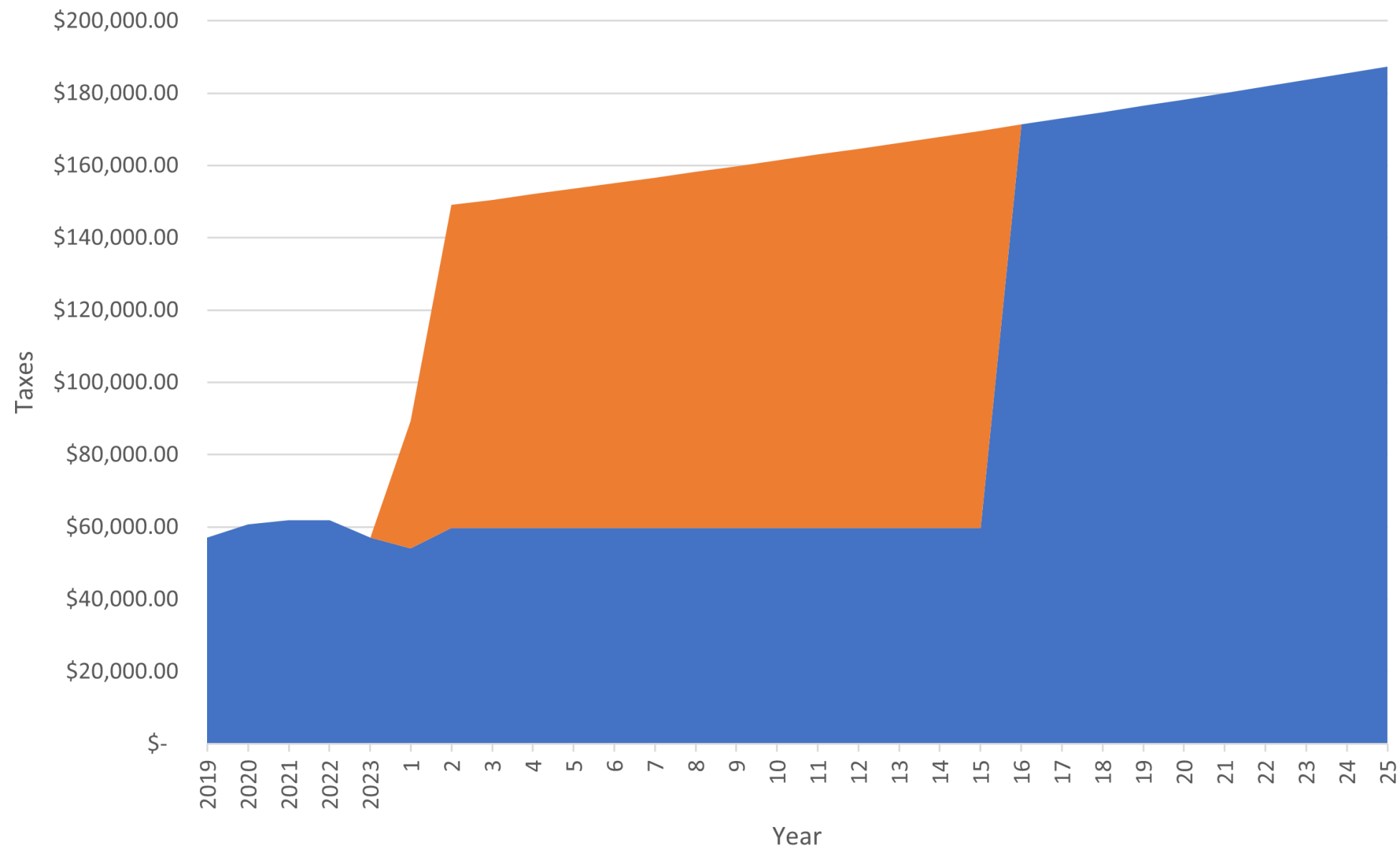
Project Costs and Funding Sources

USE OF FUNDS		SOURCES OF FUNDS	
Hot Box Expansion and construction	\$ 16,300,000	USDA MPPEP Grant	\$10,000,000
Hotbox - Engineering & Architecture	\$ 3,100,000	New Market Tax Credit Grant	\$4,000,000
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Harvest Floor Equip & Addition	\$ 13,800,000	Heartland Financial loan	\$24,000,000
		TIF Loan	\$500,000
Total Uses	\$ 44,500,000	Total Sources	\$44,500,000

Anticipated TIF Funding

2024 assessed value:	\$4,117,704
Estimated value after completion	\$6,867,704
Increment value	\$2,750,000
Annual TIF generated (estimated)	\$59,805
TIF bond issue	\$500,000

Noah's Ark Processors Tax Increment Financing



Estimates based on 1% annual increase in value and 2023 tax rate

Collected Taxes Tax Increment

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. Outside funding source applications rely on TIF as a local source of funds. Without TIF funding, the project is infeasible.
- Because of the infeasibility of the project without TIF funding, 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 rehabilitates and expands an outdated and substandard building.

Staff Recommendation

Staff recommends the Planning Commission recommend **APPROVAL** to the City Council for the request for a **REDEVELOPMENT PLAN MODIFICATION** for the Noah's Ark Processors Redevelopment Project, generally located southwest of the intersection of West M Street and South Burlington Avenue, on the west side of South Burlington Avenue, based on the findings in the staff report and the Redevelopment Plan Modification materials.







File Nos.

2024-301

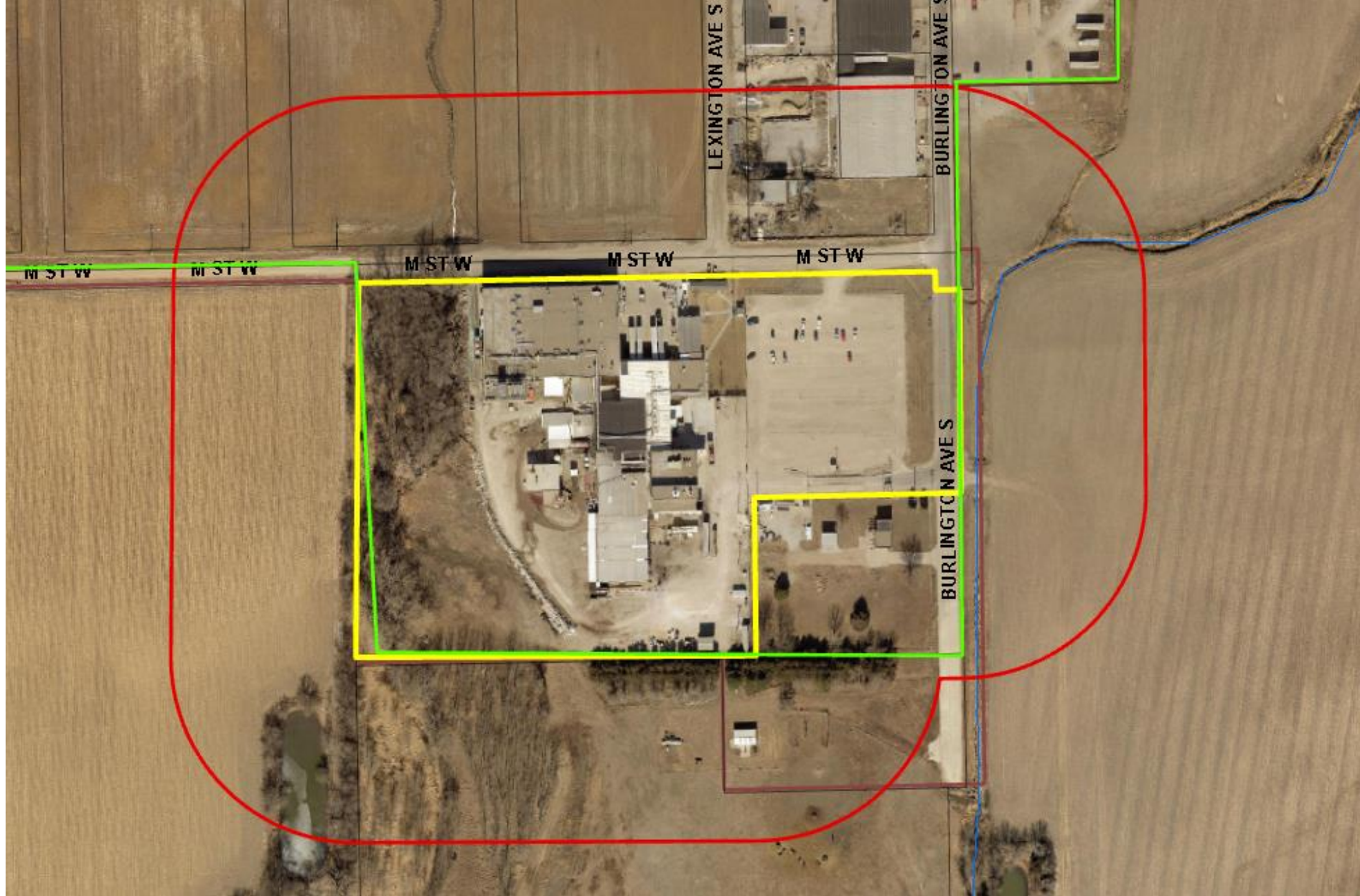
Projects

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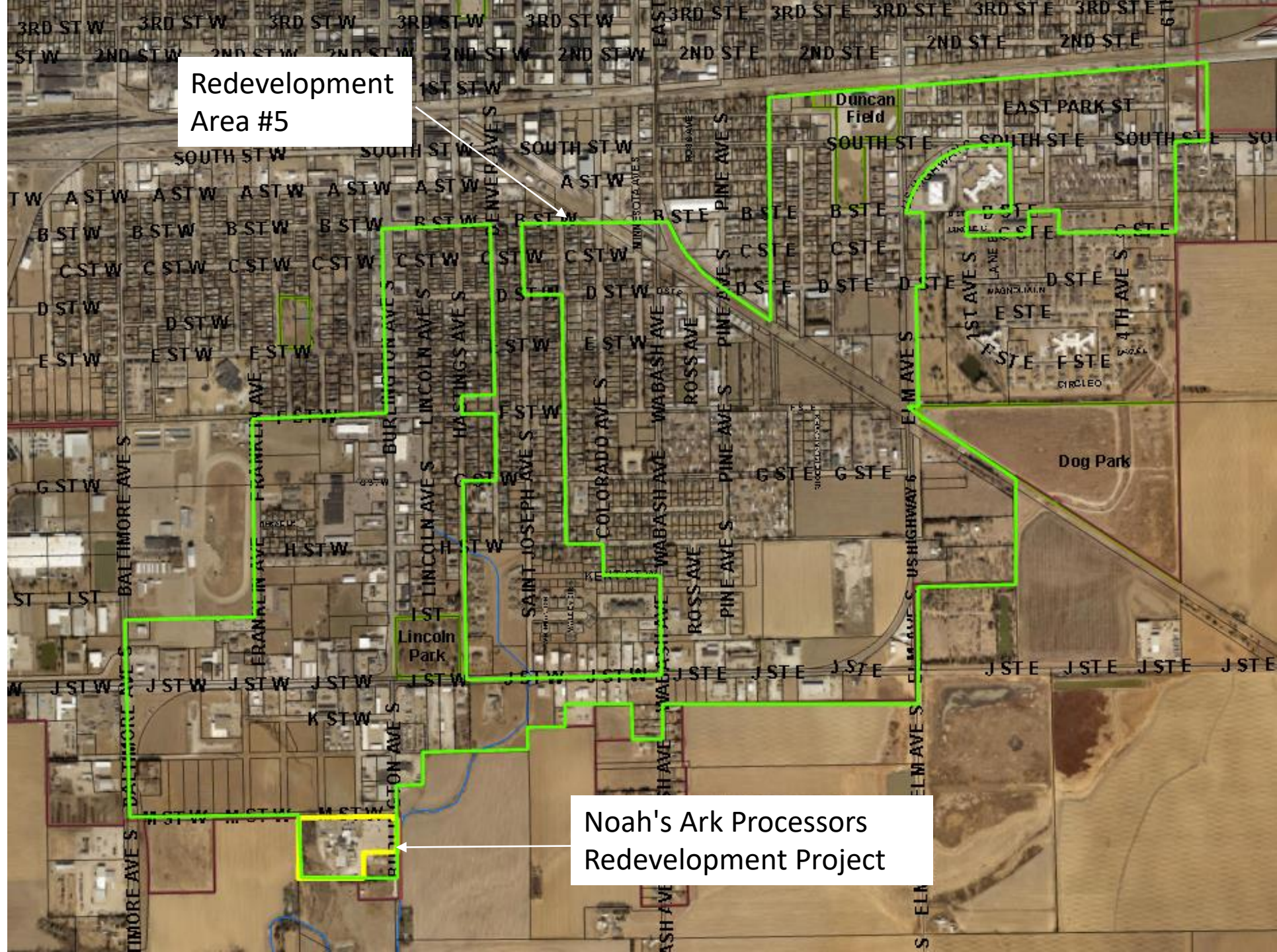
Applicant

