HASTINGS CITY COUNCIL
AGENDA

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

ROLL CALL:

PLEDGE OF ALLEGIANCE:

MOTION TO ADOPT CURRENT AGENDA for November 12, 2024 Regular Meeting.

PUBLIC NOTICE - Official Notice of the Regular Meeting was published in the Hastings Tribune on Friday, November 8, 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:

Proclamation

Service Anniversaries

CONSENT AGENDA:

1. All Consent Items.

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

    (b) Approval of the minutes of the Worksession of October 21, 2024

    (c) Approval of claims and payroll

    (d) Approval of Work Order EL-298, installation of single-phase underground electric lines and padmount transformers for new housing development located at Franklin Avenue and "G" Street

    (e) Approval of Work Order GA-386, new 2" x 4" medium pressure gas main behind condos at Motorsport Park Hastings at the intersection of Showboat Boulevard and East South Street

    (f) Approval of Work Order EL-300, installation of five post top street lights on G Street at Fairview Villas

REGULAR AGENDA:

2. Unfinished Business of Preceding Meeting.

3. Public Hearings.

(a) Public hearing on the adoption of the City of Hastings Engineering Department 2025-2030 One and Six Year Street Improvement Plan

Resolution No. 2024-67 approving the 2025-2030 One and Six Year Street Improvement Plan

(b) Public hearing on the request of Johnson Imperial Homes to change zoning from R-1, Urban Single-Family Residential District to R-2, Mixed Density Neighborhood District for property generally located to the northwest of the intersection of West Lochland Road and Pintail Avenue, Hastings, Nebraska

Ordinance No. 4780 amending the Zoning District Map to change zoning from R-1, Urban Single-Family Residential District to R-2, Mixed Density Neighborhood District for property generally located to the northwest of the intersection of West Lochland Road and Pintail Avenue, Hastings, Nebraska

(c) Public hearing on the request of the Community Redevelopment Authority regarding Plan Modification No. 2024-8 to Redevelopment Area #5 for the Cedar Park Redevelopment Project generally located to the southeast of the intersection of East D Street and South Cedar Avenue, Hastings, Nebraska

Resolution No. 2024-65 approving Plan Modification No. 2024-8 to Redevelopment Area #5 for the Cedar Park Redevelopment Project generally located to the southeast of the intersection of East D Street and South Cedar Avenue, Hastings, Nebraska

4. General Business.

(a) Approval of the contract with Capitol Museum Services for the Hastings Museum Kool-Aid Exhibit

(b) Approval of submitting Letters of Intent for 2024 Rural Workforce Housing Funds from the Nebraska Department of Economic Development

5. Ordinances and Resolutions.

(a) Ordinance No. 4781 creating Street Improvement District 2024-1 Elm Meadows First Subdivision

(b) Ordinance No. 4782 creating Water Extension District 2024-1 Elm Meadows First Subdivision

(c) Ordinance No. 4783 creating Sanitary Sewer Extension District 2024-3 Elm Meadows First Subdivision

(d) Ordinance No. 4784 creating Gas Extension District 2024-1 Elm Meadows First Subdivision

6. Final Passage of Ordinances.

7. Appointments.

(a) Appointments to Board and Commissions

8. Miscellaneous and Other Business.

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

ADJOURN:

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

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

Service Anniversaries

November 2024

Name	Department	Assignment	Anniversary	Years
Powell, Wyatt	Parks	Maintenance Worker II	11/04/2024	5
Whitcomb, Tina L	Library	Collections Assistant	11/10/2024	10

CITY OF HASTINGS, NEBRASKA
MINUTES OF CITY COUNCIL REGULAR MEETING
Monday, October 28, 2024

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

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

The following City Officials were present: Interim City Administrator, Mark Funkey; City Attorney, Jesse Oswald; City Clerk, Kimberly Jacobitz; Police Chief, Adam Story; Interim 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; Library Director, Amy Dissmeyer; Public Information Manager, Tony Herrman; Safety Director, Trent Clark; Information Technology, Kirk Layton; Environmental Engineer, Marty Stange.

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

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

PUBLIC NOTICE - Official Notice of the Regular Meeting was published in the Hastings Tribune on Friday, October 25, 2024. Pursuant to Nebraska Revised Statute Section 84-1412, the public is advised that a copy of today's agenda and all reproducible written material which will be discussed at today's meeting is available for public review and a current copy of the Nebraska Open Meetings Act is posted and accessible to members of the public.

COUNCIL COMMUNICATION:
Councilmember Eley thanked the Fire Department and Matt Kuhr (Airport Manager) for getting the flag up at the airport terminal. He stated this will be his last meeting serving on the City Council. Mayor Stutte thanked Councilmember Eley for his service to the community for the past eight years.

CITIZEN COMMUNICATIONS:
None.

MAYOR'S COMMUNICATIONS:
Mayor Stutte urged citizens to be careful driving this Thursday night, because of Halloween activities.

CONSENT AGENDA:
1. <u>All Consent Items.</u>
Moved by Butch Eley seconded by Jeniffer Beahm to approve all consent items, as presented. Roll Call: Ayes: Steve Huntley, Jeniffer Beahm, Brad Consbruck, Butch Eley, Joy Huffaker, Marc Rowan. Nays: None. Absent: Shawn Hartmann, Matt Fong. The motion carried.
(a) Approval of the minutes of the Council Meeting of October 14, 2024
(b) Approval of claims and payroll
(c) Approval of the Release of Easement for Lots 1-12 Pine Knoll Place Addition for Hastings College

(d) Approval of the Release of Easement for Lots 14-23 Pine Knoll Place Addition for Hastings College
(e) Approval of Work Order EL-299, installation of three-phase underground electric lines and padmount transformers for new commercial shop at South Street and Colorado Avenue

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

3. Public Hearings.
(a) Public hearing regarding an application for the United States Environmental Protection Agency (EPA) Brownfield Program Cleanup Grant to mitigate the existing asbestos at the former Hastings Middle School, 714 West 5th Street. Chad Bunger reported that a public hearing must be held for Brownfield's Program Cleanup Grant. The City of Hastings and Hastings Community Redevelopment Authority's (CRA) former Hastings Middle School asbestos cleanup project is designed to remove or remediate the asbestos and other known hazardous materials in the existing building to prepare it for reuse or redevelopment. The grant will cover 100% of the expense to address the hazardous materials, as well as grant administration expenses. The grant would be up to $500,000.
Speaker For: Randy Chick, on behalf of the Community Redevelopment Authority.

Moved by Butch Eley seconded by Steve Huntley to approve Resolution No. 2024-66 authorizing the Mayor to sign the application for the EPA Brownfield Program Cleanup Grant to mitigate the existing asbestos at the former Hastings Middle School. Roll Call: Ayes: Steve Huntley, Jeniffer Beahm, Brad Consbruck, Butch Eley, Joy Huffaker, Marc Rowan. Nays: None. Absent: Shawn Hartmann, Matt Fong. The motion carried.

4. General Business.
(a) Moved by Jeniffer Beahm seconded by Steve Huntley to approve moving the City Council Worksession from Monday, November 11, 2024 to Tuesday, November 12, 2024 at 5:30 P.M. at the Hastings Municipal Airport. Roll Call: Ayes: Steve Huntley, Jeniffer Beahm, Brad Consbruck, Butch Eley, Joy Huffaker, Marc Rowan. Nays: None. Absent: Shawn Hartmann, Matt Fong. The motion carried.

(b) Moved by Jeniffer Beahm seconded by Butch Eley to approve the Hastings Public Library Policy Manual. Amy Dissmeyer reported that this year our policy manual was updated significantly to correspond with our application for accreditation with the Nebraska Library Commission. The Library Board has a policy committee that works with library staff, and that committee has been working on reviewing library policies over the course of the last 18 months in preparation of this application. The Hastings Public Library is now at Gold Standard status. Roll Call: Ayes: Steve Huntley, Jeniffer Beahm, Brad Consbruck, Butch Eley, Joy Huffaker, Marc Rowan. Nays: None. Absent: Shawn Hartmann, Matt Fong. The motion carried.

(c) Moved by Jeniffer Beahm seconded by Steve Huntley to approve a request for an extension of the DED/City contract end date from 12/31/24 to 6/30/25, for CDBG 21-DTR-007 Downtown Revitalization Grant. Randy Chick presented this item. The City of Hastings is the grantee for the Community Development Block Grant (CDBG) 21-DTR-007, the CDBG Downtown Revitalization project. The need for an extension request is to allow the City and CRA to utilize the remaining CDBG funds. Funds had been allocated to a project at 706 W. 2nd Street, which will not be moving forward. The need for an extension of the contract end date has been discussed with Department of Economic Development (DED) program representatives. This is the second contract extension requested by the City. Randy has been talking to a few groups with potential projects. The amount can be divided into smaller projects. Roll Call: Ayes: Steve Huntley, Jeniffer Beahm, Brad Consbruck, Butch Eley, Joy Huffaker, Marc Rowan. Nays: None. Absent: Shawn Hartmann, Matt Fong. The motion carried.

5. Ordinances and Resolutions.
(a) ORDINANCE NO. 4778 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

Chad Bunger stated that the City Council held a public hearing on October 14, 2024, to review this item. The ordinance was not complete at that time due to technical errors on how the consultants wrote the legal description. Errors have been corrected.

Said Ordinance was read by title and thereafter Councilmember Jeniffer Beahm moved for passage of the ordinance, which motion was seconded by Councilmember Steve Huntley. Upon roll call vote the following Councilmembers voted Ayes: Steve Huntley, Jeniffer Beahm, Brad Consbruck, Butch Eley, Joy Huffaker, Marc Rowan. Nays: None. Absent: Shawn Hartmann, Matt Fong. The motion carried.

Councilmember Butch Eley moved that the statutory rule requiring reading on three different days be suspended; Councilmember Jeniffer Beahm seconded the motion to suspend the rules and upon roll call vote the following Councilmembers voted Ayes: Steve Huntley, Jeniffer Beahm, Brad Consbruck, Butch Eley, Joy Huffaker, Marc Rowan. Nays: None. Absent: Shawn Hartmann, Matt Fong. The motion to suspend the rules was adopted by three fourths vote of the Council and the statutory rule was declared suspended for consideration of said ordinance. The ordinance is declared to be lawfully adopted upon publication as required by law.

6. Final Passage of Ordinances.
None.

7. Appointments.
None.

8. Miscellaneous and Other Business.
None.

Moved by Butch Eley seconded by Steve Huntley there being no further business to come before the Council to adjourn at 5:57 P.M. Roll Call: Ayes: Steve Huntley, Jeniffer Beahm, Brad Consbruck, Butch Eley, Joy Huffaker, Marc Rowan. Nays: None. Absent: Shawn Hartmann, Matt Fong. The motion carried.

APPROVED:

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Corey Stutte, Mayor

ATTEST:

____
Kimberly S. Jacobitz, City Clerk

(S E A L)

CITY OF HASTINGS, NEBRASKA
MINUTES OF CITY COUNCIL WORKSESSION
Monday, October 21, 2024

Pursuant to due call and notice thereof, a Worksession Meeting of the City Council of the City of Hastings, Nebraska was conducted at the Hastings Municipal Airport, 3300 W. 12th Street, on October 21, 2024.

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

City Officials Present: Mayor Corey Stutte, Mark Funkey, Jesse Oswald, Lori Vorderstrasse, Adam Story, Troy Vorderstrasse, Erik Nielsen, Roger Nash, Jeff Hassenstab, Lee Vrooman, Amy Hafer, Marty Stange, Tony Hermann, Lori Hartman, Chad Bunger,Ember Batelaan, Trent Clark.

Pledge of Allegiance.

Moved by Butch Eley seconded by Shawn Hartmann to adopt the current agenda for the October 21, 2024 City Council Worksession. Roll Call: Ayes: Steve Huntley, Jeniffer Beahm, Brad Consbruck, Butch Eley, Joy Huffaker, Marc Rowan, Shawn Hartmann, Matt Fong. Nays: None. The motion carried.

Official Notice of the Worksession was published in the Hastings Tribune on Friday, October 18, 2024. Pursuant to Nebraska Revised Statute Section 84-1412, the public is advised that a copy of today's agenda and all reproducible written material which will be discussed at today's meeting is available for public review and a current copy of the Nebraska Open Meetings Act is posted and accessible to members of the public.

Citizen Communications.

None.

Discussion of strategic plan for creative district project.

Ember Batelaan, City Planner, indicated they have been working on the Creative District project for the past couple of years and she was back to give an update on where the project is now. She explained that a Creative District is a designated area for cultural and economic development that is overseen by the Nebraska Arts Council and stated there are currently 32 certified Creative Districts in Nebraska. Ms. Batelaan reviewed with Council the boundaries of the proposed Heartbeat Creative District in downtown Hastings. She reviewed the public outreach highlights and spoke about the results of the following online engagement surveys: May 2024 Heartbeat Creative District Survey, August 2024 Hispanic-Focused SWOT (strengths, weaknesses, opportunities, threats) Analysis and August 2024 Youth-Focused SWOT Analysis. She highlighted that one major opportunity that was mentioned in all the surveys was being adjacent to a major highway and the biggest threat noted was the housing market. Ms. Batelaan spoke about the goals for the six month time frame - develop rules and regulations for creative district and marketing of creative district, goals for 1-3 year time frame - develop artistic/creative projects (sculptures, murals and actual art) and annual events, goals for 3-5 year time frame - develop district cohesiveness (signage) and pedestrian experience. She explained that the strategic plan for the Creative District was submitted last week, so the next steps will be to wait to get notification of certification, use the certification grant ($10,000) for marketing aspects and apply for a Creative District Development Grant.

Councilmember Beahm questioned future funding and if they don't receive the grant, where will the funding come from. Ms. Batelaan indicated that the Business Improvement District (BID) and the City are pretty much taking the lead on the project and that there are other grants they can apply for. She told Council that state grants are available and businesses could finance their own projects, so just a lot of different ways it could be funded. Councilmember Beahm asked where the Creative District strategic plan is posted. Ms. Batelaan stated it was located on Engage Hastings.

Councilmember Fong asked how long it would be before they received notification. Ms. Batelaan stated hopefully by the end of the year. Councilmember Huntley asked who approved the certification. Ms. Batelaan stated the Nebraska Arts Council. Councilmember Hartmann questioned how you qualify as a business. Ms. Batelaan indicated the list of businesses came from a worksheet done before she was in her position but it was not too late for a business to qualify.

Councilmember Fong asked about the feedback received so far. Ms. Batelaan stated that people are excited about the Creative District and they want to see it happen and explained that it is just another way to fund improvements that we would like to see in our downtown. Councilmember Huntley questioned the businesses outside the Creative District and how they can get involved. Ms. Batelaan explained there are opportunities for partnerships to work with those businesses and agencies. She stated that the Nebraska Arts Council encouraged them not to spread the Creative District out too much, so that is why they focused on the area they did.

Mark Funkey, Interim City Administrator, thanked Ms. Batelaan for all her work on the Creative District project.

Councilmember Rowan asked why it seemed like we were so late in developing a Creative District. Ms. Batelaan stated the Creative District program was set up by the Nebraska Arts Council around 2022 and that was also when the City submitted their letter of intent, however, different communities work through it at different paces, so it depends on the community, and having changes in leadership within the BID slowed the process. Councilmember Rowan asked if there was forced participation. Ms. Batelaan explained that they were in no way forcing anyone to participate, but if they want to be involved, there are opportunities they can take advantage of.

Councilmember Eley questioned if this in any way would increase BID dues (taxes). Ms. Batelaan indicated it would not and that those taxes were based on property value. Jesse Oswald, City Attorney, confirmed that they were totally separate and the intent of the Creative District is to create a path to be able to apply for more grants.

Moved by Steve Huntley seconded by Shawn Hartmann there being no further business to come before the Council, the meeting was adjourned 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. The motion carried.

CITY OF HASTINGS

ACCOUNTS PAYABLE CHECK RUN REPORT

Detail Invoice List

CHECK RUN: 241020 10/22/2024
DUE DATE: 10/22/2024

CASH ACCOUNT: 999	11010		CASH IN BANK - CITY						
VENDOR		REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK
152	ADAMS COUNTY CONVENTI	0001		INV	10/01/2024	AUGUST 2024			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 270 72306		MUSEUM	PROMO CVB		15,432.63			
							15,432.63		
						CHECK TOTAL	**15,432.63**		
437	ALLO COMMUNICATIONS	0001		INV	10/24/2024	1398929 092424			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10003022 72620		PR-PARKS	TELEPHONE		360.54			
							360.54		
						CHECK TOTAL	**360.54**		
402	AMAZON CAPITAL SERVIC	0001		INV	10/26/2024	17DY-1LDR-63K4			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10003021 72750		PR-CEM	RM-HEAVY		343.95			
							343.95		
402	AMAZON CAPITAL SERVIC	0001		INV	11/08/2024	1YF1-9JH9-LNWX			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 720 74355		IT FUND	COMP EQ		61.95			
	2 720 74357		IT FUND	EQUIP UTIL		50.68			
							112.63		
402	AMAZON CAPITAL SERVIC	0001		INV	11/07/2024	1V7P-JH1Y-YVDK			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10003021 74242		PR-CEM	DEPT CAP		475.78			
							475.78		
402	AMAZON CAPITAL SERVIC	0001		INV	09/19/2024	11YL-Y1RQ-639M			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10008000 72722		AIRPORT	RM-AIR		379.49			
							379.49		
402	AMAZON CAPITAL SERVIC	0001		INV	11/08/2024	1G9H-4GYG-JDF3			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10003024 73001		PR-REC	OFF SUPP		19.99			
							19.99		
402	AMAZON CAPITAL SERVIC	0001		INV	11/08/2024	14R6-G4HY-K494			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10003024 73001		PR-REC	OFF SUPP		30.51			
							30.51		

ACCOUNTS PAYABLE CHECK RUN REPORT

Detail Invoice List

CHECK RUN: 241020 10/22/2024
DUE DATE: 10/22/2024

CASH ACCOUNT: 999 11010 CASH IN BANK - CITY

VENDOR		REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK
402	AMAZON CAPITAL SERVIC	0001		INV	11/10/2024	16Y3-QK9D-KM4H			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10005031 73001		POLICE	OFF SUPP		52.50			
							52.50		
402	AMAZON CAPITAL SERVIC	0001		INV	10/29/2024	1LNL-FKCD-RYNW			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10005031 73165		POLICE	UNIFORM		701.73			
							701.73		
402	AMAZON CAPITAL SERVIC	0001		INV	10/28/2024	1FLK-MVKJ-JYMH			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10005031 73850		POLICE	FIELD EQ		25.97			
							25.97		
402	AMAZON CAPITAL SERVIC	0001		INV	11/08/2024	1J4P-7DTY-GP9P			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10005031 73720		POLICE	SUPP-BM		74.04			
	2 10005031 73850		POLICE	FIELD EQ		66.41			
							140.45		
402	AMAZON CAPITAL SERVIC	0001		INV	11/02/2024	1GVM-YPMC-R7Q4			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10005031 73850		POLICE	FIELD EQ		130.36			
							130.36		
402	AMAZON CAPITAL SERVIC	0001		INV	10/28/2024	1MLC-KRQV-KKFR			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10003024 73143		PR-REC	SUPP-SE		63.16			
							63.16		
402	AMAZON CAPITAL SERVIC	0001		INV	11/10/2024	1DXP-JMKM-JJD4			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10003024 73870		PR-REC	YOUTH EQ		117.69			
							117.69		
402	AMAZON CAPITAL SERVIC	0001		INV	11/09/2024	1FCW-7G9Q-3L9H			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10003024 73870		PR-REC	YOUTH EQ		45.98			
							45.98		
402	AMAZON CAPITAL SERVIC	0001		INV	11/06/2024	1LK7-MKMM-M9PY			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10003022 72720		PR-PARKS	RM-BLDG		49.89			
							49.89		
						CHECK TOTAL	**2,690.08**		

ACCOUNTS PAYABLE CHECK RUN REPORT

Detail Invoice List

CHECK RUN: 241020 10/22/2024
DUE DATE: 10/22/2024

CASH ACCOUNT: 999 11010 CASH IN BANK - CITY

VENDOR		REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK
54	BAKER & TAYLOR, INC.	0001		INV	09/04/2024	NS24080194			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 720 73725		IT FUND	COMPT SOFT		5,000.00			
							5,000.00		
						CHECK TOTAL	**5,000.00**		
498	BIBLIONIX	0001		INV	10/19/2024	10462			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 720 73725		IT FUND	COMPT SOFT		9,790.00			
							9,790.00		
						CHECK TOTAL	**9,790.00**		
12	BLACK HILLS ENERGY	0001		INV	10/27/2024	8770 4669 50 240927			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 610 72610		LANDFILL	NAT GAS		53.18			
							53.18		
						CHECK TOTAL	**53.18**		
149	CAROLINA SOFTWARE	0001		INV	10/31/2024	92172			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 720 73725		IT FUND	COMPT SOFT		600.00			
							600.00		
						CHECK TOTAL	**600.00**		
673	CHARTER COMMUNICATION	0001		INV	10/31/2024	176221101100124			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 10003020 72620		PR-AUD	TELEPHONE		135.86			
							135.86		
						CHECK TOTAL	**135.86**		
673	CHARTER COMMUNICATION	0001		INV	10/31/2024	176221901100124			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 10003022 72620		PR-PARKS	TELEPHONE		88.41			
							88.41		
						CHECK TOTAL	**88.41**		