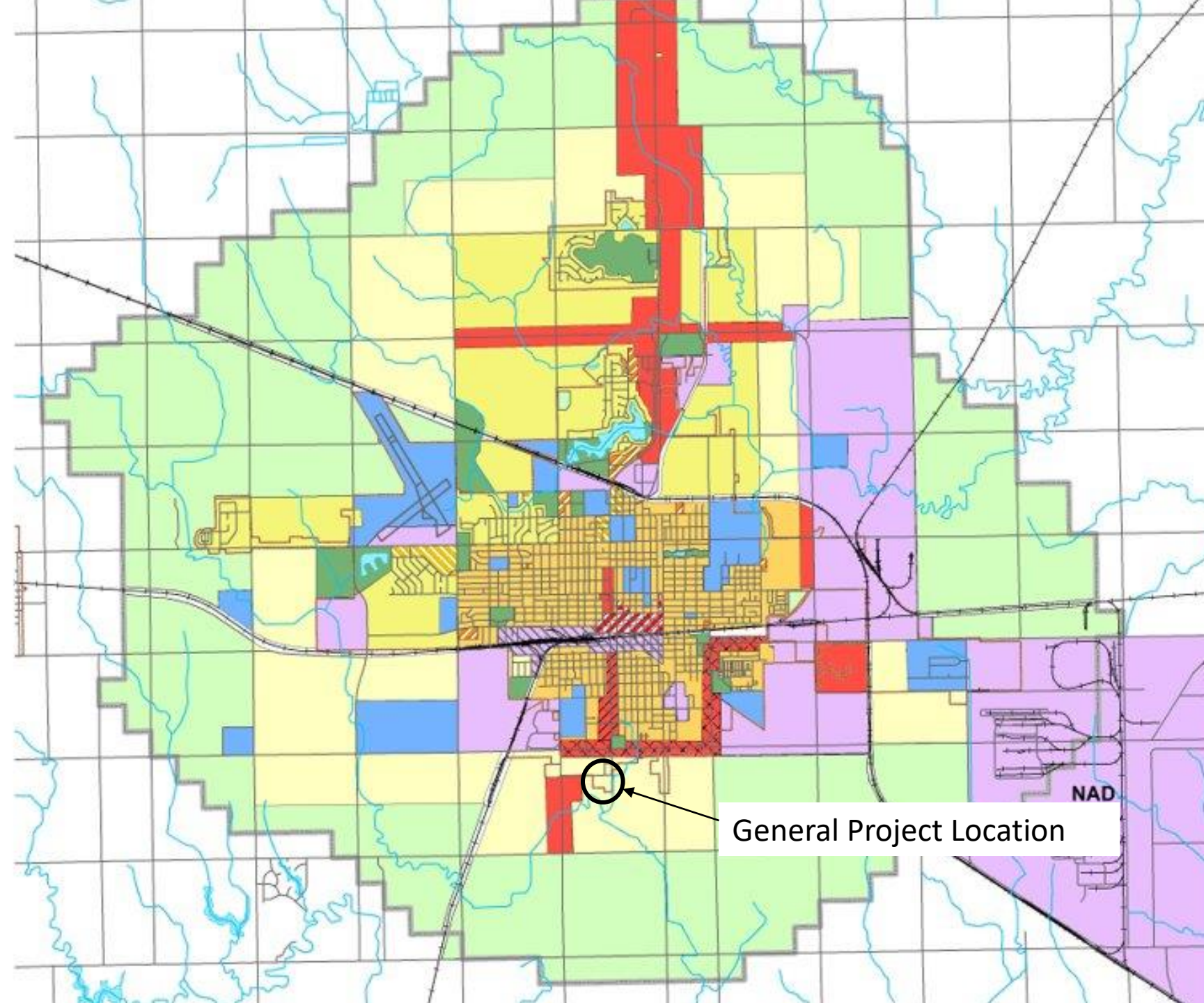
CRA on behalf of Noah's Ark Processors



Redevelopment
Area #5

Noah's Ark Processors
Redevelopment Project





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

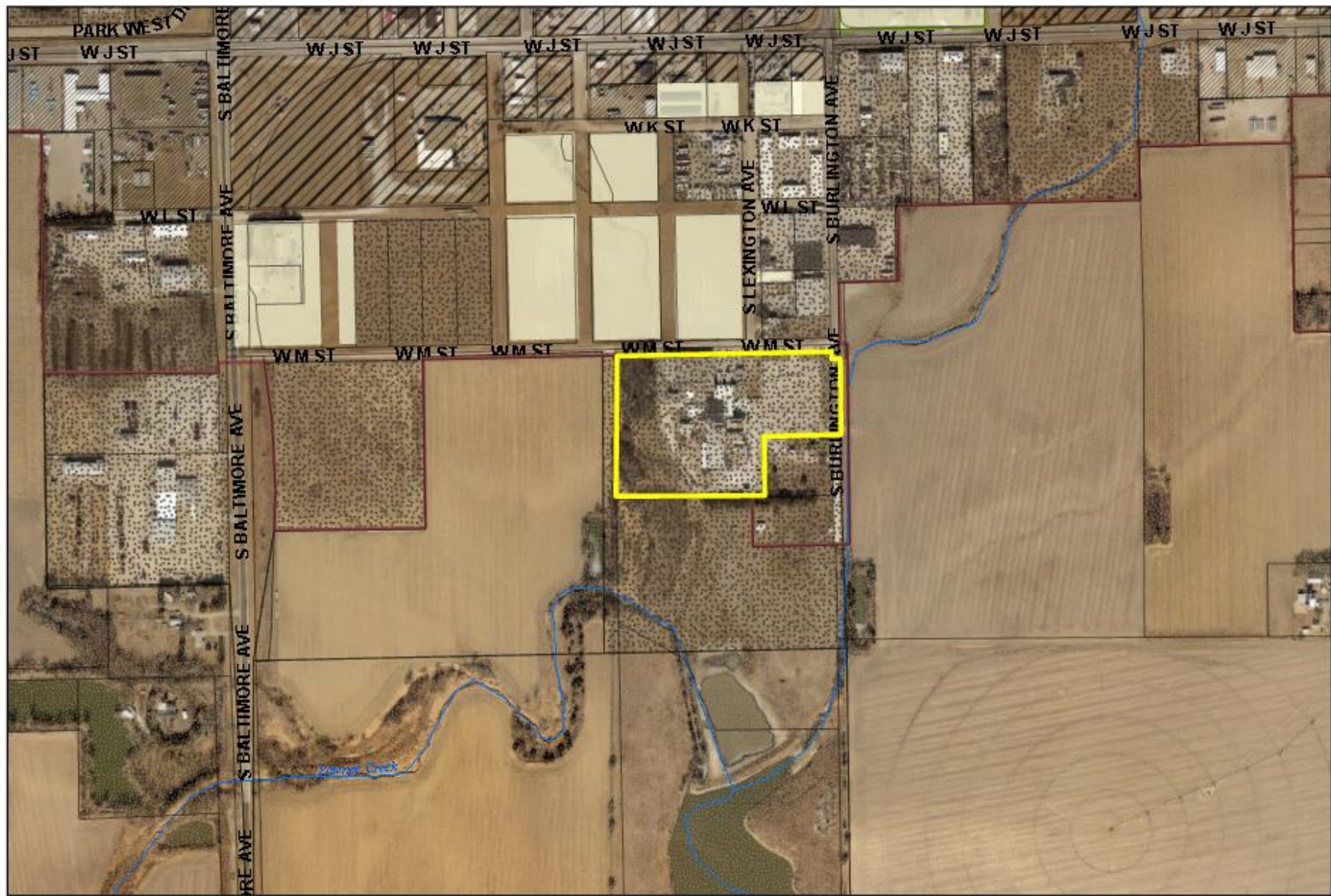
Overlay Districts:

- South Burlington Overlay
- Highway 6 Overlay
- Urban Industrial Overlay
- Floodplain

- City Boundary
- ETJ Boundary
- Education

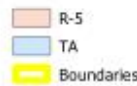
General Project Location

NAD



Noah's Ark Processors Plan Modification

City Zoning



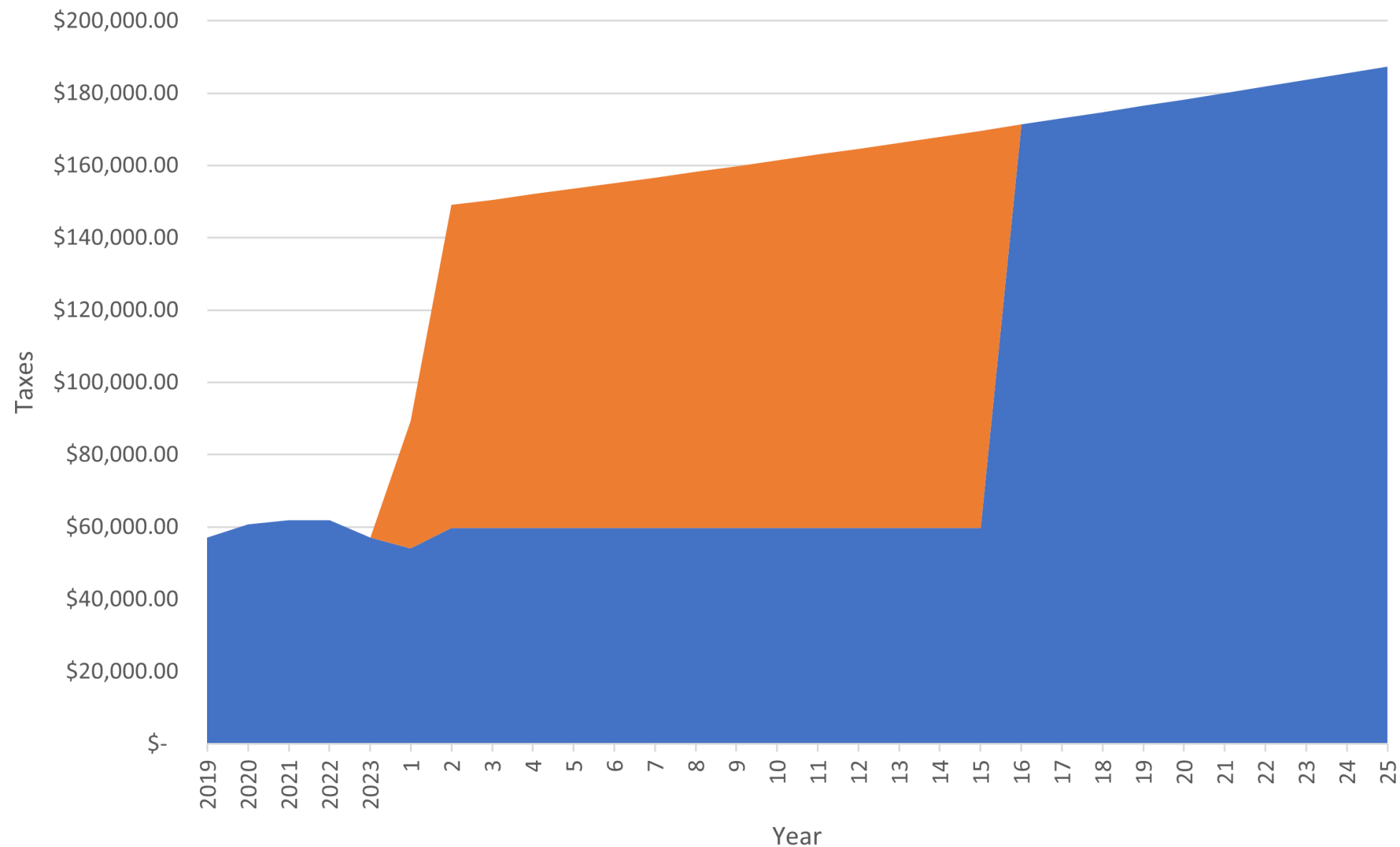
Project Costs and Funding Sources

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Anticipated TIF Funding

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Noah's Ark Processors Tax Increment Financing



Estimates based on 1% annual increase in value and 2023 tax rate

Collected Taxes Tax Increment

Staff Findings Summary for Plan Modification

- The project is feasible but does not conform with the Comprehensive Plan
- The project would not be economically feasible without the use of TIF funding. Outside funding source applications rely on TIF as a local source of funds. Without TIF funding, the project is infeasible.
- Because of the infeasibility of the project without TIF funding, 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 rehabilitates and expands an outdated and substandard building.

Planning Commission Recommendation

The Planning Commission, by a vote of 7-0, recommends approval to the City Council for the request for a Redevelopment Plan Modification for the Noah's Ark Processors Redevelopment Project, based on the findings in the staff report and the Redevelopment Plan Modification materials.



HASTINGS

Nebraska

Department: Human Resources
Staff Contact: Lori Hartman, Diane Parker
Council Meeting Date: 10/14/2024

AGENDA ITEM SUMMARY SHEET

Description of Item:

Approval to provide for the expenditure of funds on certified law enforcement officers and 911 dispatchers at the Hastings Police Department

Names of People/Business affected by this action:

City of Hastings
Citizens of Hastings

Why Council action is required:

Type of action requested:

Motion

Suggested motion:

Motion to provide for the expenditure of funds for the retention and hiring of certified law enforcement officers and 911 dispatchers at the Hastings Police Department as outlined in the pilot program

Deadlines associated with action:

As soon as possible

Department head comments:

Due to the high number of openings of sworn officers and 911 dispatchers in the Police Department of the City of Hastings, we recommend providing a hiring bonus and a retention bonus for all sworn officers and 911 dispatchers. There is a desire to attract and retain certified law enforcement and 911 dispatchers to serve the citizens of the City of Hastings.

City Administrator comments:

Due to the high number of openings of sworn officers in the Police Department of the City of Hastings, as well as the shallow pool of applicants, we recommend providing a hiring bonus for all police officers hired after August 1, 2024, and a retention bonus to all sworn officers employed as of October 14, 2024.

Hiring bonus:

The recommendation is that a hiring bonus of \$3,000 is paid to non-certified police officers and a bonus of \$15,000 paid to certified police officers.

This will be paid in two installments of 50% with the first paycheck and 50% at the completion of Field Training Officer (FTO), which is approximately nine months.

The hiring bonus will include a statement agreeing to work for the Hastings Police Department for two years from the last payment.

We are also requesting that each new officer receives 40 hours of sick leave and 40 hours of comp time placed in their banks upon hire.

Retention bonus:

A retention bonus to all current dispatchers and sworn officers is also being requested, to show appreciation for their continued dedication to public safety while being extremely short staffed. This will be paid in November 2024 and will include a statement agreeing to work for Hastings Police Department for one year from the date of payment.

This will be paid with the following breakdown:

One to five years of service:	\$3,000
Five years up to 10 years of service:	\$4,000
Ten years up to 20 years of service:	\$5,000
Twenty plus years of service:	\$6,000

We feel these retention and hiring bonuses are warranted and will help attract and retain quality candidates.

In looking at other cities in our array, the following practices are applied:

Kearney:	\$6,000 hiring bonus for certified officers. Non-certified \$500.
Grand Island:	\$5,000 hiring bonus for certified officer, plus 50 hours of comp time in bank. Retention bonus of \$3,000.
Columbus:	\$5,000 hiring bonus for certified officer plus carry over comp, vacation and sick leave balances from previous agency.
Norfolk:	\$10,000 hiring bonus for certified officers. \$3,500 hiring bonus for non-certified. Retention bonus of \$5,000 - \$14,000 depending on years of service.
Fremont:	None

The process to hire police officers is both lengthy and stringent. Due to the timelines involved with posting, testing, oral boards, background investigations, polygraph, psychological/physical/drug testing and civil service approval, it takes approximately four months for the hiring process. The basic academy for certification is 16 weeks at a cost of \$35,000, plus 16 more weeks of in-house training after graduation.

The investment in hiring these positions is great for the City. We feel this is a small up-front investment to ensure public safety and stability within the agency.

Department: City Clerk
Staff Contact: Kim Jacobitz
Council Meeting Date: 10/14/2024

AGENDA ITEM SUMMARY SHEET

Description of Item:

Approval of FNIC for Risk Management and Insurance Consulting Services

Names of People/Business affected by this action:

FNIC
City of Hastings

Why Council action is required:

Council action is required to approve a multi-year contract.

Type of action requested:

Motion

Suggested motion:

Motion to approve FNIC for Risk Management and Insurance Consulting Services.

Deadlines associated with action:

As soon as possible.

Department head comments:

The City of Hastings published a notice seeking proposals from qualified and licensed insurance brokers on January 16th, 23rd, and 30th, 2024. We also posted the Request for Proposal (RFP) on the city's website. We received three proposals, with only two of those satisfying the qualifications outlined in the RFP. The qualified consultant teams were interviewed on March 21, 2024 by a selection committee consisting of Shawn Metcalf, Jesse Oswald, Kevin Johnson, Shawn Hartmann, and Kim Jacobitz. The committee scored each firm according to the criteria outlined in the RFP. FNIC was chosen by the selection committee.

Fees are broken down on 'EXHIBIT B' of the contract as such: total fee of \$60,000 is due and payable per payment plan indicated below. In year two, the fee shall increase 2% for a sum of \$61,200, In year three, the fee shall increase 2% for a sum of \$62,424. If the agreement is extended for optional years four and five, the same 2% increase shall apply in year four for a sum of \$63,672 and year five for a sum of \$64,945.

I recommend approval.

City Administrator comments:

I recommend this item for approval.

PUBLIC NOTICE

The City of Hastings is seeking proposals from qualified and licensed insurance brokers. Qualified firms to provide Insurance Broker Services for property, liability, and workers' compensation insurance programs effective October 1, 2024. Qualified applicants shall submit their qualifications for Insurance Brokerage Services by 10:00 a.m. on February 29, 2024, via electronic submission to Kim Jacobitz, City Clerk, at:

kjacobitz@cityofhastings.org

There will be no public opening.

CITY OF HASTINGS,
NEBRASKA

/s/ Kimberly S. Jacobitz
City Clerk

January 16, 23, 30, 2024
ZNEZ



PROPERTY & CASUALTY RISK MANAGEMENT CONSULTING FEE AGREEMENT

THIS RISK MANAGEMENT CONSULTING AGREEMENT (the “Agreement”) is entered into as of the 1st day of October, 2024 (the “Effective Date”) by and between First Insurance Group, LLC d/b/a FNIC (hereinafter referred to as “FNIC”), a Nebraska limited liability company, and City of Hastings, Nebraska, (hereinafter referred to as “Client”), a Nebraska municipal corporation.

WHEREAS, Client wishes to obtain risk management and insurance consulting services; and

WHEREAS, FNIC is willing to provide said consulting services pursuant to the terms of this Agreement.

NOW THEREFORE, in consideration of the mutual promises and benefits stated herein, the parties agree as follows:

1. **Services.**

- a. FNIC agrees to provide the services (“Services”) as set forth in Exhibit A, which is attached hereto and incorporated herein by this reference. FNIC shall perform all services under this agreement in accordance with established and recognized licensed insurance broker/consultant standards.
- b. Client shall provide FNIC with timely access to appropriate information and individuals, including its outside advisors and consultants, as may be necessary for FNIC to perform the Services. FNIC shall not be responsible for any delay in its performance that results from the failure of Client, or any person acting on behalf of Client, to make available any information or individual in a timely manner.

2. **Compensation.** Client will pay FNIC the fees as set forth in Exhibit B, which is attached hereto and incorporated herein by this reference.

3. **Disclosure.** In addition to the fees retained by FNIC, in certain circumstances other parties may earn and retain usual and customary commissions and/or fees for their role in providing or placing insurance products or services under their separate contracts with insurers and/or reinsurers. As a common legal practice in the insurance industry, FNIC may enter into “contingency” agreements with certain insurance companies providing for compensation, in addition to fees or commissions, to be paid to FNIC based on several factors that are not client specific. Insurance coverage you may purchase through FNIC may be issued by an insurance carrier who has such an agreement with FNIC.

4. **Term.** This Agreement shall commence on the Effective Date and shall thereafter continue for a period of 3 (Three) successive years. Thereafter this Agreement may extend for two (2) additional one (1) year terms via mutual agreement of the parties. Either party may terminate the agreement by providing at least 90 days notice of intent to terminate prior to renewal of the agreement.