CITY OF HASTINGS

ACCOUNTS PAYABLE CHECK RUN REPORT

Detail Invoice List

CHECK RUN: 241020 10/22/2024
DUE DATE: 10/22/2024

CASH ACCOUNT: 999	11010	CASH IN BANK - CITY								
VENDOR		**REMIT**	**PO**	**TYPE**	**DUE DATE**	**INVOICE**	**AMOUNT**	**VOUCHER**	**CHECK**	
673	CHARTER COMMUNICATION	0001		INV	10/31/2024	176221701100124				
	ACCOUNT DETAIL					**LINE AMOUNT**				
	1 10005031 72620		POLICE	TELEPHONE		500.00				
							500.00			
						CHECK TOTAL	**500.00**			
673	CHARTER COMMUNICATION	0001		INV	10/31/2024	176221601100124				
	ACCOUNT DETAIL					**LINE AMOUNT**				
	1 10005031 72620		POLICE	TELEPHONE		79.38				
							79.38			
						CHECK TOTAL	**79.38**			
673	CHARTER COMMUNICATION	0001		INV	11/08/2024	0008425100924				
	ACCOUNT DETAIL					**LINE AMOUNT**				
	1 10003021 72620		PR-CEM	TELEPHONE		118.95				
							118.95			
						CHECK TOTAL	**118.95**			
36	CITY CLERK - PETTY CA	0001		INV	11/01/2024	100324				
	ACCOUNT DETAIL					**LINE AMOUNT**				
	1 10005031 72035		POLICE	TRAIN/CONF		238.00				
							238.00			
						CHECK TOTAL	**238.00**			
649	E S R I INC.	0001		INV	11/01/2024	94814197				
	ACCOUNT DETAIL					**LINE AMOUNT**				
	1 720 73731		IT FUND	GIS CITY		80.00				
							80.00			
						CHECK TOTAL	**80.00**			
6	EAKES OFFICE SOLUTION	0001		INV	11/02/2024	INV591424				
	ACCOUNT DETAIL					**LINE AMOUNT**				
	1 720 74357		IT FUND	EQUIP UTIL		68.84				
							68.84			
6	EAKES OFFICE SOLUTION	0001		INV	08/01/2024	8952910-0				
	ACCOUNT DETAIL					**LINE AMOUNT**				
	1 10005031 72760		POLICE	RM-OFFICE		1,674.00				
							1,674.00			

CITY OF HASTINGS

ACCOUNTS PAYABLE CHECK RUN REPORT

Detail Invoice List

CHECK RUN: 241020 10/22/2024
DUE DATE: 10/22/2024

CASH ACCOUNT: 999 11010 CASH IN BANK - CITY

VENDOR		REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK
						CHECK TOTAL	**1,742.84**		
421	ENVISION IT	0001		INV	10/30/2024	41694			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 720 73725		IT FUND	COMPT SOFT		1,241.63			
	2 720 73727		IT FUND	SFTW UTIL		1,015.87			
							2,257.50		
						CHECK TOTAL	**2,257.50**		
1569	ESO SOLUTIONS, INC	0001	22500009	INV	11/03/2024	ESO-151318			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 720 73725		IT FUND	COMPT SOFT		20,414.48			
							20,414.48		
						CHECK TOTAL	**20,414.48**		
567	FLATWATER TECHNOLOGIE	0001		INV	11/01/2024	51470			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 720 74355		IT FUND	COMP EQ		8,840.00			
							8,840.00		
567	FLATWATER TECHNOLOGIE	0001		INV	11/01/2024	51471			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 720 73725		IT FUND	COMPT SOFT		712.50			
							712.50		
						CHECK TOTAL	**9,552.50**		
191	GLENWOOD TELECOMMUNIC	0001		INV	10/31/2024	10945109			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 10005030 72620		911	TELEPHONE		54.54			
							54.54		
						CHECK TOTAL	**54.54**		
597	HASTINGS FORD LINCOLN	0001		INV	11/17/2024	CH2024-60			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 10005031 74380		POLICE	VEH		30,829.00			
							30,829.00		
						CHECK TOTAL	**30,829.00**		

CITY OF HASTINGS

ACCOUNTS PAYABLE CHECK RUN REPORT

Detail Invoice List

CHECK RUN: 241020 10/22/2024
DUE DATE: 10/22/2024

CASH ACCOUNT: 999 11010 CASH IN BANK - CITY

VENDOR		REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK
720	HASTINGS UTILITIES	0001		INV	11/01/2024	22841912-00 100224			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 610 72605		LANDFILL	ELECTRICIT		347.08			
							347.08		
720	HASTINGS UTILITIES	0001		INV	10/30/2024	10152 093024			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 280 72605		STREET	ELECTRICIT		611.66			
							611.66		
720	HASTINGS UTILITIES	0001		INV	11/01/2024	08300215-00 100224			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 280 72605		STREET	ELECTRICIT		13.88			
							13.88		
720	HASTINGS UTILITIES	0001		INV	11/01/2024	09340668-00 100224			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 280 72605		STREET	ELECTRICIT		25.13			
							25.13		
720	HASTINGS UTILITIES	0001		INV	11/01/2024	09330020-00 100224			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 280 72605		STREET	ELECTRICIT		28.14			
	2 280 72610		STREET	NAT GAS		27.84			
	3 280 72615		STREET	SEWER		22.88			
	4 280 72625		STREET	WATER		35.41			
							114.27		
720	HASTINGS UTILITIES	0001		INV	11/01/2024	09330010-00 100224			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 280 72605		STREET	ELECTRICIT		521.67			
	2 280 72610		STREET	NAT GAS		16.28			
	3 280 72625		STREET	WATER		45.01			
							582.96		
720	HASTINGS UTILITIES	0001		INV	11/01/2024	10391125-00 100224			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 280 72605		STREET	ELECTRICIT		18.34			
							18.34		

CITY OF HASTINGS

ACCOUNTS PAYABLE CHECK RUN REPORT

Detail Invoice List

CHECK RUN: 241020 10/22/2024
DUE DATE: 10/22/2024

CASH ACCOUNT: 999 11010 CASH IN BANK - CITY

VENDOR		REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK
720	HASTINGS UTILITIES	0001		INV	11/01/2024	09340740-00 100224			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 10005031 72625		POLICE	WATER		361.04			
	2 10005031 72615		POLICE	SEWER		47.99			
	3 10005031 72610		POLICE	NAT GAS		731.47			
	4 10005031 72605		POLICE	ELECTRICIT		5,018.69			
							6,159.19		
720	HASTINGS UTILITIES	0001		INV	11/01/2024	22830504-00 100224			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 10005031 72605		POLICE	ELECTRICIT		22.51			
							22.51		
720	HASTINGS UTILITIES	0001		INV	10/30/2024	1052 093024			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 10003020 72605		PR-AUD	ELECTRICIT		1,728.45			
	2 10003020 72610		PR-AUD	NAT GAS		55.00			
	3 10003020 72615		PR-AUD	SEWER		117.74			
	4 10003020 72625		PR-AUD	WATER		187.91			
	5 10003023 72605		PR-WP	ELECTRICIT		384.52			
	6 10003023 72610		PR-WP	NAT GAS		45.86			
	7 10003023 72615		PR-WP	SEWER		564.14			
	8 10003023 72625		PR-WP	WATER		849.02			
	9 10003024 72605		PR-REC	ELECTRICIT		611.01			
	10 10003024 72610		PR-REC	NAT GAS		24.84			
	11 10003024 72615		PR-REC	SEWER		25.67			
	12 10003024 72625		PR-REC	WATER		205.30			
	13 10003021 72605		PR-CEM	ELECTRICIT		159.30			
	14 10003021 72610		PR-CEM	NAT GAS		46.26			
	15 10003021 72615		PR-CEM	SEWER		37.39			
	16 10003021 72625		PR-CEM	WATER		3,935.38			
	17 10003022 72605		PR-PARKS	ELECTRICIT		3,681.46			
	18 10003022 72610		PR-PARKS	NAT GAS		61.71			
	19 10003022 72615		PR-PARKS	SEWER		883.90			
	20 10003022 72615		PR-PARKS	SEWER		29,681.58			
							43,286.44		
						CHECK TOTAL	**51,181.46**		

CITY OF HASTINGS

ACCOUNTS PAYABLE CHECK RUN REPORT

Detail Invoice List

CHECK RUN: 241020 10/22/2024
DUE DATE: 10/22/2024

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	AUG 2024			

ACCOUNT DETAIL					LINE AMOUNT
1	10001010	72728	CITY ADMIN	BUILD SUPP	1,037.71
2	10008000	72728	AIRPORT	BUILD SUPP	2,799.82
3	10003020	72728	PR-AUD	BUILD SUPP	6,962.24
4	10003021	72728	PR-CEM	BUILD SUPP	185.07
5	10006040	72728	FIRE	BUILD SUPP	2,249.10
6	10004000	72728	LIBRARY	BUILD SUPP	2,182.43
7	10003022	72728	PR-PARKS	BUILD SUPP	3,503.64
8	10005031	72728	POLICE	BUILD SUPP	1,009.46
9	270	72728	MUSEUM	BUILD SUPP	9,026.69
10	280	72728	STREET	BUILD SUPP	832.80
11	610	72728	LANDFILL	BUILD SUPP	451.09

30,240.05

CHECK TOTAL 30,240.05

VENDOR		REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK
720	HASTINGS UTILITIES	0001		INV	09/30/2024	AUGUST 2024			

ACCOUNT DETAIL					LINE AMOUNT
1	280	73733	STREET	ENG SUPORT	31,028.75
2	610	74229	LANDFILL	CAP IMP	3,245.99
3	260	74235	ARPA FUNDS	ARPA FUNDS	206.13
4	10003021	74242	PR-CEM	DEPT CAP	13,922.86
5	10002000	72030	DS	PROF SERV	22.00
6	261	72720	NAT DISAST	RM-BLDGS	194.74
7	236	74229	PR SALES	CAP IMP	1,168.07
8	10009000	74120	OTHER-GOVT	BDLG IMP	756.04
9	283	74229	STREET ST	CAP IMP	6,808.86
10	285	74229	CONST PROJ	CAP IMP	19,220.98
11	280	73733	STREET	ENG SUPORT	5,563.17

82,137.59

CHECK TOTAL 82,137.59

VENDOR		REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK
655	HOMETOWN LEASING	0002		INV	10/21/2024	22800531 092124			

ACCOUNT DETAIL					LINE AMOUNT
1	720	74355	IT FUND	COMP EQ	4,512.04
2	720	74357	IT FUND	EQUIP UTIL	2,583.57

7,095.61

CITY OF HASTINGS

ACCOUNTS PAYABLE CHECK RUN REPORT

Detail Invoice List

CHECK RUN: 241020 10/22/2024
DUE DATE: 10/22/2024

CASH ACCOUNT: 999 11010 CASH IN BANK - CITY

VENDOR		REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK
655	HOMETOWN LEASING	0002		INV	11/09/2024	22800531 101024			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 720 74355		IT FUND	COMP EQ		4,512.04			
	2 720 74357		IT FUND	EQUIP UTIL		2,583.57			
							7,095.61		
						CHECK TOTAL	**14,191.22**		
157	IDEA BANK MARKETING	0001		INV	10/30/2024	INV-16719			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 720 73725		IT FUND	COMPT SOFT		47.00			
							47.00		
						CHECK TOTAL	**47.00**		
2168	INNOVATIVE INTERFACES	0001		INV	09/22/2024	INV-INC37832			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 720 73725		IT FUND	COMPT SOFT		8,400.00			
							8,400.00		
						CHECK TOTAL	**8,400.00**		
576	INTEGRATED SECURITY S	0001		INV	07/10/2024	20242250			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10008000 72720		AIRPORT	RM-BLDG		9.00			
							9.00		
						CHECK TOTAL	**9.00**		
484	IWORQ	0001		INV	10/03/2024	204770			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 720 73725		IT FUND	COMPT SOFT		3,000.00			
							3,000.00		
						CHECK TOTAL	**3,000.00**		
243	JAMESON PAINTING INC	0001		INV	11/15/2024	1731			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10003023 74242		PR-WP	DEPT CAP		21,525.00			
							21,525.00		
						CHECK TOTAL	**21,525.00**		

CITY OF HASTINGS

ACCOUNTS PAYABLE CHECK RUN REPORT

Detail Invoice List

CHECK RUN: 241020 10/22/2024
DUE DATE: 10/22/2024

CASH ACCOUNT: 999 11010 CASH IN BANK - CITY

VENDOR		REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK
182	JONES AUTOMOTIVE	0001		INV	10/30/2024	2-60658			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 720 74357		IT FUND	EQUIP UTIL		1,439.83			
							1,439.83		
						CHECK TOTAL	**1,439.83**		
723	NE DEPT OF REVENUE	0002		INV	11/16/2024	Q3 2024			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 290 72911		KENO	LOTT TAX		12,305.72			
							12,305.72		
						CHECK TOTAL	**12,305.72**		
656	NEBRASKA MACHINERY CO	0001		INV	11/13/2024	CUI1408613			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 280 74350		STREET	HEAVY EQ		44,500.00			
							44,500.00		
						CHECK TOTAL	**44,500.00**		
1400	EMILY OSTDIEK	0000		INV	10/04/2024	PER DIEM - OSTDIEK			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 10005031 72035		POLICE	TRAIN/CONF		224.00			
							224.00		
						CHECK TOTAL	**224.00**		
1400	LORRAINE CLEMENTS	0000		INV	11/13/2024	PER DIEM - CLEMENTS			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 10005030 72035		911	TRAIN/CONF		170.00			
							170.00		
						CHECK TOTAL	**170.00**		
1400	MEGAN JENSEN	0000		INV	11/03/2024	PER DIEM - JENSEN			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 230 72035		LIB GRANT	TRAIN/CONF		201.00			
							201.00		
						CHECK TOTAL	**201.00**		

ACCOUNTS PAYABLE CHECK RUN REPORT

Detail Invoice List

CHECK RUN: 241020 10/22/2024
DUE DATE: 10/22/2024

CASH ACCOUNT: 999	11010		CASH IN BANK - CITY								
VENDOR			REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK
1400	STACEY WINN		0000		INV	11/13/2024	PER DIEM - WINN			
	ACCOUNT DETAIL						LINE AMOUNT			
	1 10005030 72035			911	TRAIN/CONF		170.00			
								170.00		
							CHECK TOTAL	**170.00**		
514	OPTUM BANK		0002		INV	11/13/2024	0001656967			
	ACCOUNT DETAIL						LINE AMOUNT			
	1 710 72044			HEALTH INS	ADMIN FEE		338.25			
								338.25		
							CHECK TOTAL	**338.25**		
712	PRIME SECURED		0001		INV	10/30/2024	92971			
	ACCOUNT DETAIL						LINE AMOUNT			
	1 720 74355			IT FUND	COMP EQ		3,716.28			
								3,716.28		
							CHECK TOTAL	**3,716.28**		
451	SCIENS CONSULTING		0001		INV	10/30/2024	221007			
	ACCOUNT DETAIL						LINE AMOUNT			
	1 10009000 72013			OTHER-GOV	ERP FEES		6,825.00			
								6,825.00		
							CHECK TOTAL	**6,825.00**		
2295	THE DIAMOND ENGINEERI		0001		INV	10/14/2024	CH2024-08 RETAINAGE			
	ACCOUNT DETAIL						LINE AMOUNT			
	1 285 21105			CONST PROJ	RETAIN PAY		1,049.87			
	2 285 21105			CONST PROJ	RETAIN PAY		13,096.14			
	3 285 21105			CONST PROJ	RETAIN PAY		1,805.46			
								15,951.47		
2295	THE DIAMOND ENGINEERI		0001		INV	10/14/2024	CH2024-16A RETAINAGE			
	ACCOUNT DETAIL						LINE AMOUNT			
	1 260 21105			ARPA FUNDS	RETAIN PAY		4,684.62			
	2 260 21105			ARPA FUNDS	RETAIN PAY		3,124.12			
								7,808.74		
							CHECK TOTAL	**23,760.21**		

CITY OF HASTINGS

ACCOUNTS PAYABLE CHECK RUN REPORT

Detail Invoice List

CHECK RUN: 241020 10/22/2024
DUE DATE: 10/22/2024

CASH ACCOUNT:	999	11010	CASH IN BANK - CITY							
VENDOR		REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK	
294	US BANK	0001		INV	10/30/2024	USPS				
	ACCOUNT DETAIL					LINE AMOUNT				
	1 10005031 72105		POLICE	POSTAGE		73.80				
							73.80			
294	US BANK	0001		INV	10/27/2024	HAMPTON INN				
	ACCOUNT DETAIL					LINE AMOUNT				
	1 10005031 72035		POLICE	TRAIN/CONF		161.06				
							161.06			
294	US BANK	0001		INV	10/27/2024	HAMPTON INN				
	ACCOUNT DETAIL					LINE AMOUNT				
	1 10005031 72035		POLICE	TRAIN/CONF		161.06				
							161.06			
294	US BANK	0001		INV	10/27/2024	HAMPTON INN				
	ACCOUNT DETAIL					LINE AMOUNT				
	1 10005031 72035		POLICE	TRAIN/CONF		161.06				
							161.06			
294	US BANK	0001		INV	10/27/2024	PUMP & PANTRY				
	ACCOUNT DETAIL					LINE AMOUNT				
	1 10005031 73126		POLICE	FUEL/OIL		35.00				
							35.00			
294	US BANK	0001		INV	10/25/2024	GEMPLERS				
	ACCOUNT DETAIL					LINE AMOUNT				
	1 10005031 73850		POLICE	FIELD EQ		305.68				
							305.68			
294	US BANK	0001		INV	10/25/2024	A-KCONSULTING.NET				
	ACCOUNT DETAIL					LINE AMOUNT				
	1 10005031 72035		POLICE	TRAIN/CONF		200.00				
							200.00			
294	US BANK	0001		INV	10/25/2024	SHEEPDOG GUARDIAN				
	ACCOUNT DETAIL					LINE AMOUNT				
	1 10005031 72035		POLICE	TRAIN/CONF		225.00				
							225.00			
294	US BANK	0001		INV	10/25/2024	ANIMAL CARE EQUIPMEN				
	ACCOUNT DETAIL					LINE AMOUNT				
	1 10005031 73850		POLICE	FIELD EQ		62.38				
							62.38			

ACCOUNTS PAYABLE CHECK RUN REPORT

Detail Invoice List

CHECK RUN: 241020 10/22/2024
DUE DATE: 10/22/2024

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	CASEYS			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 770 72961		SCALES	SCALES		57.75			
							57.75		
294	US BANK	0001		INV	10/26/2024	CUSTOM AR DUST COVER			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10005031 72770		POLICE	RM-TOOLS		22.39			
							22.39		
294	US BANK	0001		INV	10/26/2024	PSI SERVICES LLC			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10005031 72035		POLICE	TRAIN/CONF		175.00			
							175.00		
294	US BANK	0001		INV	10/24/2024	MIDWAY USA			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10005031 72770		POLICE	RM-TOOLS		180.00			
							180.00		
294	US BANK	0001		CRM	10/18/2024	MAGNUM			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10005031 73165		POLICE	UNIFORM		-12.00			
							-12.00		
294	US BANK	0001		INV	10/17/2024	POAN			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10005031 72905		POLICE	DUE/SUBS		20.00			
							20.00		
294	US BANK	0001		INV	10/30/2024	SQ*HASTINGS AREA CHA			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10003024 73143		PR-REC	SUPP-SE		83.00			
							83.00		
294	US BANK	0001		INV	10/24/2024	TEXTMAGIC.COM			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10003024 72905		PR-REC	DUE/SUBS		20.00			
							20.00		
294	US BANK	0001		INV	10/30/2024	SINCH MAILJET			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 720 73727		IT FUND	SFTW UTIL		27.00			
							27.00		

CITY OF HASTINGS

ACCOUNTS PAYABLE CHECK RUN REPORT

Detail Invoice List

CHECK RUN: 241020 10/22/2024
DUE DATE: 10/22/2024

CASH ACCOUNT: 999 11010 CASH IN BANK - CITY

VENDOR		REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK
294	US BANK	0001		INV	11/01/2024	GOOGLE			

ACCOUNT DETAIL					LINE AMOUNT
1	720	73725	IT FUND	COMPT SOFT	59.40
2	720	73727	IT FUND	SFTW UTIL	48.60

108.00

VENDOR		REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK
294	US BANK	0001		INV	11/02/2024	AMAZON WEB SERICES			

ACCOUNT DETAIL					LINE AMOUNT
1	720	73725	IT FUND	COMPT SOFT	51.59
2	720	73727	IT FUND	SFTW UTIL	42.21

93.80

VENDOR		REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK
294	US BANK	0001		INV	11/02/2024	DNH*DOMAINS			

ACCOUNT DETAIL					LINE AMOUNT
1	720	73725	IT FUND	COMPT SOFT	38.17

38.17

VENDOR		REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK
294	US BANK	0001		INV	11/08/2024	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

VENDOR		REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK
294	US BANK	0001		INV	11/07/2024	WEVIDEO.COM/CHARGE			

ACCOUNT DETAIL					LINE AMOUNT
1	10003024	72305	PR-REC	ADVERTISE	9.99

9.99

VENDOR		REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK
294	US BANK	0001		INV	11/10/2024	HOLIDAY INN EXP & SU			

ACCOUNT DETAIL					LINE AMOUNT
1	10002000	72035	DS	TRAIN/CONF	268.85

268.85

VENDOR		REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK
294	US BANK	0001		INV	11/02/2024	PAYPAL*YANGSHA4GJ4			

ACCOUNT DETAIL					LINE AMOUNT
1	10002000	73001	DS	OFF SUPP	68.82

68.82

VENDOR		REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK
294	US BANK	0001		INV	11/09/2024	ACE INTERDICTION TAC			

ACCOUNT DETAIL					LINE AMOUNT
1	10005031	72035	POLICE	TRAIN/CONF	339.00

339.00

VENDOR		REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK
294	US BANK	0001		INV	10/31/2024	KENT FAITH INT'L LTD			

ACCOUNT DETAIL					LINE AMOUNT
1	10005031	73850	POLICE	FIELD EQ	127.99

ACCOUNTS PAYABLE CHECK RUN REPORT

Detail Invoice List

CHECK RUN: 241020 10/22/2024
DUE DATE: 10/22/2024

CASH ACCOUNT: 999 11010 CASH IN BANK - CITY

VENDOR		REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK
							127.99		
294	US BANK	0001		INV	11/03/2024	RUSS IGA			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10005031 73120		POLICE	FOOD SUPP		4.69			
							4.69		
294	US BANK	0001		INV	11/03/2024	RUSS IGA			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10005031 73120		POLICE	FOOD SUPP		13.64			
							13.64		
294	US BANK	0001		INV	11/02/2024	USPS			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10005031 72105		POLICE	POSTAGE		5.81			
							5.81		
294	US BANK	0001		INV	11/01/2024	CARHARTT			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10005031 73170		POLICE	WEARING		208.61			
							208.61		
294	US BANK	0001		INV	10/26/2024	ANIMAL CARE EQUIPMEN			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10005031 73850		POLICE	FIELD EQ		62.38			
							62.38		
294	US BANK	0001		INV	11/06/2024	BOMGAARS			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10005031 73850		POLICE	FIELD EQ		10.69			
							10.69		
294	US BANK	0001		INV	11/09/2024	CELLEBRITE 276111			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10005031 72030		POLICE	PROF SERV		330.00			
							330.00		
294	US BANK	0001		INV	11/06/2024	LIBRARYWORKS			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10004000 72035		LIBRARY	TRAIN/CONF		49.00			
							49.00		
						CHECK TOTAL	**3,727.50**		
14	WINDSTREAM	0001		INV	10/23/2024	091989818 092324			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10003022 72620		PR-PARKS	TELEPHONE		47.77			

ACCOUNTS PAYABLE CHECK RUN REPORT

Detail Invoice List

CHECK RUN: 241020 10/22/2024
DUE DATE: 10/22/2024

CASH ACCOUNT: 999 11010 CASH IN BANK - CITY

VENDOR		REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK
							47.77		
						CHECK TOTAL	**47.77**		
14	WINDSTREAM	0001		INV	10/23/2024	091989819 092324			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10003022 72620		PR-PARKS	TELEPHONE		47.77			
							47.77		
						CHECK TOTAL	**47.77**		
14	WINDSTREAM	0001		INV	10/23/2024	090766033 092324			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10003023 72620		PR-WP	TELEPHONE		64.31			
							64.31		
						CHECK TOTAL	**64.31**		
14	WINDSTREAM	0001		INV	11/06/2024	090231819 100724			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 610 72620		LANDFILL	TELEPHONE		261.12			
							261.12		
						CHECK TOTAL	**261.12**		
14	WINDSTREAM	0001		INV	11/06/2024	090212727 100724			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 760 72960		CANDO	CANDO		174.60			
							174.60		
						CHECK TOTAL	**174.60**		
14	WINDSTREAM	0001		INV	11/06/2024	090229723 100724			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10005030 72620		911	TELEPHONE		119.74			
							119.74		
						CHECK TOTAL	**119.74**		
14	WINDSTREAM	0001		INV	11/06/2024	090223890 100724			
	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: 241020 10/22/2024
DUE DATE: 10/22/2024

CASH ACCOUNT: 999	11010	CASH IN BANK - CITY							
VENDOR		**REMIT**	**PO**	**TYPE**	**DUE DATE**	**INVOICE**	**AMOUNT**	**VOUCHER**	**CHECK**
14	WINDSTREAM	0001		INV	11/06/2024	090223889 100724			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 10005030 72620		911	TELEPHONE		16.83			
							16.83		
						CHECK TOTAL	**16.83**		
14	WINDSTREAM	0001		INV	11/06/2024	090223888 100724			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 10005030 72620		911	TELEPHONE		16.83			
							16.83		
						CHECK TOTAL	**16.83**		
14	WINDSTREAM	0001		INV	11/06/2024	090219386 100724			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 10005030 72620		911	TELEPHONE		98.50			
							98.50		
						CHECK TOTAL	**98.50**		
14	WINDSTREAM	0001		INV	11/06/2024	090212392 100724			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 10005030 72620		911	TELEPHONE		4,520.74			
							4,520.74		
						CHECK TOTAL	**4,520.74**		
2436	WT COX INFORMATION SE	0001		INV	10/09/2024	3140110			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 10004000 73012		LIBRARY	LIB COLL		3,065.57			
							3,065.57		
						CHECK TOTAL	**3,065.57**		
114	**INVOICES**			**WARRANT TOTAL**		**416,577.61**	**416,577.61**		
				CASH ACCOUNT BALANCE			**0.00**		

ACCOUNTS PAYABLE CHECK RUN REPORT

Check Run Summary

CHECK RUN: 241020 10/22/2024
DUE DATE: 10/22/2024

FUND	ORG		ACCOUNT		AMOUNT	AVLB BUDGET
100	10001010	ADMIN - CITY ADMINIST	100-10-010-10-0000-00000-72728-	BUILDING MAINTENANCE	1,037.71	218,673.66
100	10002000	DEVELOPMENT SERVICES	100-10-020-00-0000-00000-72030-	PROFESSIONAL SERVICES	22.00	164,862.34
100	10002000	DEVELOPMENT SERVICES	100-10-020-00-0000-00000-72035-	TRAINING/CONFERENCES	268.85	164,862.34
100	10002000	DEVELOPMENT SERVICES	100-10-020-00-0000-00000-73001-	OFFICE SUPPLIES	68.82	164,862.34
100	10003020	PARKS & REC - AUDITOR	100-40-030-20-0000-00000-72605-	ELECTRICITY	1,728.45	-2,782.20
100	10003020	PARKS & REC - AUDITOR	100-40-030-20-0000-00000-72610-	NATURAL GAS	55.00	-2,782.20
100	10003020	PARKS & REC - AUDITOR	100-40-030-20-0000-00000-72615-	SEWER	117.74	-2,782.20
100	10003020	PARKS & REC - AUDITOR	100-40-030-20-0000-00000-72620-	TELEPHONE	135.86	-2,782.20
100	10003020	PARKS & REC - AUDITOR	100-40-030-20-0000-00000-72625-	WATER	187.91	-2,782.20
100	10003020	PARKS & REC - AUDITOR	100-40-030-20-0000-00000-72728-	BUILDING MAINTENANCE	6,962.24	-2,782.20
100	10003021	PARKS & REC - CEMETER	100-40-030-21-0000-00000-72605-	ELECTRICITY	159.30	675,437.81
100	10003021	PARKS & REC - CEMETER	100-40-030-21-0000-00000-72610-	NATURAL GAS	46.26	675,437.81
100	10003021	PARKS & REC - CEMETER	100-40-030-21-0000-00000-72615-	SEWER	37.39	675,437.81
100	10003021	PARKS & REC - CEMETER	100-40-030-21-0000-00000-72620-	TELEPHONE	118.95	675,437.81
100	10003021	PARKS & REC - CEMETER	100-40-030-21-0000-00000-72625-	WATER	3,935.38	675,437.81
100	10003021	PARKS & REC - CEMETER	100-40-030-21-0000-00000-72728-	BUILDING MAINTENANCE	185.07	675,437.81
100	10003021	PARKS & REC - CEMETER	100-40-030-21-0000-00000-72750-	R & M HEAVY MACHINERY	343.95	675,437.81
100	10003021	PARKS & REC - CEMETER	100-40-030-21-0000-00000-74242-	DEPARTMENTAL CAPITAL	14,398.64	675,437.81
100	10003022	PARKS & REC - PARKS	100-40-030-22-0000-00000-72605-	ELECTRICITY	3,681.46	539,803.69
100	10003022	PARKS & REC - PARKS	100-40-030-22-0000-00000-72610-	NATURAL GAS	61.71	539,803.69
100	10003022	PARKS & REC - PARKS	100-40-030-22-0000-00000-72615-	SEWER	30,565.48	539,803.69
100	10003022	PARKS & REC - PARKS	100-40-030-22-0000-00000-72620-	TELEPHONE	544.49	539,803.69
100	10003022	PARKS & REC - PARKS	100-40-030-22-0000-00000-72720-	R & M BUILDINGS	49.89	539,803.69
100	10003022	PARKS & REC - PARKS	100-40-030-22-0000-00000-72728-	BUILDING MAINTENANCE	3,503.64	539,803.69
100	10003023	PARKS & REC - WATER P	100-40-030-23-0000-00000-72605-	ELECTRICITY	384.52	11,549.95
100	10003023	PARKS & REC - WATER P	100-40-030-23-0000-00000-72610-	NATURAL GAS	45.86	11,549.95
100	10003023	PARKS & REC - WATER P	100-40-030-23-0000-00000-72615-	SEWER	564.14	11,549.95
100	10003023	PARKS & REC - WATER P	100-40-030-23-0000-00000-72620-	TELEPHONE	64.31	11,549.95
100	10003023	PARKS & REC - WATER P	100-40-030-23-0000-00000-72625-	WATER	849.02	11,549.95
100	10003023	PARKS & REC - WATER P	100-40-030-23-0000-00000-74242-	DEPARTMENTAL CAPITAL	21,525.00	11,549.95
100	10003024	PARKS & REC - RECREAT	100-40-030-24-0000-00000-72305-	ADVERTISING	9.99	69,858.52
100	10003024	PARKS & REC - RECREAT	100-40-030-24-0000-00000-72605-	ELECTRICITY	611.01	69,858.52
100	10003024	PARKS & REC - RECREAT	100-40-030-24-0000-00000-72610-	NATURAL GAS	24.84	69,858.52
100	10003024	PARKS & REC - RECREAT	100-40-030-24-0000-00000-72615-	SEWER	25.67	69,858.52
100	10003024	PARKS & REC - RECREAT	100-40-030-24-0000-00000-72625-	WATER	205.30	69,858.52
100	10003024	PARKS & REC - RECREAT	100-40-030-24-0000-00000-72905-	DUES & SUBSCRIPTIONS	20.00	69,858.52
100	10003024	PARKS & REC - RECREAT	100-40-030-24-0000-00000-73001-	OFFICE SUPPLIES	50.50	69,858.52
100	10003024	PARKS & REC - RECREAT	100-40-030-24-0000-00000-73143-	SPEC. EVENT SUPPLIES	146.16	69,858.52
100	10003024	PARKS & REC - RECREAT	100-40-030-24-0000-00000-73870-	YOUTH REC EQUIPMENT	163.67	69,858.52
100	10004000	LIBRARY	100-40-040-00-0000-00000-72035-	TRAINING/CONFERENCES	49.00	203,404.06

100	10004000	LIBRARY	100-40-040-00-0000-00000-72728-	BUILDING MAINTENANCE	2,182.43	203,404.06
100	10004000	LIBRARY	100-40-040-00-0000-00000-73012-	LIBRARY COLLECTION	3,065.57	203,404.06
100	10005030	POLICE - 911 CENTER	100-20-050-30-0000-00000-72035-	TRAINING/CONFERENCES	340.00	231,720.28
100	10005030	POLICE - 911 CENTER	100-20-050-30-0000-00000-72620-	TELEPHONE	4,844.01	231,720.28
100	10005031	POLICE	100-20-050-31-0000-00000-72030-	PROFESSIONAL SERVICES	330.00	874,441.99
100	10005031	POLICE	100-20-050-31-0000-00000-72035-	TRAINING/CONFERENCES	1,884.18	874,441.99
100	10005031	POLICE	100-20-050-31-0000-00000-72105-	POSTAGE	79.61	874,441.99
100	10005031	POLICE	100-20-050-31-0000-00000-72605-	ELECTRICITY	5,041.20	874,441.99
100	10005031	POLICE	100-20-050-31-0000-00000-72610-	NATURAL GAS	731.47	874,441.99
100	10005031	POLICE	100-20-050-31-0000-00000-72615-	SEWER	47.99	874,441.99
100	10005031	POLICE	100-20-050-31-0000-00000-72620-	TELEPHONE	579.38	874,441.99
100	10005031	POLICE	100-20-050-31-0000-00000-72625-	WATER	361.04	874,441.99
100	10005031	POLICE	100-20-050-31-0000-00000-72728-	BUILDING MAINTENANCE	1,009.46	874,441.99
100	10005031	POLICE	100-20-050-31-0000-00000-72760-	R & M OFFICE EQUIPMEN	1,674.00	874,441.99
100	10005031	POLICE	100-20-050-31-0000-00000-72770-	R & M TOOLS & MISC. E	202.39	874,441.99
100	10005031	POLICE	100-20-050-31-0000-00000-72905-	DUES & SUBSCRIPTIONS	20.00	874,441.99
100	10005031	POLICE	100-20-050-31-0000-00000-73001-	OFFICE SUPPLIES	52.50	874,441.99
100	10005031	POLICE	100-20-050-31-0000-00000-73120-	FOOD SUPPLIES	18.33	874,441.99
100	10005031	POLICE	100-20-050-31-0000-00000-73126-	FUEL & OIL	35.00	874,441.99
100	10005031	POLICE	100-20-050-31-0000-00000-73165-	UNIFORM ALLOWANCE	689.73	874,441.99
100	10005031	POLICE	100-20-050-31-0000-00000-73170-	WEARING APPAREL	208.61	874,441.99
100	10005031	POLICE	100-20-050-31-0000-00000-73720-	BUILDING MAINTENANCE	74.04	874,441.99
100	10005031	POLICE	100-20-050-31-0000-00000-73850-	FIELD EQUIPMENT	791.86	874,441.99
100	10005031	POLICE	100-20-050-31-0000-00000-74380-	VEHICLES	30,829.00	874,441.99
100	10006040	FIRE	100-20-060-40-0000-00000-72728-	BUILDING MAINTENANCE	2,249.10	158,108.58
100	10008000	AIRPORT	100-30-080-00-0000-00000-72720-	R & M BUILDINGS	9.00	116,706.37
100	10008000	AIRPORT	100-30-080-00-0000-00000-72722-	R & M AIRPORT	379.49	116,706.37
100	10008000	AIRPORT	100-30-080-00-0000-00000-72728-	BUILDING MAINTENANCE	2,799.82	116,706.37
100	10009000	OTHER GOV'T ACCOUNTS	100-10-090-00-0000-00000-72013-	ERP CONSULTANT FEES	6,825.00	116,706.37
100	10009000	OTHER GOV'T ACCOUNTS	100-10-090-00-0000-00000-74120-	BUILDING IMPROVEMENTS	756.04	116,706.37
				FUND TOTAL	**161,065.43**	

CASH ACCOUNT 999 11010 BALANCE .00

230	230	LIBRARY GRANT	230-40-000-00-0000-00000-72035-	TRAINING/CONFERENCES	201.00	161,200.35
				FUND TOTAL	**201.00**	

CASH ACCOUNT 999 11010 BALANCE .00

236	236	PARKS/REC SALES TAX	236-40-000-00-0000-00000-74229-	CAPITAL IMPROVEMENTS/	1,168.07	1,387,100.34
				FUND TOTAL	**1,168.07**	

CASH ACCOUNT 999 11010 BALANCE .00

260	260	ARPA FUNDS	260-10-000-00-0000-00000-21105-	RETAINAGE PAYABLE	7,808.74	

260	260	ARPA FUNDS	260-10-000-00-0000-00000-74235-	ARPA FUNDS PROJECTS	206.13	807,506.29
				FUND TOTAL	**8,014.87**	
CASH ACCOUNT 999 11010		**BALANCE .00**				
261	261	NATURAL DISASTER	261-20-000-00-0000-00000-72720-	R & M BUILDINGS	194.74	2,242,613.53
				FUND TOTAL	**194.74**	
CASH ACCOUNT 999 11010		**BALANCE .00**				
270	270	MUSEUM	270-40-000-00-0000-00000-72306-	PROMO SERVICES CVB	15,432.63	334,631.60
270	270	MUSEUM	270-40-000-00-0000-00000-72728-	BUILDING MAINTENANCE	9,026.69	334,631.60
				FUND TOTAL	**24,459.32**	
CASH ACCOUNT 999 11010		**BALANCE .00**				
280	280	STREET FUND	280-30-000-00-0000-00000-72605-	ELECTRICITY	1,218.82	1,708,219.33
280	280	STREET FUND	280-30-000-00-0000-00000-72610-	NATURAL GAS	44.12	1,708,219.33
280	280	STREET FUND	280-30-000-00-0000-00000-72615-	SEWER	22.88	1,708,219.33
280	280	STREET FUND	280-30-000-00-0000-00000-72625-	WATER	80.42	1,708,219.33
280	280	STREET FUND	280-30-000-00-0000-00000-72728-	BUILDING MAINTENANCE	832.80	1,708,219.33
280	280	STREET FUND	280-30-000-00-0000-00000-73733-	ENGINEERING SUPPORT	36,591.92	1,708,219.33
280	280	STREET FUND	280-30-000-00-0000-00000-74350-	HEAVY MACHINERY & EQU	44,500.00	1,708,219.33
				FUND TOTAL	**83,290.96**	
CASH ACCOUNT 999 11010		**BALANCE .00**				
283	283	STREET SALES TAX	283-30-000-00-0000-00000-74229-	CAPITAL IMPROVEMENTS/	6,808.86	1,552,196.93
				FUND TOTAL	**6,808.86**	
CASH ACCOUNT 999 11010		**BALANCE .00**				
285	285	CONSTRUCTION PROJECTS	285-30-000-00-0000-00000-21105-	RETAINAGE PAYABLE	15,951.47	
285	285	CONSTRUCTION PROJECTS	285-30-000-00-0000-00000-74229-	CAPITAL IMPROVEMENTS/	19,220.98	3,237,002.36
				FUND TOTAL	**35,172.45**	
CASH ACCOUNT 999 11010		**BALANCE .00**				
290	290	KENO BETTERMENT	290-10-000-00-0000-00000-72911-	STATE LOTTERY TAX	12,305.72	141,441.83
				FUND TOTAL	**12,305.72**	
CASH ACCOUNT 999 11010		**BALANCE .00**				
610	610	LANDFILL FUND	610-60-000-00-0000-00000-72605-	ELECTRICITY	347.08	457,109.90
610	610	LANDFILL FUND	610-60-000-00-0000-00000-72610-	NATURAL GAS	53.18	457,109.90

610	610	LANDFILL FUND	610-60-000-00-0000-00000-72620-	TELEPHONE	261.12	457,109.90
610	610	LANDFILL FUND	610-60-000-00-0000-00000-72728-	BUILDING MAINTENANCE	451.09	457,109.90
610	610	LANDFILL FUND	610-60-000-00-0000-00000-74229-	CAPITAL IMPROVEMENTS/	3,245.99	457,109.90
				FUND TOTAL	**4,358.46**	
CASH ACCOUNT 999 11010		**BALANCE .00**				
710	710	SELF INSURED HEALTH I	710-10-000-00-0000-00000-72044-	ADMINISTRATIVE FEES	338.25	-760,602.12
				FUND TOTAL	**338.25**	
CASH ACCOUNT 999 11010		**BALANCE .00**				
720	720	IT FUND	720-10-000-00-0000-00000-73725-	COMPUTER SFTW/SVCS-CI	49,371.20	862,360.33
720	720	IT FUND	720-10-000-00-0000-00000-73727-	COMPUTER SFTW/SVCS-UT	1,147.13	862,360.33
720	720	IT FUND	720-10-000-00-0000-00000-73731-	GIS SOFTWARE - CITY	80.00	862,360.33
720	720	IT FUND	720-10-000-00-0000-00000-74355-	COMPUTER EQUIPMENT-CI	21,642.31	862,360.33
720	720	IT FUND	720-10-000-00-0000-00000-74357-	COMPUTER EQUIPMENT-UT	6,726.49	862,360.33
				FUND TOTAL	**78,967.13**	
CASH ACCOUNT 999 11010		**BALANCE .00**				
760	760	CANDO FUND	760-20-000-00-0000-00000-72960-	CANDO PROJECT	174.60	100,562.26
				FUND TOTAL	**174.60**	
CASH ACCOUNT 999 11010		**BALANCE .00**				
770	770	SCALES FUND	770-20-000-00-0000-00000-72961-	SCALES PROJECT	57.75	24,366.09
				FUND TOTAL	**57.75**	
CASH ACCOUNT 999 11010		**BALANCE .00**				
				WARRANT SUMMARY TOTAL	**416,577.61**	
				GRAND TOTAL	**416,577.61**	