5. **Non-Exclusivity.** This Agreement shall not be construed to prohibit FNIC from entering into agreement with third parties to offer similar services.
6. **Independent Contractors.** This Agreement does not constitute and will not be construed as constituting a partnership or joint venture, or an employee/employer relationship or one of principal and agent, it being understood that the parties are and will remain independent parties. FNIC shall at all times be an independent contractor to Client and no other relationships shall be created between the parties by virtue of this Agreement or any of the acts of the parties thereto. It is understood that the Client will not withhold any amounts for payment of taxes from the compensation of FNIC and that FNIC will be solely responsible to pay all applicable taxes from said payments, including payments owed to its employees and subagents.
7. **Implementation.**
 - a. Client shall retain the right to determine whether to act on or implement the information, recommendations, and suggestions provided by FNIC, and the manner by which any such action or implementation shall be undertaken.
 - b. FNIC does not warrant that compliance with the recommendations made in connection with Services provided by FNIC will eliminate all risk of injury or property damage, or result in improved loss experience and FNIC assumes no responsibility for the management or control of the client's safety activities nor for the correction of the conditions pointed out in providing the services.
8. **Confidentiality.** Each party acknowledges that, in the course of this Agreement, it may have access to information and communications, including proprietary information claimed to be unique, secret, confidential, and which constitutes the exclusive property and trade secrets of the other party ("Confidential Information"). Each party agrees to maintain the confidentiality of the Confidential Information and to use the Confidential Information only to the extent necessary for legitimate business uses in connection with this Agreement. Upon request of either party or on termination or expiration of this Agreement, each party shall destroy or return the Confidential Information of the other party then in its possession. Nothing in this Agreement shall prohibit or limit either party's use of information which (a) is now, or hereafter becomes, publicly known or available through lawful means; (b) is rightfully in FNIC's or Client's possession, as evidenced by FNIC's or Client's records; (c) is disclosed to FNIC or Client without confidential or proprietary restriction by a third party who rightfully possesses and rightfully discloses the information; (d) is independently developed by FNIC or Client without any breach of this Agreement; (e) is the subject of a written permission to disclose provided by the disclosing party; (f) is required to be disclosed to regulators or affiliated or independent auditors or pursuant to court order or subpoena; or (g) is necessary to perform hereunder or to enforce this Agreement.
9. **Proprietary Interests.** FNIC shall retain the copyright and the sole right of ownership in the form and format of any report, tool, schedule, exhibit, assessment, analysis, or other deliverable, that is created or developed by FNIC in performing the Services and provided to Client by FNIC in any media whatsoever. Client shall; however, remain the owner of the content of any such deliverable and any Client data or information that was provided to FNIC for the performance of the Services. Any deliverable created by FNIC for Client shall be used for Client's internal purposes and shall not be used, without the written consent of FNIC, for Client's commercial gain, nor shall it be distributed to or shared by Client with any third person, except as may be necessary to accomplish the intent and purpose of this Agreement.
10. **Survival.** The rights and obligations of the parties in this Agreement that would by their nature or context be intended to survive the expiration or termination of this Agreement shall so survive.

11. **Modification; Waiver of Rights.** This Agreement may be modified, amended, or waived only by a written agreement executed by FNIC and Client. The course of dealing between FNIC and Client will not modify or amend this Agreement in any respect. Any delay by FNIC or Client in the exercise of any of their respective rights and obligations under this Agreement will not be construed as a waiver of any such rights or obligations to be performed. A waiver of a breach of any provision of this Agreement will not: (a) operate or be construed as a waiver of any subsequent breach; (b) limit or restrict any right or remedy otherwise available; or (c) operate or be construed as a waiver of compliance as to any other provision of this Agreement.
12. **Authority to Bind.** Each of the parties for itself represents, warrants, and covenants to the other that:
 - a. It has full power and authority to enter into this Agreement and to grant and convey to the other the rights set forth herein.
 - b. All necessary approvals for the execution, delivery, and performance of this Agreement have been obtained, and this Agreement has been duly executed and delivered and constitutes the legal and binding obligation of FNIC and Client, enforceable in accordance with its terms.
13. **Limitation of Liability.** Client's rights and remedies hereunder are exclusive and in lieu of all other rights and remedies. In no event will FNIC be liable to Client, any employee, agent or contractor of Client, or any third party for any claims arising out of or related to this Agreement, including, without limitation, the Services, which claims involve special, indirect, incidental, punitive, exemplary or consequential damages or lost profits, even if advised of the possibility of such damages, whether under theory of contract, tort (including negligence), strict liability or otherwise. Notwithstanding anything to the contrary in this Agreement and except for intentional misconduct or gross negligence, FNIC's liability to Client, whether arising in contract, tort (including, without limitation, negligence and strict liability) or otherwise, shall not exceed the lesser of the direct loss to Client or an amount equal to the fees paid to FNIC by Client with respect to the Services in question.
14. **No Third Party Beneficiaries.** Nothing contained in this Agreement shall create a contractual relationship with or a cause of action in favor of a third party against FNIC or Client. FNIC's Services under this Agreement are being performed solely for Client's benefit, and no other party or entity shall have any claim against FNIC because of this Agreement or the performance or nonperformance of Services hereunder.
15. **Assignment.** Neither party may assign this Agreement without the prior written consent of the other party, which consent shall not be unreasonably withheld.
16. **Binding Effect.** This Agreement shall be binding upon and inure to the benefit of the parties and their respective successors and assigns.
17. **Non-hiring of FNIC Personnel.** Client shall not recruit or hire any personnel of FNIC who are or have been assigned to perform work under this Agreement until one (1) year after the completion of the Agreement, unless otherwise agreed to in writing by FNIC and Client.
18. **Notices.** All notices provided for in this Agreement shall be in writing and shall be: (1) delivered personally; (2) made by certified or registered mail, return receipt requested and postage prepaid; (3) delivered by nationally recognized overnight courier, with all fees prepaid; or (4) or sent by facsimile transmission. Notices shall be sent to the parties at the addresses set forth in the signature block below (or at such other address for a party as shall be specified by like notice; provided that notices of changes of address shall be effective only upon receipt thereof). Such notice will be effective: (i) as of the date delivered, if personally delivered (ii) if mailed, three (3) days after the

date of posting; (iii) one day after deposit with any nationally recognized courier that provides proof of delivery sent with next day service; or (iv) if sent by facsimile on the date of the transmission unless transmitted after normal business hours, in which case on the following date.

19. **Governing Law.** This Agreement shall be controlled pursuant to the laws of the State of Nebraska and any dispute arising from it shall be resolved in a court or administrative body of competent jurisdiction in the State of Nebraska. The parties consent to personal jurisdiction in such Nebraska forums.
20. **Waiver of Jury Trial.** The parties hereby waive any and all right to trial by jury in any legal proceeding arising out of or related to this Agreement or the transactions contemplated hereby.
21. **Force Majeure.** FNIC is hereby relieved of its obligations under this Agreement to the extent, but only to the extent, that its ability to perform its duties hereunder is impaired, delayed, or limited by circumstances beyond its control. This includes, but is not necessarily limited to, impairments, delays or limited ability to perform resulting from events such as tornadoes, major fire or computer-related problems caused or contributed to by factors beyond FNIC s control.
22. **Time is of the Essence.** All provisions in this Agreement involving payments and/or duties of the parties are hereby considered “of the essence” to this Agreement.
23. **Headings.** Paragraph headings in this Agreement are inserted solely for convenience and reference, and shall not in any way define, limit, extend or aid in the construction of the scope, extent or intent of this Agreement, nor shall headings have any bearing on the knowledge or understanding any party had regarding this Agreement.
24. **Entire Agreement; Severability.** This Agreement constitutes the entire Agreement between the parties with respect to all subject matter described herein and supersedes all prior negotiations and understandings, whether verbal or written. Each provision of this Agreement is severable from all others. If any provision of this Agreement is determined to be invalid or unenforceable by a court of competent jurisdiction, the provision shall be deemed modified only to the extent necessary to render it valid and enforceable and all remaining provisions of this Agreement will remain in full force and effect.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement effective as of the date first set forth above.

First Insurance Group, LLC
d/b/a FNIC

14010 FNB Pkwy, Suite 300
Omaha, NE 68154
Fax: 402-861-7111

By: _____

Name: _____

Title: _____

CITY OF HASTINGS

2727 West 2nd St., Ste. 424
Hastings, NE 68901

By: _____

Name: _____ Corey Stutte

Title: _____ Mayor

EXHIBIT A

Property & Casualty Services

FNIC shall utilize a systematic risk management approach to address exposures and the coverage design of client's program. Such services shall apply to the client's program inclusive of exposures to loss addressed by the following coverages:

Property and Inland Marine
General Liability
Business Auto Liability
Workers Compensation
Excess / Umbrella Liability
Public Officials and Management Liability
Law Enforcement Liability
Fiduciarily Liability
Employment Practices Liability
Employee Benefits Liability
General Liability for Hastings Airport
Cyber Liability
Crime

- 1. Upon consultation and approval by Client, FNIC will market and place coverage on the policies identified above.**
- 2. FNIC shall assist the client in developing Risk Management Objectives for the client's insurance program.**
- 3. FNIC will analyze loss history, open claims and the experience modification factor of Client, reporting on findings and recommending changes to help alleviate losses and positively impact the Client's total cost of risk.**
- 4. FNIC shall conduct a Risk Analysis Checklist to identify exposures to loss, examine and recommend alternative techniques to control identified exposures, implement and monitor recommended techniques and isolate areas for continued improvement.**
- 5. The client shall have access to FNIC's loss control personnel for questions and consultation regarding safety and risk management topics or training. FNIC loss control personnel will coordinate in person visits and follow up with carrier loss control representatives. Visits may be in person or virtual when needed.**
- 6. FNIC will perform for Client an appraisal on Client's buildings utilizing Marshall and Swift resources to assist Client in identifying a replacement cost value.**
- 7. FNIC will conduct with Client an annual account stewardship plan.**

Should any policy of coverage for the above, or related, not be able to be issued without commission (as is the case with most Workers Compensation policies), FNIC will take the following steps: (1) accept the commission revenue; (2) report the revenue and details to the client; (3) apply a credit and issue a credit invoice to the client's account.

EXHIBIT B

Compensation

Client will pay FNIC the fees set forth below for the Services:

a) Risk Management and Consulting Services Broker Fees:

A total fee of \$60,000 is due and payable per payment plan indicated below. In year two, the fee shall increase 2% for a sum of \$61,200, In year three, the fee shall increase 2% for a sum of \$62,424. If the agreement is extended for optional years four and five, the same 2% increase shall apply in year four for a sum of \$63,672 and year five for a sum of \$64,945

 X Full annual payment at inception

 10 equal monthly payments beginning at inception date of this agreement

 4 equal quarterly payments beginning at inception date of this agreement

Selected payment plan will continue to apply to subsequent terms per Section 4 of this agreement.

b) Additional Fees:

- I. If the parties agree to add additional services not listed in Exhibit A of the Agreement, FNIC will receive additional compensation as agreed upon by the parties in writing.
- II. Upon prior written approval from client, if additional resources are necessary such work may be subcontracted to a qualified third party with expenses to be paid for by client.
- III. Compensation to FNIC for policies placed for lines of coverage not included in Exhibit A will be through standard commission schedules set by the insurance company.

Department: Engineering
Staff Contact: Lee Vrooman
Council Meeting Date: 10/14/2024

AGENDA ITEM SUMMARY SHEET

Description of Item:

Approval of the agreement with The Diamond Engineering Co for the Lochland Meadows 17th Addition Sewer Main Project.

Names of People/Business affected by this action:

City of Hastings, The Diamond Engineering Co

Why Council action is required:

Council approval is required

Type of action requested:

Motion

Suggested motion:

Motion to approve the agreement with The Diamond Engineering Co for the Lochland Meadows 17th Addition Sewer Main Project in the amount of \$488,345.10.

Deadlines associated with action:

Department head comments:

This project is for Sanitary Sewer Connection District 2024-1, Lochland Meadows 17th Addition. Bids were opened on October 2, 2024. We received 4 bids with The Diamond Engineering Co. being the low bidder at \$488,345.10. This is under the budgeted amount for the project of \$520,000. Start of construction is dependent on contractor availability and weather.