CITY OF HASTINGS

ACCOUNTS PAYABLE CHECK RUN REPORT

Detail Invoice List

CHECK RUN: 241111 11/11/2024
DUE DATE: 11/11/2024

CASH ACCOUNT: 999	11010		CASH IN BANK - CITY							
VENDOR		**REMIT**	**PO**		**TYPE**	**DUE DATE**	**INVOICE**	**AMOUNT**	**VOUCHER**	**CHECK**
151	ACE AUTOMOTIVE, INC.	0001			INV	11/24/2024	53134			
	ACCOUNT DETAIL						**LINE AMOUNT**			
	1 10005031 72780		POLICE	RM-VEH			100.00			
								100.00		
							CHECK TOTAL	**100.00**		
40	ADAMS COUNTY CLERK	0001			INV	11/15/2024	Q3 2024			
	ACCOUNT DETAIL						**LINE AMOUNT**			
	1 10009000 72930		OTHER-GOVT	AD CO EMER			7,893.10			
								7,893.10		
							CHECK TOTAL	**7,893.10**		
704	ALLEN'S OF HASTINGS,	0001			INV	11/18/2024	8130			
	ACCOUNT DETAIL						**LINE AMOUNT**			
	1 270 73724		MUSEUM	EVENT EX			21.16			
								21.16		
							CHECK TOTAL	**21.16**		
402	AMAZON CAPITAL SERVIC	0001			INV	11/07/2024	1THR-QRXG-YCVC			
	ACCOUNT DETAIL						**LINE AMOUNT**			
	1 610 73001		LANDFILL	OFF SUPP			22.82			
								22.82		
402	AMAZON CAPITAL SERVIC	0001			INV	11/08/2024	1CG7-7K39-MGJ9			
	ACCOUNT DETAIL						**LINE AMOUNT**			
	1 610 73718		LANDFILL	SAFETY SUP			113.85			
								113.85		
402	AMAZON CAPITAL SERVIC	0001			INV	09/11/2024	1LYD-LG66-1NYR			
	ACCOUNT DETAIL						**LINE AMOUNT**			
	1 10001011 73001		HR	OFF SUPP			40.64			
								40.64		
402	AMAZON CAPITAL SERVIC	0001			INV	11/14/2024	1HVN-RRCL-1MRT			
	ACCOUNT DETAIL						**LINE AMOUNT**			
	1 270 73146		MUSEUM	ED EXP			65.67			
								65.67		
402	AMAZON CAPITAL SERVIC	0001			INV	11/16/2024	16MN-WR3H-NVMP			
	ACCOUNT DETAIL						**LINE AMOUNT**			
	1 271 74229		MUSEUM ST	CAP IMP			384.70			
								384.70		

CITY OF HASTINGS

ACCOUNTS PAYABLE CHECK RUN REPORT

Detail Invoice List

CHECK RUN: 241111 11/11/2024
DUE DATE: 11/11/2024

CASH ACCOUNT: 999 11010 CASH IN BANK - CITY

VENDOR		REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK
402	AMAZON CAPITAL SERVIC	0001		INV	11/10/2024	1MWV-MTCY-J3KF			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 10002000 73728		DS	IT SOFT		75.91			
							75.91		
402	AMAZON CAPITAL SERVIC	0001		INV	11/20/2024	119G-DH44-3LFP			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 610 73720		LANDFILL	SUPP-BM		38.90			
							38.90		
402	AMAZON CAPITAL SERVIC	0001		INV	11/09/2024	1TLY-YFYQ-49D9			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 230 72054		LIB GRANT	LIB PROG		385.94			
							385.94		
402	AMAZON CAPITAL SERVIC	0001		INV	11/10/2024	19FK-H7M3-HYC4			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 10004000 73012		LIBRARY	LIB COLL		58.32			
							58.32		
402	AMAZON CAPITAL SERVIC	0001		INV	11/16/2024	1FD4-H11V-GHY9			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 230 72054		LIB GRANT	LIB PROG		29.99			
							29.99		
402	AMAZON CAPITAL SERVIC	0001		INV	11/17/2024	1D6D-63G7-WRXL			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 230 72054		LIB GRANT	LIB PROG		60.35			
							60.35		
402	AMAZON CAPITAL SERVIC	0001		INV	11/17/2024	16KQ-VDHL-XC4J			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 10004000 73001		LIBRARY	OFF SUPP		89.87			
							89.87		
402	AMAZON CAPITAL SERVIC	0001		INV	11/17/2024	1LDK-V74K-T3MY			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 230 72054		LIB GRANT	LIB PROG		12.99			
							12.99		
402	AMAZON CAPITAL SERVIC	0001		INV	11/17/2024	11ND-QWM1-WXY9			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 230 72054		LIB GRANT	LIB PROG		22.98			
							22.98		

CITY OF HASTINGS

ACCOUNTS PAYABLE CHECK RUN REPORT

Detail Invoice List

CHECK RUN: 241111 11/11/2024
DUE DATE: 11/11/2024

CASH ACCOUNT: 999 11010 CASH IN BANK - CITY

VENDOR		REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK
402	AMAZON CAPITAL SERVIC	0001		INV	11/20/2024	1CLM-PY7Q-1KJC			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10004000 73012		LIBRARY	LIB COLL		57.13			
							57.13		
402	AMAZON CAPITAL SERVIC	0001		INV	11/06/2024	1N9X-KXFQ-N646			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 230 72054		LIB GRANT	LIB PROG		275.62			
							275.62		
402	AMAZON CAPITAL SERVIC	0001		INV	11/21/2024	1H9T-GHC1-GK4D			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10005031 73165		POLICE	UNIFORM		61.74			
							61.74		
402	AMAZON CAPITAL SERVIC	0001		INV	11/20/2024	19RP-9LW4-34R3			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10005031 72760		POLICE	RM-OFFICE		12.98			
							12.98		
402	AMAZON CAPITAL SERVIC	0001		INV	11/21/2024	1Y96-G1HM-HVHV			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 230 72735		LIB GRANT	GRANT EXP		97.95			
							97.95		
402	AMAZON CAPITAL SERVIC	0001		INV	11/23/2024	171X-JXFC-3PXL			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 230 72054		LIB GRANT	LIB PROG		12.99			
							12.99		
402	AMAZON CAPITAL SERVIC	0001		INV	11/17/2024	197L-YKF7-QKGX			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 720 74355		IT FUND	COMP EQ		239.98			
							239.98		
402	AMAZON CAPITAL SERVIC	0001		INV	11/14/2024	149D-MP63-KL1J			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 720 74357		IT FUND	EQUIP UTIL		6.07			
							6.07		
402	AMAZON CAPITAL SERVIC	0001		INV	11/20/2024	16V1-4WW9-3WCP			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 720 74357		IT FUND	EQUIP UTIL		20.02			
							20.02		

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Detail Invoice List

CHECK RUN: 241111 11/11/2024
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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	11/21/2024	1N7L-TTJV-HYXP			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 270 73146		MUSEUM	ED EXP		79.98			
	2 270 72410		MUSEUM	FILM PRINT		22.50			
							102.48		
						CHECK TOTAL	2,289.89		
2440	ANDY THE GOOSE LLC	0001		INV	11/18/2024	INTERRUPT 10.19.2024			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 270 73724		MUSEUM	EVENT EX		1,940.00			
							1,940.00		
						CHECK TOTAL	1,940.00		
707	AUTO VALUE PARTS STOR	0001		INV	11/08/2024	70NV129344			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10003021 72720		PR-CEM	RM-BLDG		29.32			
							29.32		
707	AUTO VALUE PARTS STOR	0001		INV	11/09/2024	70NV129436			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 280 72750		STREET	RM-HEAVY		56.10			
							56.10		
707	AUTO VALUE PARTS STOR	0001		INV	11/13/2024	70NV129614			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 280 73126		STREET	FUEL/OIL		97.44			
							97.44		
707	AUTO VALUE PARTS STOR	0001		INV	11/13/2024	70NV129603			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 280 73126		STREET	FUEL/OIL		72.72			
							72.72		
707	AUTO VALUE PARTS STOR	0001		INV	11/13/2024	70NV129607			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 280 72780		STREET	RM-VEH		27.20			
							27.20		
707	AUTO VALUE PARTS STOR	0001		INV	11/15/2024	70NV129855			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 280 72780		STREET	RM-VEH		62.31			
							62.31		

CITY OF HASTINGS

ACCOUNTS PAYABLE CHECK RUN REPORT

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CHECK RUN: 241111 11/11/2024
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CASH ACCOUNT: 999 11010 CASH IN BANK - CITY

VENDOR		REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK
707	AUTO VALUE PARTS STOR	0001		INV	11/17/2024	70NC129970			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 280 72750		STREET	RM-HEAVY		19.92			
							19.92		
707	AUTO VALUE PARTS STOR	0001		INV	11/17/2024	70NV129969			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 280 72780		STREET	RM-VEH		57.72			
							57.72		
707	AUTO VALUE PARTS STOR	0001		INV	11/20/2024	70NV130055			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 280 72780		STREET	RM-VEH		15.15			
							15.15		
707	AUTO VALUE PARTS STOR	0001		INV	11/21/2024	70NV130153			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 280 72750		STREET	RM-HEAVY		38.48			
							38.48		
						CHECK TOTAL	**476.36**		
54	BAKER & TAYLOR, INC.	0001		INV	11/16/2024	2038560911			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10004000 72914		LIBRARY	PROC FEE		345.70			
	2 10004000 73012		LIBRARY	LIB COLL		1,731.00			
							2,076.70		
54	BAKER & TAYLOR, INC.	0001		INV	11/22/2024	2038600806			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10004000 72914		LIBRARY	PROC FEE		315.55			
	2 10004000 73012		LIBRARY	LIB COLL		1,008.61			
							1,324.16		
54	BAKER & TAYLOR, INC.	0001		INV	11/15/2024	2038618716			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10004000 72914		LIBRARY	PROC FEE		132.25			
	2 10004000 73012		LIBRARY	LIB COLL		449.39			
							581.64		
54	BAKER & TAYLOR, INC.	0001		INV	11/14/2024	2038628785			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10004000 73012		LIBRARY	LIB COLL		81.98			
							81.98		

CITY OF HASTINGS

ACCOUNTS PAYABLE CHECK RUN REPORT

Detail Invoice List

CHECK RUN: 241111 11/11/2024
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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		INV	11/20/2024	2038645005			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 10004000 73012		LIBRARY	LIB COLL		231.78			
							231.78		
						CHECK TOTAL	**4,296.26**		
709	BIG G ACE	0001		INV	11/09/2024	744287/1			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 10003021 72720		PR-CEM	RM-BLDG		23.50			
							23.50		
709	BIG G ACE	0001		INV	11/10/2024	744303/1			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 10003021 73720		PR-CEM	SUPP-BM		71.09			
							71.09		
709	BIG G ACE	0001		INV	11/07/2024	744156/1			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 10003021 73772		PR-CEM	SUPP-SHOP		6.71			
							6.71		
709	BIG G ACE	0001		INV	11/08/2024	744202/1			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 10003021 72720		PR-CEM	RM-BLDG		37.98			
							37.98		
709	BIG G ACE	0001		INV	11/09/2024	744253/1			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 10003023 72720		PR-WP	RM-BLDG		79.18			
							79.18		
709	BIG G ACE	0001		INV	11/08/2024	744187/1			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 10003024 73144		PR-REC	SUPP-FAM		22.26			
							22.26		
709	BIG G ACE	0001		INV	11/14/2024	744474/1			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 10003022 73140		PR-PARKS	OTHER SUPP		26.72			
							26.72		
709	BIG G ACE	0001		INV	11/02/2024	743910/1			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 10003022 72720		PR-PARKS	RM-BLDG		21.78			
							21.78		

CITY OF HASTINGS

ACCOUNTS PAYABLE CHECK RUN REPORT

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CHECK RUN: 241111 11/11/2024
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CASH ACCOUNT: 999 11010 CASH IN BANK - CITY

VENDOR		REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK
709	BIG G ACE	0001		INV	11/09/2024	744299/1			

ACCOUNT DETAIL					LINE AMOUNT
1	211	73720	BID	SUPP-BM	7.46

7.46

VENDOR		REMIT	PO	TYPE	DUE DATE	INVOICE
709	BIG G ACE	0001		CRM	11/10/2024	744319/1

ACCOUNT DETAIL					LINE AMOUNT
1	211	73720	BID	SUPP-BM	-1.89

-1.89

VENDOR		REMIT	PO	TYPE	DUE DATE	INVOICE
709	BIG G ACE	0001		INV	11/22/2024	744899/1

ACCOUNT DETAIL					LINE AMOUNT
1	10003021	72720	PR-CEM	RM-BLDG	619.98

619.98

VENDOR		REMIT	PO	TYPE	DUE DATE	INVOICE
709	BIG G ACE	0001		INV	11/23/2024	744965/1

ACCOUNT DETAIL					LINE AMOUNT
1	610	73772	LANDFILL	SUPP-SHOP	23.06
2	610	72720	LANDFILL	RM-BLDG	22.99
3	610	73001	LANDFILL	OFF SUPP	15.98

62.03

CHECK TOTAL **976.80**

VENDOR		REMIT	PO	TYPE	DUE DATE	INVOICE
615	BUSINESS WORLD PRODUC	0001		INV	11/22/2024	024378

ACCOUNT DETAIL					LINE AMOUNT
1	10004000	73001	LIBRARY	OFF SUPP	173.97

173.97

VENDOR		REMIT	PO	TYPE	DUE DATE	INVOICE
615	BUSINESS WORLD PRODUC	0001		INV	11/20/2024	681587

ACCOUNT DETAIL					LINE AMOUNT
1	10003024	73143	PR-REC	SUPP-SE	27.00

27.00

VENDOR		REMIT	PO	TYPE	DUE DATE	INVOICE
615	BUSINESS WORLD PRODUC	0001		INV	11/06/2024	681327-00

ACCOUNT DETAIL					LINE AMOUNT
1	10003024	73144	PR-REC	SUPP-FAM	135.00

135.00

CHECK TOTAL **335.97**

VENDOR		REMIT	PO	TYPE	DUE DATE	INVOICE
579	CENTRAL NE EQUIPMENT,	0001		INV	11/24/2024	252140

ACCOUNT DETAIL					LINE AMOUNT
1	280	72750	STREET	RM-HEAVY	49.02

49.02

ACCOUNTS PAYABLE CHECK RUN REPORT

Detail Invoice List

CHECK RUN: 241111 11/11/2024
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CASH ACCOUNT: 999	11010		CASH IN BANK - CITY									
VENDOR			**REMIT**	**PO**	**TYPE**	**DUE DATE**	**INVOICE**		**AMOUNT**	**VOUCHER**	**CHECK**	
							CHECK TOTAL		**49.02**			
592	CENTRAL NE SOD SUPPLY		0001		INV	11/20/2024	20787					
	ACCOUNT DETAIL						**LINE AMOUNT**					
	1	10003021 73710		PR-CEM	LANDSCAPE		256.00					
									256.00			
							CHECK TOTAL		**256.00**			
314	CONSOLIDATED MANAGEME		0001		INV	11/15/2024	CMC-INV-2403843					
	ACCOUNT DETAIL						**LINE AMOUNT**					
	1	10005031 72035		POLICE	TRAIN/CONF		63.80					
									63.80			
							CHECK TOTAL		**63.80**			
630	COOPERATIVE PRODUCERS		0001		INV	11/17/2024	T84278					
	ACCOUNT DETAIL						**LINE AMOUNT**					
	1	280 72780		STREET	RM-VEH		342.88					
									342.88			
630	COOPERATIVE PRODUCERS		0001		INV	09/22/2024	T83284					
	ACCOUNT DETAIL						**LINE AMOUNT**					
	1	280 72750		STREET	RM-HEAVY		1,716.65					
									1,716.65			
							CHECK TOTAL		**2,059.53**			
630	COOPERATIVE PRODUCERS		0002		INV	07/21/2024	141214					
	ACCOUNT DETAIL						**LINE AMOUNT**					
	1	10003021 73720		PR-CEM	SUPP-BM		45.88					
									45.88			
							CHECK TOTAL		**45.88**			
1547	DAKOTA FLUID POWER, I		0001		INV	11/16/2024	7263113					
	ACCOUNT DETAIL						**LINE AMOUNT**					
	1	280 72750		STREET	RM-HEAVY		300.05					
									300.05			
1547	DAKOTA FLUID POWER, I		0001		INV	11/09/2024	7260978					
	ACCOUNT DETAIL						**LINE AMOUNT**					
	1	280 72750		STREET	RM-HEAVY		709.99					
									709.99			

CITY OF HASTINGS

ACCOUNTS PAYABLE CHECK RUN REPORT

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CHECK RUN: 241111 11/11/2024
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CASH ACCOUNT: 999 11010 CASH IN BANK - CITY

VENDOR		REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK
1547	DAKOTA FLUID POWER, I	0001		INV	11/17/2024	7263681			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 280 72750		STREET	RM-HEAVY		174.23			
							174.23		
						CHECK TOTAL	**1,184.27**		
648	DUTTON-LAINSON CO.	0001		INV	11/09/2024	903260-1			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10003022 72720		PR-PARKS	RM-BLDG		65.43			
							65.43		
648	DUTTON-LAINSON CO.	0001		INV	11/20/2024	903672-1			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10003022 72720		PR-PARKS	RM-BLDG		35.22			
							35.22		
						CHECK TOTAL	**100.65**		
6	EAKES OFFICE SOLUTION	0001		INV	11/10/2024	9022241-0			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10002000 73001		DS	OFF SUPP		52.89			
							52.89		
6	EAKES OFFICE SOLUTION	0001		INV	11/07/2024	9019521-0			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10003021 73001		PR-CEM	OFF SUPP		151.83			
							151.83		
6	EAKES OFFICE SOLUTION	0001		INV	11/09/2024	9019521-1			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10003021 73001		PR-CEM	OFF SUPP		57.14			
							57.14		
6	EAKES OFFICE SOLUTION	0001		INV	11/01/2024	9016705-0			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10003020 72720		PR-AUD	RM-BLDG		59.85			
							59.85		
6	EAKES OFFICE SOLUTION	0001		INV	11/17/2024	9025446-0			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10004000 73720		LIBRARY	SUPP-BM		45.36			
							45.36		

CITY OF HASTINGS

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Detail Invoice List

CHECK RUN: 241111 11/11/2024
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CASH ACCOUNT: 999 11010 CASH IN BANK - CITY

VENDOR		REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK
6	EAKES OFFICE SOLUTION	0001		INV	11/20/2024	9025446-1			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10004000 73720		LIBRARY	SUPP-BM		66.01			
							66.01		
6	EAKES OFFICE SOLUTION	0001		INV	09/25/2024	INV579877			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 720 73725		IT FUND	COMPT SOFT		30.25			
	2 720 73727		IT FUND	SFTW UTIL		24.75			
							55.00		
						CHECK TOTAL	**488.08**		
485	EMP TRUST SOLUTIONS,	0001		INV	11/03/2024	2024-08-2437			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10001011 72905		HR	DUE/SUBS		55.00			
							55.00		
						CHECK TOTAL	**55.00**		
432	ERGOMETRICS & APPL PE	0001		INV	10/30/2024	146306			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10005031 72030		POLICE	PROF SERV		175.00			
							175.00		
						CHECK TOTAL	**175.00**		
676	FAMILY MEDICAL CENTER	0001		INV	08/21/2024	507V30441			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10005031 72030		POLICE	PROF SERV		40.00			
							40.00		
676	FAMILY MEDICAL CENTER	0001		INV	08/18/2024	1239V30441			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10005031 72030		POLICE	PROF SERV		18.00			
							18.00		
676	FAMILY MEDICAL CENTER	0001		INV	08/17/2024	126V30441			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10005031 72030		POLICE	PROF SERV		230.00			
							230.00		
						CHECK TOTAL	**288.00**		

CITY OF HASTINGS

ACCOUNTS PAYABLE CHECK RUN REPORT

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CHECK RUN: 241111 11/11/2024
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CASH ACCOUNT: 999		11010		CASH IN BANK - CITY						
VENDOR		REMIT	PO	TYPE	DUE DATE	INVOICE		AMOUNT	VOUCHER	CHECK
122	FILL-N-CHILL	0001		INV	11/14/2024	101524				
	ACCOUNT DETAIL						LINE AMOUNT			
	1 10005031 72780		POLICE	RM-VEH			217.00			
								217.00		
							CHECK TOTAL	**217.00**		
646	FLOOD COMMUNICATIONS	0001		INV	11/14/2024	63046-1				
	ACCOUNT DETAIL						LINE AMOUNT			
	1 270 72305		MUSEUM	ADVERTISE			300.00			
								300.00		
646	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	**1,420.00**		
988	FNIC	0001		INV	10/26/2024	5053				
	ACCOUNT DETAIL						LINE AMOUNT			
	1 610 72505		LANDFILL	INS			1,952.00			
	2 280 72505		STREET	INS			4,004.00			
	3 10009000 72505		OTHER-GOVT	INS			37,059.00			
								43,015.00		
988	FNIC	0001		INV	11/21/2024	5228				
	ACCOUNT DETAIL						LINE AMOUNT			
	1 610 72505		LANDFILL	INS			4,547.00			
	2 280 72505		STREET	INS			23,182.00			
	3 10009000 72505		OTHER-GOVT	INS			90,473.00			
								118,202.00		
988	FNIC	0001		INV	11/02/2024	5233				
	ACCOUNT DETAIL						LINE AMOUNT			
	1 610 72510		LANDFILL	WORK COMP			10,960.00			
	2 280 72510		STREET	WORK COMP			33,857.00			
	3 10009000 72510		OTHER-GOVT	WORK COMP			222,752.00			
								267,569.00		
988	FNIC	0001		INV	11/02/2024	5231				
	ACCOUNT DETAIL						LINE AMOUNT			
	1 10009000 72505		OTHER-GOVT	INS			153,099.00			
								153,099.00		

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CHECK RUN: 241111 11/11/2024
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VENDOR		REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK
988	FNIC	0001		INV	11/02/2024	5229			

ACCOUNT DETAIL					LINE AMOUNT
1	610	72505	LANDFILL	INS	1,927.00
2	280	72505	STREET	INS	9,823.00
3	10009000	72505	OTHER-GOVT	INS	38,149.00

49,899.00

VENDOR		REMIT	PO	TYPE	DUE DATE	INVOICE
988	FNIC	0001		INV	10/26/2024	5051

ACCOUNT DETAIL					LINE AMOUNT
1	10009000	72505	OTHER-GOVT	INS	14,395.50

14,395.50

VENDOR		REMIT	PO	TYPE	DUE DATE	INVOICE
988	FNIC	0001		INV	10/24/2024	4982

ACCOUNT DETAIL					LINE AMOUNT
1	10009000	72505	OTHER-GOVT	INS	1,591.00

1,591.00

VENDOR		REMIT	PO	TYPE	DUE DATE	INVOICE
988	FNIC	0001		INV	11/02/2024	5232

ACCOUNT DETAIL					LINE AMOUNT
1	610	72505	LANDFILL	INS	28,515.00
2	280	72505	STREET	INS	33,646.00

62,161.00

VENDOR		REMIT	PO	TYPE	DUE DATE	INVOICE
988	FNIC	0001		INV	10/24/2024	4996

ACCOUNT DETAIL					LINE AMOUNT
1	10009000	72505	OTHER-GOVT	INS	3,460.00

3,460.00

VENDOR		REMIT	PO	TYPE	DUE DATE	INVOICE
988	FNIC	0001		INV	10/25/2024	5033

ACCOUNT DETAIL					LINE AMOUNT
1	10008000	72505	AIRPORT	INS	5,582.00

5,582.00

CHECK TOTAL **718,973.50**

VENDOR		REMIT	PO	TYPE	DUE DATE	INVOICE
51	GAYLORD BROS.	0001		INV	11/15/2024	2883877

ACCOUNT DETAIL					LINE AMOUNT
1	271	74229	MUSEUM ST CAP IMP		2,267.58

2,267.58

CHECK TOTAL **2,267.58**

VENDOR		REMIT	PO	TYPE	DUE DATE	INVOICE
202	GIS WORKSHOP LLC	0001		INV	11/02/2024	2019-25216

ACCOUNT DETAIL					LINE AMOUNT
1	720	73725	IT FUND	COMPT SOFT	579.00

ACCOUNTS PAYABLE CHECK RUN REPORT

Detail Invoice List

CHECK RUN: 241111 11/11/2024
DUE DATE: 11/11/2024

CASH ACCOUNT: 999 11010 CASH IN BANK - CITY

VENDOR		REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK
							579.00		
						CHECK TOTAL	**579.00**		
2346	HASTINGS AIRPORT ASSO	0001		INV	11/24/2024	100224			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10008000 74350		AIRPORT	HEAVY EQ		10,000.00			
							10,000.00		
						CHECK TOTAL	**10,000.00**		
597	HASTINGS FORD LINCOLN	0001		INV	11/13/2024	90306			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10005031 72780		POLICE	RM-VEH		59.95			
							59.95		
597	HASTINGS FORD LINCOLN	0001		INV	11/13/2024	90509			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10005031 72780		POLICE	RM-VEH		22.50			
							22.50		
597	HASTINGS FORD LINCOLN	0001		INV	11/22/2024	90892			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10005031 72780		POLICE	RM-VEH		923.95			
							923.95		
597	HASTINGS FORD LINCOLN	0001		INV	11/22/2024	90889			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10005031 72780		POLICE	RM-VEH		923.95			
							923.95		
597	HASTINGS FORD LINCOLN	0001		INV	11/22/2024	90893			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10005031 72780		POLICE	RM-VEH		923.95			
							923.95		
597	HASTINGS FORD LINCOLN	0001		INV	11/22/2024	90891			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10005031 72780		POLICE	RM-VEH		923.95			
							923.95		
597	HASTINGS FORD LINCOLN	0001		INV	11/21/2024	90821			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10005031 72780		POLICE	RM-VEH		22.50			
							22.50		

ACCOUNTS PAYABLE CHECK RUN REPORT

Detail Invoice List

CHECK RUN: 241111 11/11/2024
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CASH ACCOUNT: 999 11010 CASH IN BANK - CITY

VENDOR		REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK
597	HASTINGS FORD LINCOLN	0001		INV	11/16/2024	90527			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 10005031 72780		POLICE	RM-VEH		59.95			
							59.95		
597	HASTINGS FORD LINCOLN	0001		INV	11/22/2024	138074			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 280 72780		STREET	RM-VEH		316.75			
							316.75		
597	HASTINGS FORD LINCOLN	0001		INV	11/24/2024	91071			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 10005031 72780		POLICE	RM-VEH		194.95			
							194.95		
						CHECK TOTAL	**4,372.40**		
652	HASTINGS TRIBUNE	0001		INV	10/30/2024	300150575			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 230 72054		LIB GRANT	LIB PROG		256.50			
							256.50		
						CHECK TOTAL	**256.50**		
720	HASTINGS UTILITIES	0001		INV	12/11/2024	OCT-DEC 2024			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 10007050 72916		PW-EPA	ADM REIMB		4,656.92			
	2 610 72916		LANDFILL	ADM REIMB		6,985.39			
							11,642.31		
						CHECK TOTAL	**11,642.31**		
416	HEALTH MANAGEMENT SYS	0001		INV	10/31/2024	2024-3817			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 10001011 72053		HR	EE PROG		463.45			
							463.45		
						CHECK TOTAL	**463.45**		
222	HEARTLAND PET CONNECT	0001		INV	11/21/2024	NOVEMBER 2024			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 10005031 72924		POLICE	PET AGREE		5,493.33			
							5,493.33		
						CHECK TOTAL	**5,493.33**		

ACCOUNTS PAYABLE CHECK RUN REPORT

Detail Invoice List

CHECK RUN: 241111 11/11/2024
DUE DATE: 11/11/2024

CASH ACCOUNT: 999 11010 CASH IN BANK - CITY

VENDOR		REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK
2348	JESSI HOEFT	0001		INV	12/01/2024	11012024			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 211 72030		BID	PROF SERV		2,000.00			
							2,000.00		
						CHECK TOTAL	**2,000.00**		
97	J.I.L. ASPHALT PAVING	0001		INV	11/27/2024	EST #1			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 260 74235		ARPA FUNDS	ARPA FUNDS		140,000.74			
							140,000.74		
						CHECK TOTAL	**140,000.74**		
88	JACK'S UNIFORMS & EQU	0001		INV	10/28/2024	114532A			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10005031 73165		POLICE	UNIFORM		1,795.24			
							1,795.24		
						CHECK TOTAL	**1,795.24**		
2408	DAVID JOHNSON	0001		INV	11/23/2024	10242024			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 211 72721		BID	RM-GROUNDS		152.12			
							152.12		
						CHECK TOTAL	**152.12**		
684	KELLY SUPPLY COMPANY	0001		CRM	10/30/2024	S15117517-0 CR			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 270 72750		MUSEUM	RM-HEAVY		-7.46			
							-7.46		
684	KELLY SUPPLY COMPANY	0001		INV	11/21/2024	S15117719-0			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 270 72750		MUSEUM	RM-HEAVY		51.07			
							51.07		
						CHECK TOTAL	**43.61**		
658	KULLY PIPE & STEEL CO	0001		INV	11/07/2024	818156			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10003022 72720		PR-PARKS	RM-BLDG		17.62			

CITY OF HASTINGS

ACCOUNTS PAYABLE CHECK RUN REPORT

Detail Invoice List

CHECK RUN: 241111 11/11/2024
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CASH ACCOUNT: 999	11010	CASH IN BANK - CITY								
VENDOR		REMIT	PO		TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK
								17.62		
658	KULLY PIPE & STEEL CO	0001			INV	11/08/2024	818232			
	ACCOUNT DETAIL						LINE AMOUNT			
	1 10003022 72720		PR-PARKS	RM-BLDG			4.01			
								4.01		
658	KULLY PIPE & STEEL CO	0001			INV	10/31/2024	817737			
	ACCOUNT DETAIL						LINE AMOUNT			
	1 280 73105		STREET	ASP/CEMENT			1,014.02			
								1,014.02		
							CHECK TOTAL	**1,035.65**		
669	LANDMARK IMPLEMENT, I	0001			INV	11/13/2024	11804680			
	ACCOUNT DETAIL						LINE AMOUNT			
	1 10003021 72750		PR-CEM	RM-HEAVY			146.58			
								146.58		
669	LANDMARK IMPLEMENT, I	0001			INV	11/10/2024	11802640			
	ACCOUNT DETAIL						LINE AMOUNT			
	1 280 72750		STREET	RM-HEAVY			93.24			
								93.24		
							CHECK TOTAL	**239.82**		
2212	LUMEN TECHNOLOGIES GR	0001			INV	11/15/2024	708672407			
	ACCOUNT DETAIL						LINE AMOUNT			
	1 258 74340		WIRE 911	COMM EQ			3,321.05			
								3,321.05		
							CHECK TOTAL	**3,321.05**		
589	MALOUF JR AND ASSOCIA	0001			INV	11/13/2024	IN-37045			
	ACCOUNT DETAIL						LINE AMOUNT			
	1 10003021 73720		PR-CEM	SUPP-BM			327.75			
								327.75		
							CHECK TOTAL	**327.75**		
162	MARY LANNING BUSINESS	0001			INV	11/05/2024	3102889476			
	ACCOUNT DETAIL						LINE AMOUNT			
	1 280 72915		STREET	OTHER			70.00			
								70.00		
							CHECK TOTAL	**70.00**		

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ACCOUNTS PAYABLE CHECK RUN REPORT
Detail Invoice List

CHECK RUN: 241111 11/11/2024
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CASH ACCOUNT: 999 11010 CASH IN BANK - CITY

VENDOR		REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK
679	MATT FRIEND TRUCK EQU	0001		INV	11/23/2024	0094599-IN			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 280 72750		STREET	RM-HEAVY		1,086.50			
							1,086.50		
						CHECK TOTAL	**1,086.50**		
601	MENARDS	0001		CRM	10/17/2024	75405			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 280 72720		STREET	RM-BLDG		-967.64			
							-967.64		
601	MENARDS	0001		INV	11/09/2024	76461			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10005031 73136		POLICE	K-9 UNIT		23.95			
							23.95		
601	MENARDS	0001		INV	11/09/2024	76491			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10003021 73772		PR-CEM	SUPP-SHOP		25.99			
							25.99		
601	MENARDS	0001		INV	11/10/2024	76533			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10003021 72720		PR-CEM	RM-BLDG		76.93			
							76.93		
601	MENARDS	0001		INV	11/07/2024	76394			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 610 72720		LANDFILL	RM-BLDG		198.57			
							198.57		
601	MENARDS	0001		INV	11/09/2024	76463			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 610 72720		LANDFILL	RM-BLDG		1.16			
							1.16		
601	MENARDS	0001		INV	11/10/2024	76530			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 610 72720		LANDFILL	RM-BLDG		3.98			
							3.98		
601	MENARDS	0001		INV	11/07/2024	76395			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10003020 72720		PR-AUD	RM-BLDG		3.61			

CITY OF HASTINGS

ACCOUNTS PAYABLE CHECK RUN REPORT

Detail Invoice List

CHECK RUN: 241111 11/11/2024
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CASH ACCOUNT: 999 11010 CASH IN BANK - CITY

VENDOR		REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK
							3.61		
601	MENARDS	0001		INV	11/13/2024	76599			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10003020 72720		PR-AUD	RM-BLDG		6.25			
							6.25		
601	MENARDS	0001		INV	11/13/2024	76604			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10003020 72720		PR-AUD	RM-BLDG		61.33			
							61.33		
601	MENARDS	0001		INV	11/13/2024	76619			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10003020 72720		PR-AUD	RM-BLDG		10.45			
							10.45		
601	MENARDS	0001		INV	11/02/2024	76165			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10003022 72720		PR-PARKS	RM-BLDG		109.82			
							109.82		
601	MENARDS	0001		INV	11/09/2024	76468			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10003022 72720		PR-PARKS	RM-BLDG		24.95			
							24.95		
601	MENARDS	0001		INV	11/21/2024	76943			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 610 72720		LANDFILL	RM-BLDG		4.49			
							4.49		
601	MENARDS	0001		INV	11/22/2024	76977			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 610 72720		LANDFILL	RM-BLDG		7.99			
							7.99		
601	MENARDS	0001		INV	11/10/2024	76537			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10003020 72720		PR-AUD	RM-BLDG		95.19			
							95.19		
601	MENARDS	0001		INV	11/20/2024	76880			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10003021 72780		PR-CEM	RM-VEH		31.98			
							31.98		

CITY OF HASTINGS

ACCOUNTS PAYABLE CHECK RUN REPORT

Detail Invoice List

CHECK RUN: 241111 11/11/2024
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CASH ACCOUNT: 999 11010 CASH IN BANK - CITY

VENDOR		REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK
601	MENARDS	0001		INV	11/16/2024	76734			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 10003021 72720		PR-CEM	RM-BLDG		1,031.14			
							1,031.14		
601	MENARDS	0001		INV	11/03/2024	76242			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 10003022 72720		PR-PARKS	RM-BLDG		38.69			
							38.69		
601	MENARDS	0001		INV	11/17/2024	76800			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 10003022 72720		PR-PARKS	RM-BLDG		12.27			
							12.27		
601	MENARDS	0001		INV	11/10/2024	76514			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 270 73772		MUSEUM	SUPP-SHOP		3.20			
							3.20		
601	MENARDS	0001		INV	11/20/2024	76879			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 270 73721		MUSEUM	SUPP-ELEC		92.09			
							92.09		
						CHECK TOTAL	**896.39**		
218	MIDWEST TAPE	0001		INV	11/13/2024	506188189			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 10004000 72914		LIBRARY	PROC FEE		13.90			
	2 10004000 73012		LIBRARY	LIB COLL		106.45			
							120.35		
218	MIDWEST TAPE	0001		INV	11/21/2024	506228031			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 10004000 72914		LIBRARY	PROC FEE		28.20			
	2 10004000 73012		LIBRARY	LIB COLL		170.16			
							198.36		
						CHECK TOTAL	**318.71**		
28	MIDWEST TURF & IRRIGA	0001		INV	11/22/2024	3942636-00			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 10003022 72750		PR-PARKS	RM-HEAVY		625.71			
							625.71		

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CHECK RUN: 241111 11/11/2024
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CASH ACCOUNT: 999 11010 CASH IN BANK - CITY

VENDOR		REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK
28	MIDWEST TURF & IRRIGA	0001		CRM	09/19/2024	3938676-00			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 10003022 72750		PR-PARKS	RM-HEAVY		-16.80			
							-16.80		
28	MIDWEST TURF & IRRIGA	0001		INV	07/05/2024	3932496-00			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 10003022 72750		PR-PARKS	RM-HEAVY		425.54			
							425.54		
28	MIDWEST TURF & IRRIGA	0001		INV	06/02/2024	3929746-00			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 10003022 72750		PR-PARKS	RM-HEAVY		732.30			
							732.30		
28	MIDWEST TURF & IRRIGA	0001		INV	06/07/2024	3929746-01			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 10003022 72750		PR-PARKS	RM-HEAVY		189.86			
							189.86		
						CHECK TOTAL	**1,956.61**		
2388	MILES LAWN & LANDSCAP	0001		INV	11/21/2024	8317			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 270 73710		MUSEUM	LANDSCAPE		2,600.00			
							2,600.00		
						CHECK TOTAL	**2,600.00**		
1849	MR. SPARKLES CLEANING	0001		INV	11/17/2024	38651			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 10005031 72720		POLICE	RM-BLDG		1,206.00			
							1,206.00		
						CHECK TOTAL	**1,206.00**		
688	NAPA AUTO PARTS	0001		INV	10/23/2024	294386			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 610 72750		LANDFILL	RM-HEAVY		169.64			
							169.64		
688	NAPA AUTO PARTS	0001		INV	11/06/2024	297051			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 610 73126		LANDFILL	FUEL/OIL		349.56			
							349.56		

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CHECK RUN: 241111 11/11/2024
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CASH ACCOUNT: 999 11010 CASH IN BANK - CITY

VENDOR		REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK
688	NAPA AUTO PARTS	0001		INV	11/08/2024	297468			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 610 72750		LANDFILL	RM-HEAVY		10.02			
							10.02		
688	NAPA AUTO PARTS	0001		INV	11/09/2024	297812			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 610 72750		LANDFILL	RM-HEAVY		33.63			
							33.63		
688	NAPA AUTO PARTS	0001		INV	11/13/2024	298353			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 610 73805		LANDFILL	HAND TOOL		22.88			
							22.88		
688	NAPA AUTO PARTS	0001		INV	11/03/2024	296632			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10003022 72780		PR-PARKS	RM-VEH		10.19			
							10.19		
688	NAPA AUTO PARTS	0001		INV	11/07/2024	297252			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10003022 72780		PR-PARKS	RM-VEH		32.36			
							32.36		
688	NAPA AUTO PARTS	0001		INV	11/15/2024	298789			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 280 72780		STREET	RM-VEH		289.16			
							289.16		
688	NAPA AUTO PARTS	0001		INV	11/17/2024	299227			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 280 72780		STREET	RM-VEH		106.28			
							106.28		
688	NAPA AUTO PARTS	0001		INV	11/21/2024	299806			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 280 72750		STREET	RM-HEAVY		257.62			
							257.62		
688	NAPA AUTO PARTS	0001		INV	11/20/2024	299514			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 280 72780		STREET	RM-VEH		183.41			
							183.41		

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
688	NAPA AUTO PARTS		0001		INV	11/10/2024	298051				
	ACCOUNT DETAIL							LINE AMOUNT			
	1 280	72750		STREET	RM-HEAVY			76.52			
									76.52		
688	NAPA AUTO PARTS		0001		INV	11/10/2024	298034				
	ACCOUNT DETAIL							LINE AMOUNT			
	1 280	72750		STREET	RM-HEAVY			51.01			
									51.01		
688	NAPA AUTO PARTS		0001		INV	11/13/2024	298332				
	ACCOUNT DETAIL							LINE AMOUNT			
	1 280	72780		STREET	RM-VEH			434.48			
									434.48		
688	NAPA AUTO PARTS		0001		INV	11/16/2024	299109				
	ACCOUNT DETAIL							LINE AMOUNT			
	1 280	72750		STREET	RM-HEAVY			226.24			
									226.24		
688	NAPA AUTO PARTS		0001		INV	11/16/2024	299110				
	ACCOUNT DETAIL							LINE AMOUNT			
	1 280	72750		STREET	RM-HEAVY			171.40			
									171.40		
688	NAPA AUTO PARTS		0001		INV	11/17/2024	299279				
	ACCOUNT DETAIL							LINE AMOUNT			
	1 280	72780		STREET	RM-VEH			306.83			
									306.83		
688	NAPA AUTO PARTS		0001		INV	11/24/2024	300441				
	ACCOUNT DETAIL							LINE AMOUNT			
	1 610	72750		LANDFILL	RM-HEAVY			132.58			
	2 610	72750		LANDFILL	RM-HEAVY			7.19			
									139.77		
688	NAPA AUTO PARTS		0001		INV	11/17/2024	299133				
	ACCOUNT DETAIL							LINE AMOUNT			
	1 280	72780		STREET	RM-VEH			199.85			
									199.85		
								CHECK TOTAL	**3,070.85**		
59	NE LAW ENFORCEMENT TR		0001		INV	10/20/2024	14320				
	ACCOUNT DETAIL							LINE AMOUNT			
	1 10005031	72035		POLICE	TRAIN/CONF			400.00			

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CHECK RUN: 241111 11/11/2024
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CASH ACCOUNT: 999 11010 CASH IN BANK - CITY

VENDOR		REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK
							400.00		
						CHECK TOTAL	**400.00**		
1180	NEBRASKA PUBLIC HEALT	0001		INV	11/15/2024	583426			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 10005031 72030		POLICE	PROF SERV		1,260.00			
							1,260.00		
						CHECK TOTAL	**1,260.00**		
568	NEBRASKA FIRE SPRINKL	0001		INV	11/13/2024	12287			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 10003020 72030		PR-AUD	PROF SERV		260.00			
							260.00		
						CHECK TOTAL	**260.00**		
1400	CHAD BUNGER	0000		INV	11/10/2024	PER DIEM-BUNGER			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 10002000 72035		DS	TRAIN/CONF		170.00			
							170.00		
						CHECK TOTAL	**170.00**		
1400	RONALD AND BEVERLY DA	0000		INV	11/07/2024	100824			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 10003021 72915		PR-CEM	OTHER		393.75			
							393.75		
						CHECK TOTAL	**393.75**		
1400	SAMANTHA RUNDLE	0000		INV	11/23/2024	RUNDLE			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 10004000 72035		LIBRARY	TRAIN/CONF		167.50			
							167.50		
						CHECK TOTAL	**167.50**		
1400	STEVEN KEIR	0000		INV	11/21/2024	102224			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 10003021 73001		PR-CEM	OFF SUPP		562.50			
							562.50		
						CHECK TOTAL	**562.50**		