Recommend Approval

City Administrator comments:

With this item following the defined process and being under bid, I recommend for approval.



To: Derek Zeisler, Manager of Utilities
From: Keith Miller P.E., Engineering
Date: 10/3/2024
Subject: Bid Evaluation Lochland Meadows 17th Addition (SS Connection District 2024-1)
Formal Contract No. HU2024-73, BI# 4.29 for \$520,000.

On Oct. 2, 2024, bids were opened for the above reference project. A summary of the bids is given below:

BIDDER	Bid Surety	Exceptions	Total
Myers Construction	5%	No	\$542,105.34
Diamond Engineering Co.	5%	No	\$488,345.10
Metro Construction	5%	No	\$696,305.80
Van Kirk Bros	5%	No	\$509,322.07

The bid package was sent 9 general contractors, 5 suppliers and 5 plan rooms. In addition, the package was posted on our website, the newspaper, and available in the plan rooms. This project attracted 2 new bidders that we have not been receiving recently.

This project is in the 2025 budget (BI# 4.29) for \$520,000. This project is being put into Sanitary Sewer District 2024-1 for a developer with the intention of developing residential lots right as soon as the utilities and street can be completed.

Included in the total bid price is “betterment”, sewer main sized above 8”, in which the City (Sewer Dept.) will be responsible for paying. Since this is a main outfall extension with the plan to serve future acres, upsizing the sewer is necessary. The resulting “betterment” costs total \$114,505.65.

In reviewing Diamond Engineering Company’s bid, they took no exceptions and are within the project’s budgeted amount. Diamond has completed concrete paving projects for the City of Hastings in recent years but has not completed buried utility projects, however they have completed numerous underground utility projects in Grand Island over the previous decades. Construction is scheduled to start in late 2024, weather dependent, and be completed yet in 2024 or early 2025.

Staff recommends that the project be awarded to Diamond Engineering Company of Grand Island, NE for a total of \$488,345.10 which is the lowest and best bid for the City of Hastings.

Cc: Lee Vrooman, Director of Engineering
Cc: Brandan Lubken, Director of Underground

AGREEMENT

THIS AGREEMENT, made and entered into this 14th day of October 2024, by and between the City of Hastings, Party of the First Part, hereinafter called the "Purchaser" or "City", and The Diamond Engineering Co., 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 four hundred eighty-eight thousand, three hundred forty-five and 10/100. (\$488,345.10)

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 **Lochland Meadows 17th Addition Sewer Main HU 2024-73.**

All materials, equipment, and/or labor shall be in accordance with the accompanying contract documents and specifications which are as much a part of this Agreement as if repeated verbatim herein.

It is further agreed that the Contractor will start work promptly, furnish the necessary drawings promptly and complete the work in the number of days set forth in the Proposal.

AGREEMENT

IN WITNESS WHEREOF: The Parties of the First and Second Parts have hereto set their hands and seals on the day and year above written.

CITY OF HASTINGS
Party of the First Part

By: _____

Date: _____

ATTEST:

City Clerk

SEAL

CONTRACTOR
Party of the Second Part

THE DIAMOND ENGINEERING Co.

By: James H. Hadden

Title: PRESIDENT

Date: OCT 3rd 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: Development Services
Staff Contact: Chad Bunger
Council Meeting Date: 10/14/2024

AGENDA ITEM SUMMARY SHEET

Description of Item:

Ordinance No. 4397 was approved on July 14, 2014, to vacate a portion of East 9th Street right-of-way (ROW) within Hastings College Campus from North Elm Avenue to North Ash Avenue. Subsequently, in April 2015, the City Council approved Hastings College First Subdivision and it was filed on June 14, 2014. Unfortunately, the boundaries of the plat and legal description of the right-of-way vacation did not align. The Final Plat inappropriately included more land within the East 9th Street ROW than intended.

This error was discovered following the filing of Hastings College Second Subdivision, which followed the boundary of the ROW vacation created by Ord. No. 4397. The result is an approximate 32-foot by 60-foot area that is still City ROW but was inadvertently included in the First Subdivision.

To rectify the situation, the proposed ordinance will vacate the last portion of Hastings College First Subdivision while retaining the appropriate ROW for East 9th Street and North Ash Avenue intersection.

Names of People/Business affected by this action:

Citizens of Hastings and Hastings College.

Why Council action is required:

Nebraska Revised Statute requires the complete or partial vacation of existing plat must be done by an ordinance passed and approved by the City Council.

Type of action requested:

Ordinance
Motion

Suggested motion:

Motion to approve Ordinance No. 4779 to vacate Hastings College First Subdivision.

Deadlines associated with action:

Department head comments:

In working with the Adams County Register of Deeds Office and the City's Engineering Department and Attorney's Office, this method was determined to be the best solution to address

this unique situation. The ordinance will vacate the last remaining part of the Hastings College First Subdivision and correct the error from 2015.

City Administrator comments:

Recommend Approval

ORDINANCE NO. 4779

AN ORDINANCE OF THE CITY OF HASTINGS, NEBRASKA, TO VACATE HASTINGS COLLEGE FIRST SUBDIVISION IN THE CIYT OF HASTINGS, ADAMS COUNTY, NEBRASKA; TO REPEAL ANY ORDINANCE IN CONFLICT HEREWITH; AND TO PROVIDE WHEN THIS ORDINANCE SHALL BE IN FULL FORCE AND EFFECT.

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

SECTION 1. The pursuant to Neb. Rev. Stat. 19-917, Hastings College First Subdivision in the City of Hastings, Adams County, Nebraska, be and the same is hereby vacated; all easements and Streets not previously vacated by Ord 4397 are retained by the City of Hastings

SECTION 2. That any ordinance or other provisions passed and approved prior to the passage of this ordinance, and in conflict with its provisions, is hereby repealed.

SECTION 3. That this ordinance shall take effect and be in full force and effect from and after its passage, approval and publication in pamphlet form, said effective date being the _____ day of _____, 2024, and this ordinance shall be included in the Hastings City Code book.

PASSED AND APPROVED by the Mayor and City Council of the City of Hastings, Nebraska, this 14th day of October, 2024.

Corey Stutte, Mayor

(SEAL)

ATTEST:

Kimberly S. Jacobitz, City Clerk

APPROVED TO FORM:

Jesse Oswald, City Attorney



-  Hastings College 2nd Sub Boundary
-  E 9th St ROW Vacation Boundary
-  Remanent of Hastings College 1st Sub

NUM PGS 2
DOC TAX _____ CK# _____
FEES 34.00 PD _____ CK# _____
CHG 34.00 ACCT# 012 ✓
RET FEES: _____ CASH _____
P & M FUND 4.50 GEN FUND 29.50
REC'D Steve - Development Service Dept
RETURN Retain: Permanent
Record



20151155

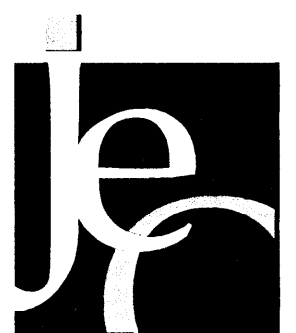
ADAMS COUNTY, NE
FILED
INST. NO. 20151155
Date 4-16-15 Time 11:28 AM
Annie M. Hinton
REGISTER OF DEEDS

NUM Hastings College First Sub
8-7-9
RD. COMP X RM 1:22
COMPARE ✓ RO
CADAS 10-16 RM COMP RM
OK RO RO

RESERVED FOR REGISTER OF DEEDS RECORDING SPACE
ADAMS COUNTY NE

Hastings
College
First
Sub
Plat

20151155



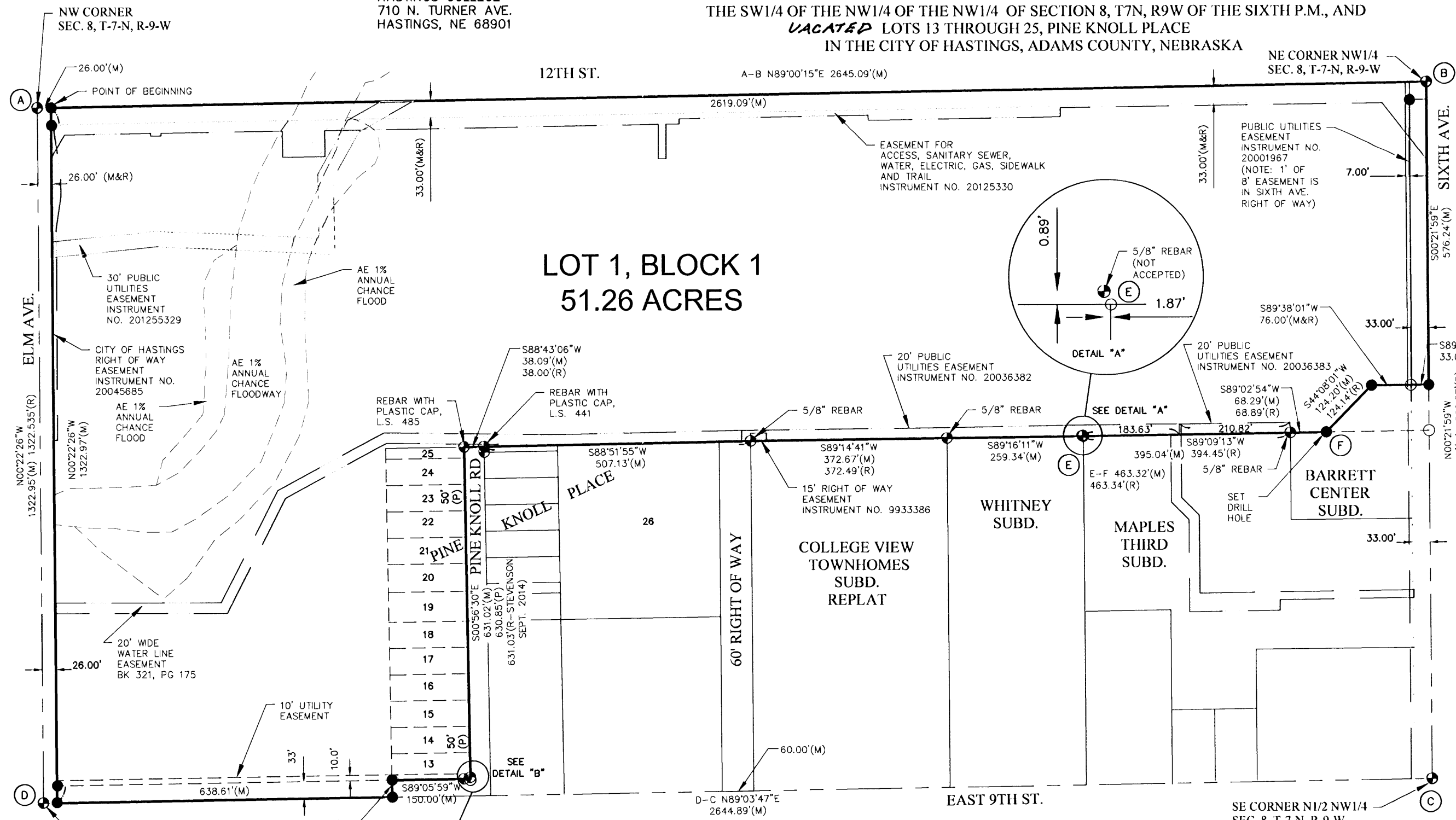
JEO CONSULTING GROUP INC
Ph: 402.462.5657
2837 West Hwy 6, Ste 204
Hastings, NE 68901