CITY OF HASTINGS

ACCOUNTS PAYABLE CHECK RUN REPORT

Detail Invoice List

CHECK RUN: 241111 11/11/2024
DUE DATE: 11/11/2024

CASH ACCOUNT: 999 11010 CASH IN BANK - CITY

VENDOR		REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK
18	PEPSI-COLA BOTTLING C	0001		INV	11/14/2024	6100119377			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 270 73121		MUSEUM	CONC-RES		154.15			
							154.15		
18	PEPSI-COLA BOTTLING C	0001		INV	11/21/2024	6100119745			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 270 73121		MUSEUM	CONC-RES		179.25			
							179.25		
						CHECK TOTAL	**333.40**		
1967	PHELPS COUNTY SHERIFF	0001		INV	11/22/2024	CANDO-314			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 760 72960		CANDO	CANDO		5,000.00			
							5,000.00		
						CHECK TOTAL	**5,000.00**		
31	POLICE DEPT. - PETTY	0001		INV	11/22/2024	102324			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10005030 72030		911	PROF SERV		106.52			
							106.52		
						CHECK TOTAL	**106.52**		
24	PRESTO-X	0001		INV	11/20/2024	68415341			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10004000 72720		LIBRARY	RM-BLDG		75.17			
							75.17		
						CHECK TOTAL	**75.17**		
712	PRIME SECURED	0001		INV	11/21/2024	93243			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 720 74357		IT FUND	EQUIP UTIL		104.31			
							104.31		
712	PRIME SECURED	0001		INV	11/21/2024	93285			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 720 74355		IT FUND	COMP EQ		4,320.01			
							4,320.01		

CITY OF HASTINGS

ACCOUNTS PAYABLE CHECK RUN REPORT

Detail Invoice List

CHECK RUN: 241111 11/11/2024
DUE DATE: 11/11/2024

CASH ACCOUNT: 999	11010	CASH IN BANK - CITY							
VENDOR		**REMIT**	**PO**	**TYPE**	**DUE DATE**	**INVOICE**	**AMOUNT**	**VOUCHER**	**CHECK**
712	PRIME SECURED	0001		INV	11/21/2024	93278			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 720 74355		IT FUND	COMP EQ		245.49			
							245.49		
						CHECK TOTAL	**4,669.81**		
378	REAL TIME TRANSLATION	0001		INV	11/21/2024	118298			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 10005031 72030		POLICE	PROF SERV		577.50			
							577.50		
						CHECK TOTAL	**577.50**		
278	RESOURCE MANAGEMENT C	0001		INV	11/20/2024	15248			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 610 72030		LANDFILL	PROF SERV		3,309.00			
							3,309.00		
						CHECK TOTAL	**3,309.00**		
611	RUSS'S MARKET	0001		INV	11/09/2024	18051			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 230 72054		LIB GRANT	LIB PROG		15.99			
							15.99		
611	RUSS'S MARKET	0001		INV	11/13/2024	18011			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 230 72054		LIB GRANT	LIB PROG		30.40			
							30.40		
611	RUSS'S MARKET	0001		INV	11/15/2024	18162			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 230 72054		LIB GRANT	LIB PROG		13.99			
							13.99		
611	RUSS'S MARKET	0001		INV	11/18/2024	18184			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 230 72054		LIB GRANT	LIB PROG		24.35			
							24.35		
611	RUSS'S MARKET	0001		INV	11/23/2024	18290			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 230 72054		LIB GRANT	LIB PROG		20.58			
							20.58		

CITY OF HASTINGS

ACCOUNTS PAYABLE CHECK RUN REPORT

Detail Invoice List

CHECK RUN: 241111 11/11/2024
DUE DATE: 11/11/2024

CASH ACCOUNT: 999 11010 CASH IN BANK - CITY

VENDOR		REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK
						CHECK TOTAL	105.31		
564	RUTT'S HEATING & AC	0001		INV	03/14/2024	51166			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10003024 72030		PR-REC	PROF SERV		110.00			
							110.00		
564	RUTT'S HEATING & AC	0001		INV	05/10/2024	51858			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10003020 72720		PR-AUD	RM-BLDG		3,680.20			
							3,680.20		
564	RUTT'S HEATING & AC	0001		INV	09/27/2024	54063			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10009000 72015		OTHER-GOVT	CONT		9,880.73			
							9,880.73		
564	RUTT'S HEATING & AC	0001		INV	11/09/2024	54640			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10003022 72720		PR-PARKS	RM-BLDG		25.91			
							25.91		
						CHECK TOTAL	13,696.84		
657	SAPP BROTHERS PETROLE	0001		INV	11/06/2024	IN4560458			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 610 73126		LANDFILL	FUEL/OIL		977.63			
							977.63		
657	SAPP BROTHERS PETROLE	0001		INV	11/13/2024	IN4566849			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 610 73126		LANDFILL	FUEL/OIL		1,183.44			
							1,183.44		
657	SAPP BROTHERS PETROLE	0001		INV	11/20/2024	IN4572230			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 610 73126		LANDFILL	FUEL/OIL		849.25			
							849.25		
657	SAPP BROTHERS PETROLE	0001		INV	11/16/2024	IN4569888			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 280 73126		STREET	FUEL/OIL		1,749.44			
							1,749.44		

CITY OF HASTINGS

ACCOUNTS PAYABLE CHECK RUN REPORT

Detail Invoice List

CHECK RUN: 241111 11/11/2024
DUE DATE: 11/11/2024

CASH ACCOUNT: 999	11010	CASH IN BANK - CITY							
VENDOR		REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK
657	SAPP BROTHERS PETROLE	0001		INV	11/10/2024	IN4565040			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 280 73126		STREET	FUEL/OIL		5,357.08			
							5,357.08		
657	SAPP BROTHERS PETROLE	0001		INV	11/15/2024	IN4568849			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10003022 73126		PR-PARKS	FUEL/OIL		701.62			
							701.62		
657	SAPP BROTHERS PETROLE	0001		INV	11/08/2024	IN4562753			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10003022 73126		PR-PARKS	FUEL/OIL		1,370.42			
							1,370.42		
						CHECK TOTAL	**12,188.88**		
1621	SAYLER SCREENPRINTING	0001		INV	11/09/2024	21915			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 270 73122		MUSEUM	STORE MERC		1,693.75			
							1,693.75		
						CHECK TOTAL	**1,693.75**		
382	SCHINDLER ELEVATOR CO	0001		INV	10/31/2024	8106707778			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10001015 72720		CLERK	RM-BLDG		337.26			
							337.26		
						CHECK TOTAL	**337.26**		
2435	SCHOOL SPECIALTY, LLC	0001		INV	10/13/2024	308104622838			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 270 73146		MUSEUM	ED EXP		113.74			
							113.74		
						CHECK TOTAL	**113.74**		
596	SHIRT SHACK HASTINGS	0001		INV	06/13/2024	H16189			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 233 73140		PARK GRANT	OTHER SUPP		30.00			
							30.00		

CITY OF HASTINGS

ACCOUNTS PAYABLE CHECK RUN REPORT

Detail Invoice List

CHECK RUN: 241111 11/11/2024
DUE DATE: 11/11/2024

CASH ACCOUNT: 999 11010 CASH IN BANK - CITY

VENDOR		REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK
596	SHIRT SHACK HASTINGS	0001		INV	10/20/2024	H17117			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 233 73140		PARK GRANT	OTHER SUPP		30.00			
							30.00		
						CHECK TOTAL	**60.00**		
625	SOS PORTABLE TOILETS,	0001		INV	11/12/2024	54485			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10005031 72030		POLICE	PROF SERV		50.00			
							50.00		
625	SOS PORTABLE TOILETS,	0001		INV	11/15/2024	54530			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 285 74229		CONST PROJ	CAP IMP		102.00			
							102.00		
						CHECK TOTAL	**152.00**		
22	SPADY CHEVROLET	0001		INV	11/22/2024	159665			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 280 72780		STREET	RM-VEH		311.16			
							311.16		
						CHECK TOTAL	**311.16**		
125	STATE OF NE - DAS STA	0001		INV	11/22/2024	1452949			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10005030 72620		911	TELEPHONE		844.80			
							844.80		
						CHECK TOTAL	**844.80**		
694	SUNSET LAWNS AND LAND	0001		INV	11/17/2024	83792-Q			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 285 74229		CONST PROJ	CAP IMP		4,647.84			
							4,647.84		
						CHECK TOTAL	**4,647.84**		
23	TERRY HAINES	0001		INV	11/08/2024	0712			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10003021 72750		PR-CEM	RM-HEAVY		608.00			
							608.00		

ACCOUNTS PAYABLE CHECK RUN REPORT

Detail Invoice List

CHECK RUN: 241111 11/11/2024
DUE DATE: 11/11/2024

CASH ACCOUNT: 999 11010 CASH IN BANK - CITY

VENDOR		REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK
23	TERRY HAINES	0001		INV	11/09/2024	0722			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 10003021 72750		PR-CEM	RM-HEAVY		322.00			
							322.00		
23	TERRY HAINES	0001		INV	11/08/2024	0714			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 610 72780		LANDFILL	RM-VEH		26.00			
							26.00		
23	TERRY HAINES	0001		INV	11/13/2024	0737			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 10003022 72750		PR-PARKS	RM-HEAVY		284.00			
							284.00		
						CHECK TOTAL	**1,240.00**		
614	TITAN MACHINERY-HASTI	0001		INV	11/09/2024	PS0488383-1			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 280 72750		STREET	RM-HEAVY		47.60			
							47.60		
614	TITAN MACHINERY-HASTI	0001		INV	11/27/2024	ES0027292			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 280 74350		STREET	HEAVY EQ		68,396.29			
							68,396.29		
614	TITAN MACHINERY-HASTI	0001		INV	11/27/2024	ES0027733			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 280 74350		STREET	HEAVY EQ		103,600.84			
							103,600.84		
						CHECK TOTAL	**172,044.73**		
1620	KEN TJADEN	0001		INV	11/21/2024	094297			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 211 72721		BID	RM-GROUNDS		370.00			
							370.00		
						CHECK TOTAL	**370.00**		
1389	TRAVELERS	0001		INV	11/20/2024	2262RA186 10212024			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 10009000 72505		OTHER-GOVTNS			329.00			
							329.00		

ACCOUNTS PAYABLE CHECK RUN REPORT

Detail Invoice List

CHECK RUN: 241111 11/11/2024
DUE DATE: 11/11/2024

CASH ACCOUNT: 999 11010 CASH IN BANK - CITY

VENDOR		REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK
						CHECK TOTAL	**329.00**		
95	TYLER TECHNOLOGIES, I	0001		INV	11/08/2024	045-489134			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10009000 74356		OTHER-GOVT COMP SOFT			4,200.00			
							4,200.00		
95	TYLER TECHNOLOGIES, I	0001		INV	11/15/2024	045-490197			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10009000 74356		OTHER-GOVT COMP SOFT			1,400.00			
							1,400.00		
						CHECK TOTAL	**5,600.00**		
698	ULINE	0001		INV	11/10/2024	184273956			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 270 73724		MUSEUM EVENT EX			163.89			
							163.89		
						CHECK TOTAL	**163.89**		
294	US BANK	0001		INV	11/13/2024	NE LIQ 88327698			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 270 73724		MUSEUM EVENT EX			53.00			
							53.00		
294	US BANK	0001		INV	11/13/2024	NE LIQ 88327568			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 270 73724		MUSEUM EVENT EX			42.75			
							42.75		
294	US BANK	0001		INV	11/14/2024	WALMART 200012583869			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 270 73146		MUSEUM ED EXP			3.52			
							3.52		
294	US BANK	0001		INV	11/15/2024	ADOBE 2903688979			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 270 72905		MUSEUM DUE/SUBS			32.09			
							32.09		
294	US BANK	0001		INV	11/15/2024	STAMPS & MORE			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10002000 73001		DS OFF SUPP			32.00			
							32.00		

CITY OF HASTINGS

ACCOUNTS PAYABLE CHECK RUN REPORT

Detail Invoice List

CHECK RUN: 241111 11/11/2024
DUE DATE: 11/11/2024

CASH ACCOUNT: 999 11010 CASH IN BANK - CITY

VENDOR		REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK
294	US BANK	0001		INV	11/17/2024	HOLIDAY INN INDY			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 230 72035		LIB GRANT	TRAIN/CONF		545.22			
							545.22		
294	US BANK	0001		INV	11/17/2024	CENTRAL AIRPORT PARK			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 230 72035		LIB GRANT	TRAIN/CONF		42.00			
							42.00		
294	US BANK	0001		INV	11/11/2024	AMERICAN AIRLINES			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 230 72035		LIB GRANT	TRAIN/CONF		35.00			
							35.00		
294	US BANK	0001		INV	11/11/2024	AMERICAN AIRLINES			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 230 72035		LIB GRANT	TRAIN/CONF		35.00			
							35.00		
294	US BANK	0001		INV	11/16/2024	AMERICAN AIRLINES			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 230 72035		LIB GRANT	TRAIN/CONF		35.00			
							35.00		
294	US BANK	0001		INV	11/16/2024	AMERICAN AIRLINES			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 230 72035		LIB GRANT	TRAIN/CONF		35.00			
							35.00		
294	US BANK	0001		INV	11/12/2024	LAQUINTA INDY			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 230 72035		LIB GRANT	TRAIN/CONF		724.78			
							724.78		
294	US BANK	0001		CRM	11/13/2024	LAQUINTA INDY			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 230 72035		LIB GRANT	TRAIN/CONF		-610.12			
							-610.12		
294	US BANK	0001		INV	11/12/2024	SUNNY TAXI			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 230 72035		LIB GRANT	TRAIN/CONF		30.00			
							30.00		

CITY OF HASTINGS

ACCOUNTS PAYABLE CHECK RUN REPORT

Detail Invoice List

CHECK RUN: 241111 11/11/2024
DUE DATE: 11/11/2024

CASH ACCOUNT: 999	11010		CASH IN BANK - CITY							
VENDOR		REMIT	PO	TYPE	DUE DATE	INVOICE	LINE AMOUNT	AMOUNT	VOUCHER	CHECK
294	US BANK	0001		INV	11/13/2024	LYFT				
	ACCOUNT DETAIL						LINE AMOUNT			
	1 230 72035		LIB GRANT	TRAIN/CONF			8.98			
								8.98		
294	US BANK	0001		INV	11/13/2024	LYFT				
	ACCOUNT DETAIL						LINE AMOUNT			
	1 230 72035		LIB GRANT	TRAIN/CONF			11.99			
								11.99		
294	US BANK	0001		INV	11/07/2024	EILEEN'S COLOSSAL				
	ACCOUNT DETAIL						LINE AMOUNT			
	1 230 72735		LIB GRANT	GRANT EXP			17.50			
								17.50		
294	US BANK	0001		INV	11/08/2024	COMFORT INN				
	ACCOUNT DETAIL						LINE AMOUNT			
	1 10005031 72035		POLICE	TRAIN/CONF			397.83			
								397.83		
294	US BANK	0001		INV	11/07/2024	PHILLIPS 66				
	ACCOUNT DETAIL						LINE AMOUNT			
	1 10005031 73126		POLICE	FUEL/OIL			36.89			
								36.89		
294	US BANK	0001		INV	11/03/2024	RUSS				
	ACCOUNT DETAIL						LINE AMOUNT			
	1 10005031 72030		POLICE	PROF SERV			103.48			
								103.48		
294	US BANK	0001		INV	11/20/2024	ULINE				
	ACCOUNT DETAIL						LINE AMOUNT			
	1 10005031 73850		POLICE	FIELD EQ			172.80			
								172.80		
294	US BANK	0001		INV	11/20/2024	ARROWHEAD FORENSICS				
	ACCOUNT DETAIL						LINE AMOUNT			
	1 10005031 73850		POLICE	FIELD EQ			134.82			
								134.82		
294	US BANK	0001		INV	11/15/2024	DIGITAL GUARDIANS				
	ACCOUNT DETAIL						LINE AMOUNT			
	1 10005031 72035		POLICE	TRAIN/CONF			250.00			
								250.00		

ACCOUNTS PAYABLE CHECK RUN REPORT

Detail Invoice List

CHECK RUN: 241111 11/11/2024
DUE DATE: 11/11/2024

CASH ACCOUNT: 999 11010 CASH IN BANK - CITY

VENDOR		REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK
294	US BANK	0001		INV	11/15/2024	SQ NATIONAL TACTICAL			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10005031 72905		POLICE	DUE/SUBS		35.00			
							35.00		
294	US BANK	0001		INV	11/16/2024	USPS			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10005031 72105		POLICE	POSTAGE		18.85			
							18.85		
294	US BANK	0001		INV	11/15/2024	USPS			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10005031 72105		POLICE	POSTAGE		37.70			
							37.70		
294	US BANK	0001		INV	11/14/2024	USPS			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10005031 72105		POLICE	POSTAGE		18.85			
							18.85		
294	US BANK	0001		INV	11/16/2024	LOVES			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10005031 73126		POLICE	FUEL/OIL		36.41			
							36.41		
294	US BANK	0001		CRM	11/08/2024	NASRO			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10005031 72035		POLICE	TRAIN/CONF		-400.00			
							-400.00		
294	US BANK	0001		INV	11/23/2024	MENARDS			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 211 73720		BID	SUPP-BM		14.25			
							14.25		
294	US BANK	0001		INV	11/15/2024	5.11, INC			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10005031 73170		POLICE	WEARING		89.83			
							89.83		
294	US BANK	0001		INV	11/16/2024	AMER LIBRARY ASSOC			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10004000 72035		LIBRARY	TRAIN/CONF		395.00			
							395.00		

CITY OF HASTINGS

ACCOUNTS PAYABLE CHECK RUN REPORT

Detail Invoice List

CHECK RUN: 241111 11/11/2024
DUE DATE: 11/11/2024

CASH ACCOUNT: 999 11010 CASH IN BANK - CITY

VENDOR		REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK
294	US BANK	0001		INV	11/15/2024	TABLECOVERS			

ACCOUNT DETAIL					LINE AMOUNT
1	10004000	73150	LIBRARY	PROMO MAT	604.75

604.75

VENDOR		REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT
294	US BANK	0001		INV	11/20/2024	USPS	

ACCOUNT DETAIL					LINE AMOUNT
1	230	72735	LIB GRANT	GRANT EXP	219.00

219.00

VENDOR		REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT
294	US BANK	0001		INV	11/13/2024	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

VENDOR		REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT
294	US BANK	0001		INV	11/13/2024	GOTO.COM	

ACCOUNT DETAIL					LINE AMOUNT
1	720	73725	IT FUND	COMPT SOFT	52.38
2	720	73727	IT FUND	SFTW UTIL	42.86

95.24

VENDOR		REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT
294	US BANK	0001		INV	11/16/2024	MSFT	

ACCOUNT DETAIL					LINE AMOUNT
1	720	73725	IT FUND	COMPT SOFT	12.38
2	720	73727	IT FUND	SFTW UTIL	10.12

22.50

VENDOR		REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT
294	US BANK	0001		INV	11/16/2024	MSFT	

ACCOUNT DETAIL					LINE AMOUNT
1	720	73725	IT FUND	COMPT SOFT	120.00

120.00

VENDOR		REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT
294	US BANK	0001		INV	11/16/2024	MSFT	

ACCOUNT DETAIL					LINE AMOUNT
1	720	73725	IT FUND	COMPT SOFT	44.00
2	720	73727	IT FUND	SFTW UTIL	36.00

80.00

VENDOR		REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT
294	US BANK	0001		INV	11/16/2024	DMI*DELL	

ACCOUNT DETAIL					LINE AMOUNT
1	720	74355	IT FUND	COMP EQ	83.24

83.24

CITY OF HASTINGS

ACCOUNTS PAYABLE CHECK RUN REPORT

Detail Invoice List

CHECK RUN: 241111 11/11/2024
DUE DATE: 11/11/2024

CASH ACCOUNT: 999 11010 CASH IN BANK - CITY

VENDOR		REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK
294	US BANK	0001		INV	11/16/2024	MSFT			

ACCOUNT DETAIL					LINE AMOUNT	
1	720	73725	IT FUND	COMPT SOFT	104.50	
2	720	73727	IT FUND	SFTW UTIL	85.50	
						190.00

VENDOR		REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK
294	US BANK	0001		INV	11/16/2024	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

VENDOR		REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK
294	US BANK	0001		INV	10/31/2024	AURORA NEWS 85676			

ACCOUNT DETAIL					LINE AMOUNT	
1	270	72305	MUSEUM	ADVERTISE	190.79	
						190.79

VENDOR		REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK
294	US BANK	0001		INV	11/14/2024	WALMART 200012400258			