PRELIMINARY/FINAL PLAT

HASTINGS COLLEGE FIRST SUBDIVISION

PRELIMINARY/FINAL PLAT
HASTINGS COLLEGE FIRST SUBDIVISION
A TRACT OF LAND LOCATED IN THE N1/2 OF THE N1/2 OF THE NW1/4 AND
THE SW1/4 OF THE NW1/4 OF THE NW1/4 OF SECTION 8, T7N, R9W OF THE SIXTH P.M., AND
VACATED LOTS 13 THROUGH 25, PINE KNOLL PLACE
IN THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA

OWNER'S NAME AND ADDRESS:
HASTINGS COLLEGE
710 N. TURNER AVE.
HASTINGS, NE 68901



CORNER TIES:

- (A) NW CORNER SECTION 8, T-7-N, R-9-W**
FOUND A "X" IN CONCRETE
NE 55.07' TO THE TOP CENTER OF A STEEL CORNER FENCE POST
NW 23.67' TO THE CENTER OF A MANHOLE
SW 41.74' SET A MAG NAIL IN THE TOP OF A CURB
SE 41.79' SET A 5/8" X 24" REBAR WITH PLASTIC CAP STAMPED "L.S. 448"
- (B) NE CORNER NW 1/4 SECTION 8, T-7-N, R-9-W**
FOUND AN ALUMINUM CAP
SW 56.64' SET A MAG-NAIL IN THE TOP OF A CURB
SE 55.12' SET A MAG-NAIL IN THE TOP OF A CURB
NE 52.14' SET A MAG-NAIL IN THE INSIDE CORNER OF A SIDEWALK
NNW 61.58' TO THE CENTER OF A MANHOLE
- (C) SE CORNER N1/2 NW1/4 SECTION 8, T-7-N, R-9-W**
FOUND A BRASS PLUG
SSE 3.05' TO A FOUND 5/8" REBAR IN CONC. CORE (WEST REBAR)
SSE 3.10' TO A FOUND 5/8" REBAR IN CONC. CORE (EAST REBAR)
NE 27.71' TO THE TOP NUT OF A FIRE HYDRANT
WNW 54.90' TO A FOUND MAG-NAIL IN A POWER POLE
SW 46.26' TO A FOUND MAG-NAIL IN A POWER POLE
- (D) SW CORNER N1/2 NW1/4 SECTION 8, T-7-N, R-9-W**
FOUND AN ALUMINUM CAP
WNW 25.60' TO A FOUND NAIL IN A POWER POLE
SSW 62.61' TO THE NORTHEAST CORNER OF A CONCRETE TRANSFORMER PAD
SE 55.34' TO THE TOP NUT OF A FIRE HYDRANT
NE 42.20' SET A 5/8" X 24" REBAR WITH PLASTIC CAP STAMPED "L.S. 448"

LEGAL DESCRIPTION:

LOTS 13 THROUGH 25, PINE KNOLL PLACE ~~ADDITIONAL~~ (VACATED) AND A TRACT LOCATED IN THE NORTH HALF OF THE NORTH HALF OF THE NORTHWEST QUARTER AND THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 7 NORTH, RANGE 9 WEST OF THE SIXTH P.M., IN THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 8, THENCE N89°00'15"E (ASSUMED BEARING) ON THE NORTH LINE OF SAID SECTION 8, A DISTANCE OF 26.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N89°00'15"E ON SAID NORTH LINE, A DISTANCE OF 2619.09 FEET TO THE NORTHEAST CORNER OF NORTHWEST QUARTER OF SAID SECTION 8; THENCE S00°21'59"E ON THE EAST LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 576.24 FEET; THENCE S89°38'01"W, A DISTANCE OF 33.00 FEET TO THE WEST RIGHT OF WAY LINE OF SIXTH AVENUE AND THE NORTHEAST CORNER OF BARRETT CENTER SUBDIVISION; THENCE S89°38'01"W ON THE NORTH LINE OF SAID BARRETT CENTER SUBDIVISION, A DISTANCE OF 76.00 FEET; THENCE S44°08'01"W ON SAID NORTH LINE OF BARRETT CENTER SUBDIVISION, A DISTANCE OF 124.20 FEET; THENCE S89°02'54"W ON SAID NORTH LINE OF BARRETT CENTER SUBDIVISION, A DISTANCE OF 68.29 FEET TO THE NORTHWEST CORNER OF SAID BARRETT CENTER SUBDIVISION AND THE NORTHEAST CORNER OF MAPLES THIRD SUBDIVISION; THENCE S89°09'13"W ON THE NORTH LINE OF SAID MAPLES THIRD SUBDIVISION, A DISTANCE OF 395.04 FEET TO THE NORTHWEST CORNER OF SAID MAPLES THIRD SUBDIVISION AND THE NORTHEAST CORNER OF WHITNEY SUBDIVISION; THENCE S89°16'11"W ON THE NORTH LINE OF SAID WHITNEY SUBDIVISION, A DISTANCE OF 259.34 FEET TO THE NORTHWEST CORNER OF SAID WHITNEY SUBDIVISION AND THE NORTHEAST CORNER OF COLLEGE VIEW TOWNHOMES SUBDIVISION REPLAT; THENCE S89°14'41"W ON THE NORTH LINE OF SAID COLLEGE VIEW TOWNHOMES SUBDIVISION REPLAT, A DISTANCE OF 372.67 FEET TO THE NORTHWEST CORNER OF SAID COLLEGE VIEW TOWNHOMES SUBDIVISION REPLAT; THENCE S88°51'55"W ON THE NORTH LINE OF A 60' RIGHT OF WAY AND NORTH LINE OF SAID PINE KNOLL PLACE, A DISTANCE OF 507.13 FEET TO THE EAST RIGHT OF WAY LINE OF PINE KNOLL ROAD; THENCE S88°43'06"W A DISTANCE OF 38.09 FEET TO THE EAST RIGHT OF WAY LINE OF SAID ROAD AND THE NORTHEAST CORNER OF LOT 25 OF SAID PINE KNOLL PLACE; THENCE S00°56'30"E ON THE WEST RIGHT OF WAY LINE OF SAID PINE KNOLL ROAD, A DISTANCE OF 631.02 FEET TO THE SOUTHEAST CORNER OF LOT 13 OF SAID PINE KNOLL PLACE; THENCE S89°05'59"W ON THE SOUTH LINE OF SAID LOT 13, A DISTANCE OF 150.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 13; THENCE S00°56'30"E A DISTANCE OF 32.58 FEET TO THE SOUTH LINE OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 8; THENCE S89°03'47"W ON SAID SOUTH LINE, A DISTANCE OF 638.61 FEET TO THE EAST RIGHT OF WAY LINE OF ELM AVENUE; THENCE N00°22'26"W ON SAID EAST LINE, A DISTANCE OF 1322.97 FEET TO THE POINT OF BEGINNING, CONTAINING 51.26 ACRES, MORE OR LESS.

OWNER'S CERTIFICATE AND DEDICATION:

KNOW ALL MEN BY THESE PRESENTS, THAT HASTINGS COLLEGE, THE OWNER OF RECORD OF THE LAND SHOWN ON THIS PLAT AND DESCRIBED IN THE LEGAL DESCRIPTION HEREON, HAVE CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED, PLATTED AND DESIGNATED AS "HASTINGS COLLEGE FIRST 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 OWNERS. BE IT FURTHER KNOWN THAT SAID OWNER DOES HEREBY DEDICATE ALL STREETS AND EASEMENTS SHOWN ON THE PLAT TO THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA.

SIGNED THIS 27 DAY OF FEBRUARY, 2015.

HASTINGS COLLEGE

Gary Freeman
GARY FREEMAN

WAIVER:

THE APPLICANT HEREBY WAIVES 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 ESTABLISHED.

HASTINGS COLLEGE

Gary Freeman
GARY FREEMAN

ACKNOWLEDGEMENT

STATE OF Nebraska } SS
COUNTY OF Adams }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 27 DAY OF February, 2015, BY GARY FREEMAN, REPRESENTATIVE OF HASTINGS COLLEGE.

MY COMMISSION EXPIRES THE 29 DAY OF January, 2018.

Marin N. Viera
GENERAL NOTARY - State of Nebraska
MARIN N. VIERA
My Comm. Exp. January 29, 2018
NOTARY

CITY PLANNING COMMISSION RECOMMENDATION

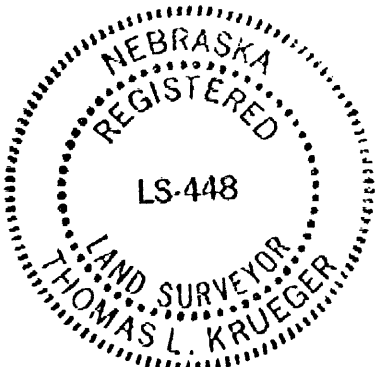
THIS PLAT OF HASTINGS COLLEGE FIRST SUBDIVISION IN THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA, HAS BEEN SUBMITTED TO AND REVIEWED BY THE CITY PLANNING COMMISSION FOR APPROVAL AND IS HEREBY TRANSMITTED TO THE GOVERNING BODY OF THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA, WITH THE RECOMMENDATION THAT SAID PLAT BE approved AS PROPOSED. DATED THIS 16th DAY OF March, 2015.

Kelcie CHAIRMAN
Joe Peterson DIRECTOR

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
THOMAS L. KRUEGER, LS 448



SURVEYOR'S REPORT:

EXISTING MONUMENTS OF RECORD WERE FOUND AT LOCATIONS SHOWN ON THIS PLAT. ALL MONUMENTS FOUND ARE DESCRIBED ON THIS PLAT, UNLESS NOTED OTHERWISE. ALL MONUMENTS SET ARE A 5/8" BY 24" REBAR WITH A PLASTIC CAP STAMPED "L.S. 448", UNLESS NOTED OTHERWISE.

ALL LINES WERE PRODUCED AND ANGLES AND DISTANCES MEASURED WITH A TRIMBLE GPS RB, A TRIMBLE S6 ROBOTIC TOTAL STATION, AND A 100 FOOT STEEL TAPE.

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.

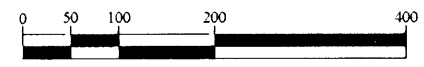
DATE: April 16, 2015 TIME: 11:28 AM INSTRUMENT NO.: 20151155

Carrie M. Winton
REGISTER OF DEEDS

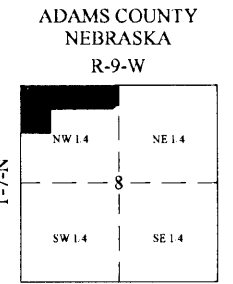
LEGEND

- MONUMENT FOUND
- MONUMENT SET
- CALCULATED POINT
- DEEDED DISTANCE
- GOVERNMENT DISTANCE
- MEASURED DISTANCE
- PLATTED DISTANCE
- RECORDED DISTANCE

GRAPHIC SCALE



VICINITY SKETCH



NOTE: ALL BEARINGS ARE ASSUMED.

CITY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THE RECORDS OF MY OFFICE SHOW NO SPECIAL ASSESSMENTS ARE DELINQUENT UPON THE PROPERTY DESCRIBED IN THE LEGAL DESCRIPTION ON THIS PLAT.

Barbara Adler
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 20th DAY OF February, 2015.