ACCOUNT DETAIL					LINE AMOUNT	
1	270	73146	MUSEUM	ED EXP	27.76	
						27.76

VENDOR		REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK
294	US BANK	0001		INV	11/17/2024	ALLENS 10.18.2024			

ACCOUNT DETAIL					LINE AMOUNT	
1	270	73724	MUSEUM	EVENT EX	138.90	
						138.90

VENDOR		REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK
294	US BANK	0001		INV	11/13/2024	222049			

ACCOUNT DETAIL					LINE AMOUNT	
1	10001011	72053	HR	EE PROG	664.81	
						664.81
					CHECK TOTAL	**21,495.11**

VENDOR		REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK
636	VAUGHAN'S PRINTERS, I	0001		INV	10/03/2024	112732			

ACCOUNT DETAIL					LINE AMOUNT	
1	10003021	72405	PR-CEM	PRINTING	102.50	
						102.50
					CHECK TOTAL	**102.50**

VENDOR		REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK
725	VERIZON WIRELESS	0001		INV	11/09/2024	9976057276			

ACCOUNT DETAIL					LINE AMOUNT	
1	10005031	72620	POLICE	TELEPHONE	2,259.53	
						2,259.53

CITY OF HASTINGS

ACCOUNTS PAYABLE CHECK RUN REPORT

Detail Invoice List

CHECK RUN: 241111 11/11/2024
DUE DATE: 11/11/2024

CASH ACCOUNT:	999	11010	CASH IN BANK - CITY								
VENDOR			REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK
							CHECK TOTAL	**2,259.53**		
2304	VESTIS		0001		INV	11/06/2024	6280416366			
	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	11/13/2024	6280419199			
	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	11/20/2024	6280422031			
	ACCOUNT DETAIL						**LINE AMOUNT**			
	1 610 73170		LANDFILL	WEARING			6.15			
	2 610 72720		LANDFILL	RM-BLDG			24.24			
								30.39		
							CHECK TOTAL	**91.17**		
179	WAL-MART COMMUNITY		0001		INV	11/13/2024	04671			
	ACCOUNT DETAIL						**LINE AMOUNT**			
	1 10005031 72030		POLICE	PROF SERV			8.94			
								8.94		
179	WAL-MART COMMUNITY		0001		INV	11/13/2024	04670			
	ACCOUNT DETAIL						**LINE AMOUNT**			
	1 10005031 72030		POLICE	PROF SERV			10.20			
								10.20		
179	WAL-MART COMMUNITY		0001		INV	11/10/2024	06823			
	ACCOUNT DETAIL						**LINE AMOUNT**			
	1 10003024 73143		PR-REC	SUPP-SE			96.72			
								96.72		
179	WAL-MART COMMUNITY		0001		INV	11/17/2024	00514			
	ACCOUNT DETAIL						**LINE AMOUNT**			
	1 270 73724		MUSEUM	EVENT EX			214.78			
								214.78		
179	WAL-MART COMMUNITY		0001		INV	11/13/2024	07442			
	ACCOUNT DETAIL						**LINE AMOUNT**			
	1 270 73001		MUSEUM	OFF SUPP			10.46			

ACCOUNTS PAYABLE CHECK RUN REPORT

Detail Invoice List

CHECK RUN: 241111 11/11/2024
DUE DATE: 11/11/2024

CASH ACCOUNT: 999 11010 CASH IN BANK - CITY

VENDOR		REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK
							10.46		
179	WAL-MART COMMUNITY	0001		INV	11/15/2024	08230			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10002000 73001		DS	OFF SUPP		4.88			
							4.88		
179	WAL-MART COMMUNITY	0001		INV	11/22/2024	01708			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10005031 72780		POLICE	RM-VEH		100.69			
							100.69		
179	WAL-MART COMMUNITY	0001		INV	11/16/2024	00298			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10003024 73143		PR-REC	SUPP-SE		70.02			
							70.02		
179	WAL-MART COMMUNITY	0001		INV	11/20/2024	05315			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10003024 73143		PR-REC	SUPP-SE		189.96			
							189.96		
179	WAL-MART COMMUNITY	0001		INV	11/23/2024	283325			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 270 73146		MUSEUM	ED EXP		8.43			
							8.43		
						CHECK TOTAL	**715.08**		
14	WINDSTREAM	0001		INV	11/06/2024	090239051 100724			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10005030 72620		911	TELEPHONE		155.06			
							155.06		
						CHECK TOTAL	**155.06**		
14	WINDSTREAM	0001		INV	11/06/2024	090229718 100724			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10005030 72620		911	TELEPHONE		160.48			
							160.48		
						CHECK TOTAL	**160.48**		
14	WINDSTREAM	0001		INV	11/06/2024	090229721 100724			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 10005030 72620		911	TELEPHONE		116.98			

ACCOUNTS PAYABLE CHECK RUN REPORT

Detail Invoice List

CHECK RUN: 241111 11/11/2024
DUE DATE: 11/11/2024

CASH ACCOUNT: 999		11010	CASH IN BANK - CITY							
VENDOR			REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK
								116.98		
							CHECK TOTAL	**116.98**		
14	WINDSTREAM		0001		INV	11/06/2024	090212738 100724			
	ACCOUNT DETAIL						LINE AMOUNT			
	1 760	72960		CANDO	CANDO		87.31			
								87.31		
							CHECK TOTAL	**87.31**		
697	ZIEMBA ROOFING CO.		0001		INV	11/17/2024	11010			
	ACCOUNT DETAIL						LINE AMOUNT			
	1 261	72720		NAT DISAST	RM-BLDGS		85,998.00			
								85,998.00		
							CHECK TOTAL	**85,998.00**		
297	INVOICES			WARRANT TOTAL			1,281,266.45	1,281,266.45		
				CASH ACCOUNT BALANCE				0.00		

CITY OF HASTINGS

ACCOUNTS PAYABLE CHECK RUN REPORT

Check Run Summary

CHECK RUN: 241111 11/11/2024
DUE DATE: 11/11/2024

FUND	ORG		ACCOUNT		AMOUNT	AVLB BUDGET
100	10001011	ADMIN - HR	100-10-010-11-0000-00000-72053-	EMPLOYEE PROGRAMS	1,128.26	87,291.48
100	10001011	ADMIN - HR	100-10-010-11-0000-00000-72905-	DUES & SUBSCRIPTIONS	55.00	87,291.48
100	10001011	ADMIN - HR	100-10-010-11-0000-00000-73001-	OFFICE SUPPLIES	40.64	87,291.48
100	10001015	ADMIN - CLERK	100-10-010-15-0000-00000-72720-	R & M BUILDINGS	337.26	15,697.10
100	10002000	DEVELOPMENT SERVICES	100-10-020-00-0000-00000-72035-	TRAINING/CONFERENCES	170.00	164,862.34
100	10002000	DEVELOPMENT SERVICES	100-10-020-00-0000-00000-73001-	OFFICE SUPPLIES	89.77	164,862.34
100	10002000	DEVELOPMENT SERVICES	100-10-020-00-0000-00000-73728-	IT SOFTWARE/EQUIPMENT	75.91	164,862.34
100	10003020	PARKS & REC - AUDITOR	100-40-030-20-0000-00000-72030-	PROFESSIONAL SERVICES	260.00	-2,782.20
100	10003020	PARKS & REC - AUDITOR	100-40-030-20-0000-00000-72720-	R & M BUILDINGS	3,916.88	-2,782.20
100	10003021	PARKS & REC - CEMETER	100-40-030-21-0000-00000-72405-	PRINTING	102.50	675,437.81
100	10003021	PARKS & REC - CEMETER	100-40-030-21-0000-00000-72720-	R & M BUILDINGS	1,818.85	675,437.81
100	10003021	PARKS & REC - CEMETER	100-40-030-21-0000-00000-72750-	R & M HEAVY MACHINERY	1,076.58	675,437.81
100	10003021	PARKS & REC - CEMETER	100-40-030-21-0000-00000-72780-	R & M VEHICLES	31.98	675,437.81
100	10003021	PARKS & REC - CEMETER	100-40-030-21-0000-00000-72915-	OTHER	393.75	675,437.81
100	10003021	PARKS & REC - CEMETER	100-40-030-21-0000-00000-73001-	OFFICE SUPPLIES	771.47	675,437.81
100	10003021	PARKS & REC - CEMETER	100-40-030-21-0000-00000-73710-	LANDSCAPING SUPPLIES	256.00	675,437.81
100	10003021	PARKS & REC - CEMETER	100-40-030-21-0000-00000-73720-	BUILDING MAINTENANCE	444.72	675,437.81
100	10003021	PARKS & REC - CEMETER	100-40-030-21-0000-00000-73772-	SHOP SUPPLIES	32.70	675,437.81
100	10003022	PARKS & REC - PARKS	100-40-030-22-0000-00000-72720-	R & M BUILDINGS	355.70	539,803.69
100	10003022	PARKS & REC - PARKS	100-40-030-22-0000-00000-72750-	R & M HEAVY MACHINERY	2,240.61	539,803.69
100	10003022	PARKS & REC - PARKS	100-40-030-22-0000-00000-72780-	R & M VEHICLES	42.55	539,803.69
100	10003022	PARKS & REC - PARKS	100-40-030-22-0000-00000-73126-	FUEL & OIL	2,072.04	539,803.69
100	10003022	PARKS & REC - PARKS	100-40-030-22-0000-00000-73140-	OTHER SUPPLIES	26.72	539,803.69
100	10003023	PARKS & REC - WATER P	100-40-030-23-0000-00000-72720-	R & M BUILDINGS	79.18	11,549.95
100	10003024	PARKS & REC - RECREAT	100-40-030-24-0000-00000-72030-	PROFESSIONAL SERVICES	110.00	69,858.52
100	10003024	PARKS & REC - RECREAT	100-40-030-24-0000-00000-73143-	SPEC. EVENT SUPPLIES	383.70	69,858.52
100	10003024	PARKS & REC - RECREAT	100-40-030-24-0000-00000-73144-	ADULT-FAM. REC. SUPPL	157.26	69,858.52
100	10004000	LIBRARY	100-40-040-00-0000-00000-72035-	TRAINING/CONFERENCES	562.50	203,404.06
100	10004000	LIBRARY	100-40-040-00-0000-00000-72720-	R & M BUILDINGS	75.17	203,404.06
100	10004000	LIBRARY	100-40-040-00-0000-00000-72914-	PROCESSING FEES	835.60	203,404.06
100	10004000	LIBRARY	100-40-040-00-0000-00000-73001-	OFFICE SUPPLIES	263.84	203,404.06
100	10004000	LIBRARY	100-40-040-00-0000-00000-73012-	LIBRARY COLLECTION	3,894.82	203,404.06
100	10004000	LIBRARY	100-40-040-00-0000-00000-73150-	PROMOTIONAL MATERIALS	604.75	203,404.06
100	10004000	LIBRARY	100-40-040-00-0000-00000-73720-	BUILDING MAINTENANCE	111.37	203,404.06
100	10005030	POLICE - 911 CENTER	100-20-050-30-0000-00000-72030-	PROFESSIONAL SERVICES	106.52	231,720.28
100	10005030	POLICE - 911 CENTER	100-20-050-30-0000-00000-72620-	TELEPHONE	1,277.32	231,720.28
100	10005031	POLICE	100-20-050-31-0000-00000-72030-	PROFESSIONAL SERVICES	2,473.12	874,441.99
100	10005031	POLICE	100-20-050-31-0000-00000-72035-	TRAINING/CONFERENCES	711.63	874,441.99
100	10005031	POLICE	100-20-050-31-0000-00000-72105-	POSTAGE	75.40	874,441.99
100	10005031	POLICE	100-20-050-31-0000-00000-72620-	TELEPHONE	2,259.53	874,441.99

ACCOUNTS PAYABLE CHECK RUN REPORT

100	10005031	POLICE	100-20-050-31-0000-00000-72720-	R & M BUILDINGS	1,206.00	874,441.99
100	10005031	POLICE	100-20-050-31-0000-00000-72760-	R & M OFFICE EQUIPMEN	12.98	874,441.99
100	10005031	POLICE	100-20-050-31-0000-00000-72780-	R & M VEHICLES	4,473.34	874,441.99
100	10005031	POLICE	100-20-050-31-0000-00000-72905-	DUES & SUBSCRIPTIONS	35.00	874,441.99
100	10005031	POLICE	100-20-050-31-0000-00000-72924-	HEARTLAND PET CONN. A	5,493.33	874,441.99
100	10005031	POLICE	100-20-050-31-0000-00000-73126-	FUEL & OIL	73.30	874,441.99
100	10005031	POLICE	100-20-050-31-0000-00000-73136-	K-9 UNIT	23.95	874,441.99
100	10005031	POLICE	100-20-050-31-0000-00000-73165-	UNIFORM ALLOWANCE	1,856.98	874,441.99
100	10005031	POLICE	100-20-050-31-0000-00000-73170-	WEARING APPAREL	89.83	874,441.99
100	10005031	POLICE	100-20-050-31-0000-00000-73850-	FIELD EQUIPMENT	307.62	874,441.99
100	10007050	PW - EPA MANDATES	100-30-070-50-0000-00000-72916-	ADMINISTRATIVE REIMBU	4,656.92	131,468.54
100	10008000	AIRPORT	100-30-080-00-0000-00000-72505-	INSURANCE	5,582.00	116,706.37
100	10008000	AIRPORT	100-30-080-00-0000-00000-74350-	HEAVY MACHINERY & EQU	10,000.00	116,706.37
100	10009000	OTHER GOV'T ACCOUNTS	100-10-090-00-0000-00000-72015-	CONTINGENCY	9,880.73	116,706.37
100	10009000	OTHER GOV'T ACCOUNTS	100-10-090-00-0000-00000-72505-	INSURANCE	338,555.50	116,706.37
100	10009000	OTHER GOV'T ACCOUNTS	100-10-090-00-0000-00000-72510-	WORKER'S COMPENSATION	222,752.00	116,706.37
100	10009000	OTHER GOV'T ACCOUNTS	100-10-090-00-0000-00000-72930-	ADAMS CO. EMER. MGT.	7,893.10	116,706.37
100	10009000	OTHER GOV'T ACCOUNTS	100-10-090-00-0000-00000-74356-	COMPUTER SOFTWARE	5,600.00	116,706.37
				FUND TOTAL	**648,214.18**	

CASH ACCOUNT 999 11010 BALANCE .00

211	211	BUSINESS IMPROVEMENT	211-50-000-00-0000-00000-72030-	PROFESSIONAL SERVICES	2,000.00	3,839.67
211	211	BUSINESS IMPROVEMENT	211-50-000-00-0000-00000-72721-	R & M GROUNDS MAINTEN	522.12	3,839.67
211	211	BUSINESS IMPROVEMENT	211-50-000-00-0000-00000-73720-	BUILDING MAINTENANCE	19.82	3,839.67
				FUND TOTAL	**2,541.94**	

CASH ACCOUNT 999 11010 BALANCE .00

230	230	LIBRARY GRANT	230-40-000-00-0000-00000-72035-	TRAINING/CONFERENCES	892.85	161,200.35
230	230	LIBRARY GRANT	230-40-000-00-0000-00000-72054-	LIBRARY PROGRAMS	1,162.67	161,200.35
230	230	LIBRARY GRANT	230-40-000-00-0000-00000-72735-	GRANT EXPENSES	334.45	161,200.35
				FUND TOTAL	**2,389.97**	

CASH ACCOUNT 999 11010 BALANCE .00

233	233	PARKS GRANT	233-40-000-00-0000-00000-73140-	OTHER SUPPLIES	60.00	31,368.80
				FUND TOTAL	**60.00**	

CASH ACCOUNT 999 11010 BALANCE .00

258	258	WIRELESS E911	258-20-000-00-0000-00000-74340-	COMMUNICATION EQUIPME	3,321.05	279,414.58
				FUND TOTAL	**3,321.05**	

CASH ACCOUNT 999 11010 BALANCE .00

ACCOUNTS PAYABLE CHECK RUN REPORT

260	260	ARPA FUNDS	260-10-000-00-0000-00000-74235-	ARPA FUNDS PROJECTS	140,000.74	807,506.29
				FUND TOTAL	**140,000.74**	

CASH ACCOUNT 999 11010 BALANCE .00

261	261	NATURAL DISASTER	261-20-000-00-0000-00000-72720-	R & M BUILDINGS	85,998.00	2,242,613.53
				FUND TOTAL	**85,998.00**	

CASH ACCOUNT 999 11010 BALANCE .00

270	270	MUSEUM	270-40-000-00-0000-00000-72305-	ADVERTISING	1,610.79	334,631.60
270	270	MUSEUM	270-40-000-00-0000-00000-72410-	FILM PRINT COST	22.50	334,631.60
270	270	MUSEUM	270-40-000-00-0000-00000-72750-	R & M HEAVY MACHINERY	43.61	334,631.60
270	270	MUSEUM	270-40-000-00-0000-00000-72905-	DUES & SUBSCRIPTIONS	32.09	334,631.60
270	270	MUSEUM	270-40-000-00-0000-00000-73001-	OFFICE SUPPLIES	10.46	334,631.60
270	270	MUSEUM	270-40-000-00-0000-00000-73121-	CONCESSIONS FOR RESAL	333.40	334,631.60
270	270	MUSEUM	270-40-000-00-0000-00000-73122-	STORE MERCHANDISE	1,693.75	334,631.60
270	270	MUSEUM	270-40-000-00-0000-00000-73146-	EDUCATIONAL EXPENSES	299.10	334,631.60
270	270	MUSEUM	270-40-000-00-0000-00000-73710-	LANDSCAPING SUPPLIES	2,600.00	334,631.60
270	270	MUSEUM	270-40-000-00-0000-00000-73721-	ELECTRICAL SUPPLIES	92.09	334,631.60
270	270	MUSEUM	270-40-000-00-0000-00000-73724-	EVENT EXPENSES	2,574.48	334,631.60
270	270	MUSEUM	270-40-000-00-0000-00000-73772-	SHOP SUPPLIES	3.20	334,631.60
				FUND TOTAL	**9,315.47**	

CASH ACCOUNT 999 11010 BALANCE .00

271	271	MUSEUM SALES TAX	271-40-000-00-0000-00000-74229-	CAPITAL IMPROVEMENTS/	2,652.28	666,493.10
				FUND TOTAL	**2,652.28**	

CASH ACCOUNT 999 11010 BALANCE .00

280	280	STREET FUND	280-30-000-00-0000-00000-72505-	INSURANCE	70,655.00	1,708,219.33
280	280	STREET FUND	280-30-000-00-0000-00000-72510-	WORKER'S COMPENSATION	33,857.00	1,708,219.33
280	280	STREET FUND	280-30-000-00-0000-00000-72720-	R & M BUILDINGS	-967.64	1,708,219.33
280	280	STREET FUND	280-30-000-00-0000-00000-72750-	R & M HEAVY MACHINERY	5,074.57	1,708,219.33
280	280	STREET FUND	280-30-000-00-0000-00000-72780-	R & M VEHICLES	2,653.18	1,708,219.33
280	280	STREET FUND	280-30-000-00-0000-00000-72915-	OTHER	70.00	1,708,219.33
280	280	STREET FUND	280-30-000-00-0000-00000-73105-	ASPHALT & CEMENT	1,014.02	1,708,219.33
280	280	STREET FUND	280-30-000-00-0000-00000-73126-	FUEL & OIL	7,276.68	1,708,219.33
280	280	STREET FUND	280-30-000-00-0000-00000-74350-	HEAVY MACHINERY & EQU	171,997.13	1,708,219.33
				FUND TOTAL	**291,629.94**	

CASH ACCOUNT 999 11010 BALANCE .00

285	285	CONSTRUCTION PROJECTS	285-30-000-00-0000-00000-74229-	CAPITAL IMPROVEMENTS/	4,749.84	3,237,002.36
				FUND TOTAL	**4,749.84**	
CASH ACCOUNT 999 11010		**BALANCE .00**				
610	610	LANDFILL FUND	610-60-000-00-0000-00000-72030-	PROFESSIONAL SERVICES	3,309.00	457,109.90
610	610	LANDFILL FUND	610-60-000-00-0000-00000-72505-	INSURANCE	36,941.00	457,109.90
610	610	LANDFILL FUND	610-60-000-00-0000-00000-72510-	WORKER'S COMPENSATION	10,960.00	457,109.90
610	610	LANDFILL FUND	610-60-000-00-0000-00000-72720-	R & M BUILDINGS	311.90	457,109.90
610	610	LANDFILL FUND	610-60-000-00-0000-00000-72750-	R & M HEAVY MACHINERY	353.06	457,109.90
610	610	LANDFILL FUND	610-60-000-00-0000-00000-72780-	R & M VEHICLES	26.00	457,109.90
610	610	LANDFILL FUND	610-60-000-00-0000-00000-72916-	ADMINISTRATIVE REIMBU	6,985.39	457,109.90
610	610	LANDFILL FUND	610-60-000-00-0000-00000-73001-	OFFICE SUPPLIES	38.80	457,109.90
610	610	LANDFILL FUND	610-60-000-00-0000-00000-73126-	FUEL & OIL	3,359.88	457,109.90
610	610	LANDFILL FUND	610-60-000-00-0000-00000-73170-	WEARING APPAREL	18.45	457,109.90
610	610	LANDFILL FUND	610-60-000-00-0000-00000-73718-	SAFETY EXPENSE/ SUPPL	113.85	457,109.90
610	610	LANDFILL FUND	610-60-000-00-0000-00000-73720-	BUILDING MAINTENANCE	38.90	457,109.90
610	610	LANDFILL FUND	610-60-000-00-0000-00000-73772-	SHOP SUPPLIES	23.06	457,109.90
610	610	LANDFILL FUND	610-60-000-00-0000-00000-73805-	HAND TOOLS	22.88	457,109.90
				FUND TOTAL	**62,502.17**	
CASH ACCOUNT 999 11010		**BALANCE .00**				
720	720	IT FUND	720-10-000-00-0000-00000-73725-	COMPUTER SFTW/SVCS-CI	10,096.00	862,360.33
720	720	IT FUND	720-10-000-00-0000-00000-73727-	COMPUTER SFTW/SVCS-UT	7,688.44	862,360.33
720	720	IT FUND	720-10-000-00-0000-00000-74355-	COMPUTER EQUIPMENT-CI	4,888.72	862,360.33
720	720	IT FUND	720-10-000-00-0000-00000-74357-	COMPUTER EQUIPMENT-UT	130.40	862,360.33
				FUND TOTAL	**22,803.56**	
CASH ACCOUNT 999 11010		**BALANCE .00**				
760	760	CANDO FUND	760-20-000-00-0000-00000-72960-	CANDO PROJECT	5,087.31	100,562.26
				FUND TOTAL	**5,087.31**	
CASH ACCOUNT 999 11010		**BALANCE .00**				
				WARRANT SUMMARY TOTAL	**1,281,266.45**	
				GRAND TOTAL	**1,281,266.45**	

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From CK# 516129-516244 and ACH# 6053541-6053459
From Ck Date: 10/25/24-11/4/24

Check#	Vendor	Vendor Name	Invoice #	Invoice Description	ORG	OBJECT	Payment Amt
516129	861	ADAMS COUNTY TREASURER	102524 ADAMS CO	2024 TILT UTILITY TRAILER - BLD AMINT	56200405	95619	*$489.00*
				Total Vendor:			***$489.00***
516130	2167	CHUBB	68001125746000	PREPAID INSURANCE	52000165	16510	*$4,058.00*
				Total Vendor:			***$4,058.00***
516131	1237	PUBLIC POWER GENERATION AGENCY	0838	FUEL, O&M, DEBT SERVICES	52000232	23220	*$941,332.42*
				Total Vendor:			***$941,332.42***
516132	850	1ST CHOICE LAWN & PEST SOLUTIO	32136	MISC 999 - PIGEON CONTROL	80700402	50600	*$211.00*
				Total Vendor:			***$211.00***
516133	868	ALTEC INDUSTRIES INC.	12699030	CONTROL	52000405	93927	*$19.58*
				Total Vendor:			***$19.58***
516134	1567	ALVINE & ASSOCIATES INC	62779	ENVIRONMENTAL OFFICE	56000100	54040	*$2,180.00*
			62781	NDS WINTERIZATION	52000100	54040	*$3,471.00*
				Total Vendor:			***$5,651.00***
516135	402	AMAZON CAPITAL SERVICES	143M-QVN6-M9NV	MISC 999 - QUICK FIST CLAMPS	80700402	50600	*$9.44*
			14Q4-KMXD-	GARAGE DOOR CABLE	56000405	92280	*$16.86*
			17HF-XRRL-	RUBBER PARKING CURB, ANCHOR	56000405	92280	*$237.20*
			197L-YKF7-3TML	UNDERSEAT STORAGE	54068401	57031	*$169.99*
			1CLM-PY7Q-	MISC 999 -PERM MARKER	80700402	50600	*$62.06*
			1CT1-HKCF-	MISC 999 - FOLDABLE SIDE MIRROR	80700402	50600	*$57.28*
			1DGV-XFXR-	BINDER FOLDER, BINDER CLIPS	56100405	92100	*$48.89*
			1DX6-JPJY-	MISC 999 - CLIPBOARD	80700402	50600	*$36.92*
			1GL9-4LQX-	TAPE MEASURE, MARKER, SOCKET	54068401	58000	*$263.23*
			1L1K-FRNC-	OVERSHOES CREDIT	52064401	56710	*($218.02)*
			1L3D-7QKD-	MISC 999 - QUICK FIST CLAMP	80700402	50600	*$33.03*
			1LRD-QHQX-	REFRIGERTOR DOOR	54068401	58000	*$162.65*
			1MXR-VRLX-	CULTER-HAMMER	52062402	51200	*$128.64*
			1MXY-4QX6-	MISC 999 - ANTENNA	80900402	50600	*$24.69*
			1N7L-6WPH-	MISC 999 - PENS	80700402	50600	*$162.36*
			1V97-HN3P-	MISC 999 - SMEAD FILE POCKET	80700402	50600	*$82.14*
			1YGT-MHRC-	KEY RING	56000405	92280	*$8.40*
				Total Vendor:			***$1,285.76***
516136	875	ANIXTER INC.	523337840	ADAPTER BRACKET	52000100	54040	*$138.69*
				Total Vendor:			***$138.69***
516137	876	ANODAMINE INC.	5452	ANODAMINE FOR BOILER - CHEM25-	52062401	50200	*$73,862.00*
				Total Vendor:			***$73,862.00***
516138	2242	ARVOS LJUNGSTROM LLC	48936	AIR PREHEATER BASKET SUPPLY	52062402	51200	*$49,219.23*
				Total Vendor:			***$49,219.23***
516139	707	AUTO VALUE-HASTINGS	70NV125359	ENG ASSY LUBE	52062401	93927	*$9.30*
			70NV129854	COMPAT-50/50	56000405	92275	*$97.46*
			70NV129979	LUBE SPIN-ON, AIRE ELEMNT	53000405	92275	*$103.72*
			70NV130175	JCKT WIRE	56000405	92275	*$212.93*
			70NV130207	AIR ELEMENT, LUBE SPIN-ON	53000405	92275	*$120.52*
				Total Vendor:			***$543.93***
516140	709	BIG G ACE	744473/1	FISH TAPE, MISC FASTNERS	51000404	58000	*$60.11*
			744551/1	BOLT EYE, COUPLING NUT	56000405	92275	*$4.11*
			744559/1	MISC FASTENERS	56000405	92281	*$65.60*
			744601/1	MISC 999 - SWVL HOSE	80700402	50600	*$80.24*
			744808/1	PNT TRAY, DISPL PNT, MISC	52061402	51106	*$46.75*

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			744876/1	GARDEN SPRAYER	52061401	50606	*$23.61*
			744966/1	FLAT BRUSH, WIRE BRUSH, GLOVE	53000404	57755	*$54.98*
			744998/1	TAP PLUG, WRENCH GEAR	52062401	50640	*$25.70*
			745008/1	COBWEB BRUSH, MISC FASTENERS	54068401	58000	*$12.23*
			745063/1	PLIERS	56000405	92280	*$20.30*
			745133/1	BOLT EYE	56000405	92280	*$5.38*
			745161/1	SCREWDRIVER	52062401	50640	*$7.18*
			745210/1	MISC 999 -CARTRIDGE MOEN	80700402	51100	*$34.13*
			745214/1	POLY DUMP CART	52062402	51200	*$235.39*
				Total Vendor:			***$675.71***
516141	1108	BORDER STATES	929003240	TABLET RENTAL	54000405	92200	*$150.00*
			929196335	METER PEDESTAL	52000156	15610	*$41,322.14*
			929205583	METER PEDESTAL	52000156	15610	*$45,887.59*
			929205597	METER PEDESTAL	52000156	15610	*$39,548.03*
			929248320	MISC 999 - PLPS-MHC	80700402	51100	*$338.66*
			929255474	METER PEDESTAL	52000156	15610	*$10,694.01*
			929263657	TUBES	52000100	54040	*$948.49*
			929304297	INTERNAL ROD	52064401	56710	*$557.17*
				Total Vendor:			***$139,446.09***
516142	615	BUSINESS WORLD PRODUCTS	679551-02	MISC 999 - CALENDAR	80700402	50600	*$14.53*
			679951-01	MISC 999 - CALENDAR	80700402	50600	*$39.14*
			680377	FLAG, PEN, STAPLER	53000405	92100	*$39.43*
			680899	HOODIES	56000405	92700	*$107.00*
			680919	APPAREL	54000405	92600	*$50.00*
			681439	APPAREL	56000405	92600	*$50.00*
			681647	NAME PLATE	56000405	92100	*$19.80*
			681720	MISC 999 - PAPER	80700402	50600	*$12.08*
				Total Vendor:			***$331.98***
516143	631	CENTRAL COMMUNITY COLLEGE	002028096	MISC 999 - NATIONAL ELECTRICAL CODE	80700402	92200	*$630.00*
				Total Vendor:			***$630.00***
516144	2426	CHEQED IT LLC	559	MISC 999 - PRACTICAL EXAMS	80700402	92200	*$1,785.00*
				Total Vendor:			***$1,785.00***
516145	934	CINTAS CORPORATION	4208558800	MISC 999 - UNIFORM SERIVCE	80700402	92700	*$742.88*
			4209279086	MISC 999 - UNIFORM SERVICE	80700402	92700	*$395.77*
			4209279494	UNIFORM SERVICE	52000405	92700	*$9.01*
					54000405	92700	*$81.32*
					56000405	92700	*$428.79*
				Total Vendor:			***$1,657.77***
516146	934	CINTAS CORPORATION	4208558788	UNIFORM SERVICE	52000405	92700	*$492.99*
					54000405	92700	*$97.37*
					56000405	92700	*$19.71*
				Total Vendor:			***$610.07***
516147	36	CITY CLERK - PETTY CASH	102124	RETIREMENT GIFT - VERONICA KING	56000405	92600	*$150.00*
				Total Vendor:			***$150.00***
516148	581	CITY OF HASTINGS	045-489134	TYLER TECHNOLOGIES - IMPLEMENTATION	56000100	54040	*$3,640.00*
			103124 01	IT EXPENSE	51000405	91900	*$2.04*
					51000405	91900	*$968.20*
					52000405	91900	*$3.22*
					52000405	91900	*$1,529.22*
					52062401	91900	*$5.80*
					52062401	91900	*$2,751.91*
					53000405	91900	*$1.72*

					53000405	91900	*$815.51*
					54000405	91900	*$1.61*
					54000405	91900	*$764.61*
					56000405	91870	*$0.43*
					56000405	91870	*$203.59*
					56000405	91900	*$6.45*
					56000405	91900	*$3,057.29*
					56100405	91900	*$2.58*
					56100405	91900	*$1,222.68*
					56200405	91900	*$0.54*
					56200405	91900	*$254.49*
			2410 PPE 102524 01	FINANCE WAGES & BENEFITS	51000405	92800	*$8,184.69*
					52000405	92800	*$33,141.38*
					53000405	92800	*$9,524.77*
					54000405	92800	*$9,242.33*
			2410 PPE 102524 02	HUMAN RESOURCES WAGES & BENEFITS	51000405	92030	*$2,880.06*
					52000405	92030	*$11,661.91*
					53000405	92030	*$3,351.61*
					54000405	92030	*$3,252.23*
			2410 PPE 102524 03	PUBLIC INFORMATION WAGES & BENEFITS	56000405	92300	*$2,622.41*
			2410 PPE 102524 04	IT WAGES & BENEFITS	51000405	91900	*$4,807.53*
					52000405	91900	*$7,593.26*
					52062401	91900	*$13,664.41*
					53000405	91900	*$4,049.35*
					54000405	91900	*$3,796.63*
					56000405	91870	*$1,010.90*
					56000405	91900	*$15,180.77*
					56100405	91900	*$6,071.16*
					56200405	91900	*$1,263.63*
			2410 PPE 102524 05	PPGA WAGES	80800405	91820	*$12,541.37*
				Total Vendor:			***$169,072.29***
516149	581	CITY OF HASTINGS	110124	2024 IN LIEU OF TAX - NOVEMEBER 2024	51000408	90800	*$44,817.10*
					52000408	40800	*$183,421.30*
					53000408	90800	*$33,577.00*
					54000408	90800	*$25,590.20*
				Total Vendor:			***$287,405.60***
516150	581	CITY OF HASTINGS	473217	IND WASTE	54067404	56005	*$134.16*
				Total Vendor:			***$134.16***
516151	621	COLLECTION ASSOCIATES	103124	COLLECTION AGENCY FEES	56000405	90300	*$42.90*
				Total Vendor:			***$42.90***
516152	645	CONSOLIDATED CONCRETE CO.	302046	FILL SAND	51000100	54040	*$121.09*
			302141	CLAY	52000100	54040	*$1,966.51*
			302523	CONCRETE	51000100	54040	*$133.75*
				Total Vendor:			***$2,221.35***
516153	946	CORE & MAIN LP	V735698	CPLG	56000156	15610	*$153.47*
			V877058	PIPE REPAIR COUPLING	56000156	15610	*$2,952.43*
				Total Vendor:			***$3,105.90***
516154	949	CREDIT MANAGEMENT	103124	COLLECTION AGENCY FEES	56000405	90300	*$64.35*
				Total Vendor:			***$64.35***
516155	951	CRESCENT ELECTRIC SUPPLY CO.	S512505028.001	INVENTORY	52000156	15610	*$5,002.32*
				Total Vendor:			***$5,002.32***
516156	2369	CTEC MECHANICAL, LLC	2709	STD KW	52062402	51200	*$415.16*

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			Total Vendor:			***$415.16***
516157	1547 DAKOTA FLUID POWER, INC	7261708	GATE HOSE ASSEMBLY	54000405	92275	*$1,741.34*
			Total Vendor:			***$1,741.34***
516158	966 DEWINE MECHANICAL INC	2024478	LEVEL TRANSMITTER	52062402	51100	*$1,332.00*
				52062402	51200	*$6,675.80*
				52000100	54040	*$616.00*
		2024482	LEVEL TRANSMITTER	52062402	51200	*$1,251.50*
			Total Vendor:			***$9,875.30***
516159	2239 DFC INDUSTRIAL LLC	24-125-COH1	NDS CIRC WATER INSPECTION	52000100	54040	*$41,995.00*
			Total Vendor:			***$41,995.00***
516160	971 DOWNEY DRILLING, INC	24-1137	WELL 19 PATCH, MAINTENANCE OF WELLS	53000401	57002	*$32,700.00*
		24-823	MOBILIZATION	53000401	57002	*$5,220.00*
			Total Vendor:			***$37,920.00***
516161	648 DUTTON-LAINSON CO.	902721-1	MISC 999 - LED DRIVER	80700402	51100	*$85.28*
		903033-1	CONDUIT, CONDUIT BODY	56000100	54040	*$144.92*
		903417-1	LUMENS, WALLPACK	52000100	54040	*$121.51*
				80700402	51100	*$1,463.85*
		903418-1	CONDUIT BODY, ADAPTER, BUSHING	52000100	54040	*$223.06*
		903535-1	MISC 999 - WIRING LUMENS	80800402	51100	*$407.35*
		903689-1	COLLECTORS FOR TUNET METERS	52000425	90012	*$15,951.56*
		903735-1	AMP SOCKET, SCREWDRIVER	53000401	57002	*$314.04*
		S38576-1	MED SOCKET	52061402	51306	*$59.92*
		S38935-1	ARMOR RODS	52000100	54040	*$1,893.30*
		V1813-2	METER SOCKET	52000156	15610	*$402.19*
			Total Vendor:			***$21,066.98***
516162	978 EAKES OFFICE EQUIPMENT	9026336-0	PEN	56100405	92100	*$19.99*
		9028692-0	OFFICE SUPPLIES	56000405	90300	*$876.16*
			Total Vendor:			***$896.15***
516163	674 EARL MAY SEED & NURSERY L.C.	44239000002 102224	TREES	52065402	59410	*$9,755.20*
			Total Vendor:			***$9,755.20***
516164	979 ECHO ELECTRIC SUPPLY	S010867414.002	REDUCING BUSH ALUM	54068401	58000	*$44.50*
		S010867414.003	REDUCING BUSH	54068401	58000	*$70.65*
		S010867414.004	REDUCING BUSH ALUM	54068401	58000	*$131.50*
		S010867414.005	REDUCING BUSH	54068401	58000	*$62.30*
		S010867936.001	CONNECTIONS, FILLER PLATE, BREAKER	54000100	54040	*$1,001.40*
		S010879698.001	WIRE	53000401	57002	*$1,242.32*
		S010886258.001	REDUCING BUSHING, NIPPLE, GASKET	53000401	57002	*$34.82*
		S010889487.001	ANCHOR KIT, FUSE, GROUND KIT	53000401	57002	*$109.36*
		S010891437.001	GROUND PIGTAIL, SPACER SHIIMS	53000401	57002	*$79.74*
			Total Vendor:			***$2,776.59***
516165	675 ELECTRONIC SYSTEMS, INC.	35538	SERVICE CALL, SMOKE DETECTOR	52061402	51106	*$282.00*
			Total Vendor:			***$282.00***
516166	678 FASTENAL COMPANY	NEHAS187865	T ROD	80700402	51100	*$1.84*
			Total Vendor:			***$1.84***
516167	988 FNIC	4982 HU	PREPAID INSURANCE	52000165	16510	*$1,302.00*
		4996 HU	PREPAID INSURANCE	52000165	16510	*$6,151.00*
		5031	PREPAID INSURANCE	52000165	16510	*$510,353.67*
		5051 HU	PREPAID INSURANCE	52000165	16510	*$22,515.00*
		5052	INSURANCE CONSULT FEE	56000405	92300	*$19,000.00*
		5053 HU	INSURANCE CONSULT FEE	56000405	92300	*$16,985.00*
		5228 HU	PREPAID INSURANCE	52000165	16510	*$64,766.00*
		5229 HU	PREPAID INSURANCE	52000165	16510	*$27,443.00*
		5231 HU	PREPAID INSURANCE	52000165	16510	*$81,346.00*

		5233 HU	PREPAID INSURANCE	52000165	16510	*$206,833.00*
			Total Vendor:			***$956,694.67***
516168	1008 G D S ASSOCIATES, INC	0233498	NERC TRANSMISSION PLANNER SUPPORT	52000405	92300	*$2,255.00*
			Total Vendor:			***$2,255.00***
516169	681 GRAINGER	9286729935	CEIL HEATER, MOUNTING BRACKET, THERMOSTAT KIT	53000401	57002	*$930.33*
		9292243145	HARD HAT LABEL	56000405	92700	*$82.90*
		9295279617	ADHESIVE FOAM STRIP, EDGE GUARD	80700402	50600	*$184.62*
			Total Vendor:			***$1,197.85***
516170	635 HASTINGS AREA CHAMBER OF COMM.	1015293	LEADERSHIPT HASTINGS CLASS	56000405	92200	*$600.00*
			Total Vendor:			***$600.00***
516171	634 HASTINGS ECONOMIC DEVELOPMENT CORP	53952	HEDC UTILITY SERVICE	56000405	92300	*$14,580.00*
			Total Vendor:			***$14,580.00***
516172	597 HASTINGS FORD LINCOLN	137972	BOLT-CONNECT	56000405	92275	*$16.05*
			Total Vendor:			***$16.05***
516173	1058 ETHAN HOINS	102224 HOINS	REIMB WORKING LUNCH	52065402	59300	*$25.34*
			Total Vendor:			***$25.34***
516174	1411 HU - ONE TIME PAY	08310560-29	CUSTOMER REFUND	56000184	18410	*$81.29*
			Total Vendor:			***$81.29***
516175	1411 HU - ONE TIME PAY	09340810-22	CUSTOMER REFUND	56000184	18410	*$19.17*
			Total Vendor:			***$19.17***
516176	1411 HU - ONE TIME PAY	09350410-02	CUSTOMER REFUND	56000184	18410	*$106.45*
			Total Vendor:			***$106.45***
516177	1411 HU - ONE TIME PAY	102424 BROWN	CUST INCENT - HEAT PUMP	52000405	58995	*$800.00*
			Total Vendor:			***$800.00***
516178	1411 HU - ONE TIME PAY	07270150-17	CUSTOMER REFUND	56000184	18410	*$26.78*
			Total Vendor:			***$26.78***
516179	1411 HU - ONE TIME PAY	07270650-02	CUSTOMER REFUND	56000184	18410	*$164.54*
			Total Vendor:			***$164.54***
516180	1411 HU - ONE TIME PAY	15571330-02	CUSTOMER REFUND	56000184	18410	*$34.74*
			Total Vendor:			***$34.74***
516181	1411 HU - ONE TIME PAY	17680960-00	CUSTOMER REFUND	56000184	18410	*$12.84*
			Total Vendor:			***$12.84***
516182	1411 HU - ONE TIME PAY	07270150-17	CUSTOMER REFUND	56000184	18410	*$150.00*
			Total Vendor:			***$150.00***
516183	1411 HU - ONE TIME PAY	02070051-15	CUSTOMER REFUND	56000184	18410	*$19.96*
			Total Vendor:			***$19.96***
516184	1411 HU - ONE TIME PAY	22822330-02	CUSTOMER REFUND	56000184	18410	*$1,301.72*
			Total Vendor:			***$1,301.72***
516185	1411 HU - ONE TIME PAY	18690698-01	CUSTOMER REFUND	56000184	18410	*$400.00*
			Total Vendor:			***$400.00***
516186	1411 HU - ONE TIME PAY	02051315-34	CUSTOMER REFUND	56000