Samuel Shant, Deputy
ADAMS COUNTY TREASURER



CITY SURVEYOR'S APPROVAL

I, THE UNDERSIGNED, DO HEREBY Approve THIS PLAT OF HASTINGS COLLEGE FIRST SUBDIVISION IN THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA.

Redney S. Harrison
CITY SURVEYOR

CITY ENGINEER'S APPROVAL

I, THE UNDERSIGNED, DO HEREBY Approve THIS PLAT OF HASTINGS COLLEGE FIRST SUBDIVISION IN THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA.

David A. Warden
CITY ENGINEER

MAYOR AND CITY COUNCIL ACTION

THIS PLAT OF HASTINGS COLLEGE FIRST SUBDIVISION IN THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA, IS HEREBY approved.

DATED THIS 13th DAY OF April, 2015.

Tom P. Palmer MAYOR
Kimberly Speck CITY CLERK

P:\Surveying\141552.dwg - "Hastings College First Subdivision Plat" Design: 11/14/15, 15:52, on 2/16/2015 2:09 PM.

PROJECT NO.	R141552
DATE	1/7/2015
DRAWN BY	KSL
FILE NAME	SV141552.dwg
FIELD BOOK	HASTINGS #53
FIELD CREW	TK/JG
SURVEY FILE NO.	
REVIEW BY	
REVIEW DATE	
REVISIONS	

ORDINANCE NO. 4397

AN ORDINANCE OF THE CITY OF HASTINGS, NEBRASKA TO VACATE THAT PART OF EAST 9TH STREET RIGHT-OF-WAY LYING EAST OF THE EAST LINE (EXTENDED SOUTH) OF NORTH ELM AVENUE AND THE WEST LINE (EXTENDED NORTH) OF NORTH ASH AVENUE AND CONTAINING 53,754 SQ. FT. (1.23 ACRES), MORE OR LESS; TO RESERVE EASEMENTS FOR ANY EXISTING OR FUTURE UTILITIES LOCATED ON, OVER, OR UNDER THE STREET SO VACATED ALONG WITH THE RIGHT TO GO ONTO SAID PREMISES FOR THE PURPOSE OF CONSTRUCTING, REPLACING OR EXPANDING SUCH UTILITIES; AND TO PROVIDE JUNE 1, 2015, AS THE EFFECTIVE DATE OF THIS ORDINANCE; AND TO PROVIDE FOR THE PUBLICATION OF THIS ORDINANCE IN ITS ENTIRETY OR IN PAMPHLET FORM.

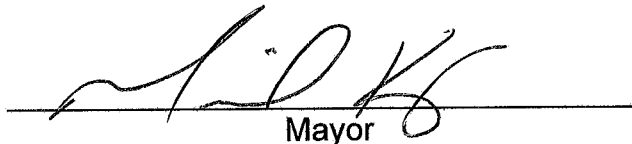
BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF HASTINGS, NEBRASKA:

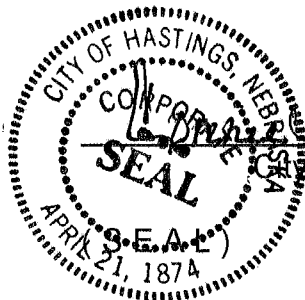
Section 1. That part of East 9th Street Right-of-Way lying East of the East line (extended South) of North Elm Avenue and the West line (extended North) of North Ash Avenue and containing 53,754 Sq. Ft. (1.23 Acres) more or less., be and the same is hereby vacated and the land comprising said portion of street shall hereby revert to the owners of the real property abutting thereon as provided by the statutes of the State of Nebraska, and reserving unto the City of Hastings and the public, easements for any existing or future public utilities over, under, or across said street so vacated along with the right to go onto said premises for the purpose of constructing, replacing or expanding such utilities.

Section 2. This ordinance shall take effect on June 1, 2015, and be in full force from and after said date and its passage, approval and publication or posting as required by law, in its entirety, or in pamphlet form, as the case may be, and this ordinance shall not be included in the Hastings City Code Book.

PASSED AND APPROVED this 14th day of July, 2014.

ATTEST:


Mayor



[Signature]

Clerk

Approved as to form:

[Signature]

City Attorney

NUM PGS 2
DOC TAX _____ CK# _____
FEES 52.00 PD _____ CK# _____
CHG 52.00 ACCT# 012
RET FEES: _____ CASH _____
P & M FUND 6.00 GEN FUND 46.00
REC'D Melissa-Development Serv Dept
RETURN Retain: Permanent
Record



20242150

ADAMS COUNTY, NE
FILED
INST. NO. 20242150
7-23-2024
DATE _____ Time 4:42 PM

[Signature]
REGISTER OF DEEDS

8-7-9
Pine Knoll Place
Hastings College First Sub
NUM Hastings College Second Sub
RD. COMP X BM
COMPARE ✓KP
CADAS 6-17 BM COMP BM
6-16 OK KP KP

RESERVED FOR REGISTER OF DEEDS RECORDING SPACE
ADAMS COUNTY NE

Hastings
College
Second
Sub
Plat

FINAL PLAT
HASTINGS COLLEGE SECOND
SUBDIVISION

LOTS 1 THRU 4

BEING A REPLATTING OF LOT 1, BLOCK 1, HASTINGS COLLEGE FIRST SUBDIVISION, A SUBDIVISION IN THE CITY OF HASTINGS OF ADAMS COUNTY, NEBRASKA, TOGETHER WITH LOTS 1 THRU 12, PINE KNOLL PLACE, A SUBDIVISION IN SAID CITY OF HASTINGS OF SAID ADAMS COUNTY, ALSO TOGETHER WITH VACATED PINE KNOLL ROAD AND PRIVATE DRIVES LYING ADJACENT TO LOTS 1 THROUGH 12, SAID PINE KNOLL PLACE.

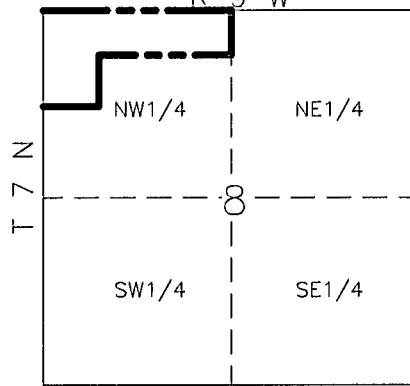
CITY PLANNING COMMISSION RECOMMENDATION

THIS PLAT OF HASTINGS COLLEGE SECOND SUBDIVISION, 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 16th DAY OF July, 2024.

MAYOR AND CITY COUNCIL ACTION

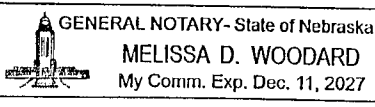
THIS PLAT OF HASTINGS COLLEGE SECOND SUBDIVISION, IN THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA IS HEREBY APPROVED THIS 8th DAY OF July, 2024.

VICINITY SKETCH
ADAMS COUNTY
NEBRASKA



ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF ADAMS)
I, THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 16th DAY OF July, 2024
2024 BY STEPHANIE OURADA, CFO, ON BEHALF OF SAID HASTINGS COLLEGE.



NOTE:
1. ALL DIMENSIONS IN PARENTHESIS PERTAIN TO EASEMENTS.

LEGAL DESCRIPTION

BEING A REPLATTING OF LOT 1, BLOCK 1, HASTINGS COLLEGE FIRST SUBDIVISION, A SUBDIVISION IN THE CITY OF HASTINGS OF ADAMS COUNTY, NEBRASKA, TOGETHER WITH LOTS 1 THRU 12, PINE KNOLL PLACE, A SUBDIVISION IN SAID CITY OF HASTINGS OF SAID ADAMS COUNTY, ALSO TOGETHER WITH VACATED PINE KNOLL ROAD AND PRIVATE DRIVES LYING ADJACENT TO LOTS 1 THRU 12, SAID PINE KNOLL PLACE, ALL MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NE CORNER OF LOT 1, BLOCK 1, SAID HASTINGS COLLEGE FIRST SUBDIVISION; THENCE S00°44'22"W (ASSUMED BEARING) 542.88 FEET ON THE WEST LINE OF 6TH AVENUE NORTH TO THE SE CORNER OF LOT 1, BLOCK 1, SAID HASTINGS COLLEGE FIRST SUBDIVISION; THENCE ON THE SOUTH LINE OF LOT 1, BLOCK 1, SAID HASTINGS COLLEGE FIRST SUBDIVISION FOR THE FOLLOWING 7 (SEVEN) DESCRIBED COURSES; THENCE N89°15'38"W 76.00 FEET; THENCE S45°14'22"W 124.20 FEET; THENCE N89°50'45"W 68.29 FEET; THENCE N89°44'26"W 395.04 FEET; THENCE N89°37'28"W 259.34 FEET; THENCE N89°38'58"W 372.67 FEET; THENCE S89°58'16"W 367.22 FEET; THENCE ON THE EAST LINE OF LOTS 1 THRU 12, SAID PINE KNOLL PLACE FOR THE FOLLOWING THREE (3) DESCRIBED COURSES; THENCE S00°09'51"W 281.86 FEET; THENCE S89°50'09"E 10.00 FEET; THENCE S00°09'51"W 349.88 FEET TO THE SE CORNER OF LOT 12, SAID PINE KNOLL PLACE; THENCE N89°50'06"W 398.00 FEET ON THE NORTH LINE OF 9TH STREET EAST; THENCE S00°10'08"W 31.59 FEET; THENCE N89°53'24"W 578.60 FEET TO THE EAST LINE OF ELM AVENUE NORTH; THENCE N00°43'55"E 1289.69 FEET ON SAID EAST LINE OF ELM AVENUE NORTH TO THE NW CORNER OF LOT 1, BLOCK 1, SAID HASTINGS COLLEGE FIRST SUBDIVISION; THENCE S89°53'24"E 2585.73 FEET ON THE SOUTH LINE OF 12TH STREET EAST TO THE POINT OF BEGINNING.

MAY 31, 2024

DATE

SURVEYORS REPORT:

EXISTING MONUMENTS OF RECORD WERE FOUND AT LOCATIONS SHOWN ON THIS PLAT ALL MONUMENTS FOUND ARE DESCRIBED ON THIS PLAT, UNLESS NOTED OTHERWISE. ALL MONUMENTS SET ARE 5/8" REBAR WITH A PLASTIC CAP STAMPED L.S. 693, UNLESS NOTED OTHERWISE.

OWNERS CERTIFICATE

KNOW ALL MEN BY THESE PRESENT, THAT WE HASTINGS COLLEGE, OWNER 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 HASTINGS COLLEGE SECOND 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(S) DOES HEREBY DEDICATE ALL STREETS AND EASEMENTS SHOWN ON THIS PLAT TO THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA.

By: Stephanie Ourada, Hastings College, CFO
STEPHANIE OURADA, HASTINGS COLLEGE, CHIEF FINANCIAL OFFICER

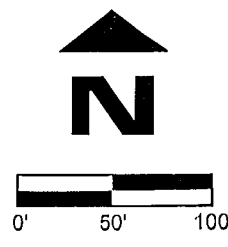
20242150



JON L. CARRELL
NEBRASKA RLS #693

thompson, dreessen & dornier, 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

HASTINGS COLLEGE SECOND SUBDIVISION
LOTS 1 THROUGH 4



Revision Dates

No.	Description	MM-DD-YY
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--	--	--
--	--	--
--	--	--

Job No.: A1071-134A
Drawn By: MRS
Reviewed By: JLC
Date: 05/31/2024
Grid Book: 134
Pages: 1-11

Sheet Title

CITY OF HASTINGS
FINAL PLAT

Sheet Number

SHEET 1 OF 1

CITY OF HASTINGS 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 16th DAY OF July, 2024.

CITY OF HASTINGS TREASURER

ADAMS 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 16th DAY OF July, 2024.

ADAMS COUNTY TREASURER

FLOOD PLAIN STATEMENT

THE PROPERTY AS DESCRIBED ON THIS PLAT MAY FALL WITHIN THE CONFINES OF A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), AS INDICATED NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP NUMBER 31001C0176C, EFFECTIVE JULY 5, 2018

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.

By: Stephanie Ourada, Hastings College, CFO
HASTINGS COLLEGE

APPROVAL OF CITY ENGINEER

THIS PLAT OF HASTINGS COLLEGE SECOND SUBDIVISION, 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 16th DAY OF July, 2024.

CITY ENGINEER

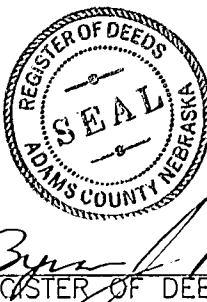
REGISTER OF DEEDS CERTIFICATE

STATE OF NEBRASKA)
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: 7-23-2024 TIME: 4:42 P.M.

INSTRUMENT NO: 20242150



AGENDA ITEM SUMMARY SHEET

Description of Item:

The U.S. Environmental Protection Agency (EPA) offers grants to clean up sites and buildings that have been contaminated in the past by petroleum, chemicals, or hazardous building materials to prepare the site for reuse and/or redevelopment. The grants typically do not require local match to pay for the remediation of the contaminations. Because of the age of the building and customary construction practices at the time, the former Hastings Middle School was most likely constructed with asbestos materials. This type of asbestos does not necessarily pose a health risk until it is disturbed, which will likely occur during a construction project to redevelop and repurpose the building.

The City of Hastings Development Service Department is proposing to partner with the Hastings Redevelopment Authority (CRA) (the owner) and the South Central Economic Development District, Inc. (SCEDD) to apply for this grant. 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.

Names of People/Business affected by this action:

City of Hastings, SCEDD, Hastings CRA

Why Council action is required:

SCEDD's policy is to have the municipality adopt the resolution for assistance to ensure that the governing body agrees with the application process and requirements of such.

Type of action requested:

Motion
Resolution

Suggested motion:

Motion to approve Resolution No. 2024-63 to authorize the South Central Economic Development District and Hastings CRA to proceed with the application creation for a U.S. EPA Brownfields Clean Up grant for the former Hastings Middle School project.

Deadlines associated with action:

The grant application is due November 14, 2024. A required public hearing for the draft application will be held on October 28, 2024.

Department head comments:

City staff recommends that the City Council approve the resolution to allow SCEDD to begin drafting the application for the U.S. EPA Brownfield Clean Up Grant. This grant will provide funding to mitigate existing hazardous building materials and prepare the site for a redevelopment project.

If the grant application is approved and funded, the funds will be used to hire a qualified contractor to mitigate any hazardous materials. The grant does not require a local match. If funded, it is the intent that SCEDD will administer the grant.

Per the agreement, Chad Bunger, Director of Development Services will be the local point of contact for the project.

City Administrator comments:

Recommend Approval

RESOLUTION NO. 2024-63

**REQUEST FOR THE SOUTH CENTRAL ECONOMIC DEVELOPMENT DISTRICT,
INC. TO ASSIST WITH A CDBG APPLICATION**

WHEREAS, the City of Hastings (City) is within a member county of the South Central Economic Development District, Inc. (SCEDD); and

WHEREAS, the City would like to apply for a U.S. Environmental Protection Agency (EPA) Brownfield Clean Up grant to assist the Hastings Community Redevelopment Authority's future redevelopment of the former Hastings Middle School located at 714 West 5th Street, Hastings; and

WHEREAS, the City desires to have grant application assistance for this EPA Brownfield Clean Up GRANT conducted by SCEDD; and

WHEREAS, SCEDD provides this service for no fee to member counties of the South Central Economic Development District, Inc.

WHEREAS, the City agrees to accept full responsibility for following all grant guidelines and fulfilling all grant requirements and agrees to provide a local point of contact to work with SCEDD in the fulfillment of said services;

NOW THEREFORE, BE IT RESOLVED, that the City of Hastings requests and authorizes SCEDD to provide grant application assistance for this EPA Brownfield Clean Up Grant.

PASSED AND APPROVED this _____ day of _____, 2024.

Corey Stutte, Mayor

ATTEST:

Kimberly S. Jacobitz, City Clerk

(S E A L)

Approved as to form:

Jesse Oswald, City Attorney

Department: Engineering
Staff Contact: Lee Vrooman
Council Meeting Date: 10/14/2024

AGENDA ITEM SUMMARY SHEET

Description of Item:

Resolution No. 2024-64 approving Municipal Annual Certification of Program Compliance 2024

Names of People/Business affected by this action:

City of Hastings, Nebraska Dept of Transportation

Why Council action is required:

Certification Resolution required approval of the City Council

Type of action requested:

Resolution

Suggested motion:

Motion to approve Resolution No. 2024-64 approving Municipal Annual Certification of Program Compliance 2024

Deadlines associated with action:

Department head comments:

This form must be submitted to the NDOT annually for certification and compliance of our program. This is certifying that we budget, plan, perform maintenance, use funds appropriately, and follow design standards for infrastructure improvements along with the other items listed on the form.

Recommend Approval

City Administrator comments:

Recommend Approval

Do not recreate or revise the pages of this document, as revisions and recreations will not be accepted.
Failure to return both pages of the original document by the filing deadline (October 31, 2024) may result in the
suspension of Highway Allocation funds until the documents are filed.

RESOLUTION

SIGNING OF THE MUNICIPAL ANNUAL CERTIFICATION OF PROGRAM COMPLIANCE 2024

Resolution No. 2024-64

Whereas: State of Nebraska Statutes, sections 39-2115, 39-2119, 39-2120, 39-2121, and 39-2520(2), requires an annual certification of program compliance to the Nebraska Board of Public Roads Classifications and standards; and

Whereas: State of Nebraska Statute, section 39-2120 also requires that the annual certification of program compliance by each municipality shall be signed by the Mayor or Village Board Chairperson and shall include the resolution of the governing body of the municipality authorizing the signing of the certification.

Be it resolved that the Mayor ☒ Village Board Chairperson ☐ of City of Hastings
(Check one box) (Print name of municipality)
is hereby authorized to sign the Municipal Annual Certification of Program Compliance.

Adopted this 14th day of October, 20 24 at Hastings Nebraska.
(Month)

City Council/Village Board Members

<u>Jeniffer Beahm</u>	<u>Marc Rowan</u>
<u>Steven Huntley</u>	<u>Shawn Hartmann</u>
<u>Butch Eley</u>	<u>Matt Fong</u>
<u>Brad Consbruck</u>	<u></u>
<u>Joy Huffaker</u>	<u></u>

City Council/Village Board Member _____
Moved the adoption of said resolution
Member _____ Seconded the Motion
Roll Call: _____ Yes _____ No _____ Abstained _____ Absent
Resolution adopted, signed, and billed as adopted.

Attest:

(Signature of Clerk)

Do not recreate or revise the pages of this document, as revisions and recreations will not be accepted. Failure to return both pages of the original document by the filing deadline (October 31, 2024) may result in the suspension of Highway Allocation funds until the documents are filed.

**MUNICIPAL
ANNUAL CERTIFICATION OF PROGRAM COMPLIANCE
TO
NEBRASKA BOARD OF PUBLIC ROADS CLASSIFICATIONS
AND STANDARDS
2024**

In compliance with the provisions of the State of Nebraska Statutes, sections 39-2115, 39-2119, 39-2120, 39-2121, and 39-2520(2), requiring annual certification of program compliance to the Board of Public Roads

Classifications and Standards, the City ☒ Village ☐ of City of Hastings
(Check one box) (Print name of municipality)

hereby certifies that it:

- ✓ has developed, adopted, and included in its public records the plans, programs, or standards required by sections 39-2115 and 39-2119;
- ✓ meets the plans, programs, or standards of design, construction, and maintenance for its highways, roads, or streets;
- ✓ expends all tax revenue for highway, road, or street purposes in accordance with approved plans, programs, or standards, including county and municipal tax revenue as well as highway-user revenue allocations;
- ✓ uses a system of revenue and costs accounting which clearly includes a comparison of receipts and expenditures for approved budgets, plans, programs, and standards;
- ✓ uses a system of budgeting which reflects uses and sources of funds in terms of plans, programs, or standards and accomplishments;
- ✓ uses an accounting system including an inventory of machinery, equipment, and supplies;
- ✓ uses an accounting system that tracks equipment operation costs;
- ✓ has included in its public records the information required under subsection (2) of section 39-2520; and
- ✓ **has included in its public records a copy of this certification and the resolution of the governing body authorizing the signing of this certification by the Mayor or Village Board Chairperson.**

Signature of Mayor ☒ Village Board Chairperson ☐ (Required)

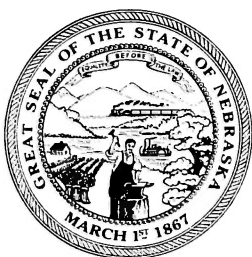
(Date)

Signature of City Street Superintendent (Optional)

(Date)

Return the completed original signing resolution and annual certification of program compliance by October 31, 2024 to:

Nebraska Board of Public Roads Classifications and Standards
PO Box 94759
Lincoln NE 68509



Department: Mayor
Staff Contact: Jesse Oswald
Council Meeting Date: 10/14/2024

AGENDA ITEM SUMMARY SHEET

Description of Item:

Names of People/Business affected by this action:

Why Council action is required:

Type of action requested:

Motion

Suggested motion:

Motion to approve appointment of Troy Vorderstrasse as Interim Fire Chief.

Deadlines associated with action:

Department head comments:

City Administrator comments:

PROPOSED APPOINTMENTS

BOARD OR COMMISSION	APPOINTEE	DATES OF TERM	REPLACING OR REAPPOINTMENT
Community Redevelopment Authority	Kaleena Fong	11/1/2024 to 11/1/2029	Reappointment

State statutes and the Hastings City Code require that the incumbent officeholder shall serve until they resign or a replacement is named and approved by the City Council.

City of Hastings
220 North Hastings Avenue
Hastings, NE 68901



Telephone: (402) 461-2306
Website: www.cityofhastings.org

REQUEST FOR FUTURE AGENDA ITEM

If you have a specific topic that you would like the City Council to discuss at a future meeting, please list your name, address, telephone number, and the specific topic. The item will be reviewed and possibly scheduled for a future meeting, or forwarded to City staff for appropriate action.

Name: Brenda Breckner-Catlett

Address: 1253 Westridge DR

Telephone #: 402-469-9051 Email: brendacf@windstream.net

Description of Requested Topic:

Hello + thank you for the opportunity to speak to the council about pickleball. Pickleball is a fast growing sport + has really grown in our community. There is lots of passion and support for pickleball. The pickleball group would like to speak with you on the future of the sport which is great for fun + fitness. Great for all ages. Having tournaments + leagues with other communities is a way to bring others to our community. Again, thank you.

Signature: Brenda Catlett

Date: 7-24-24

Direction from City Administrator:

☐ Sent to Staff

Findings:

Date: _____

☐ Meeting Agenda: Council Utility Advisory Planning Commission Other: _____

Signed:

Date: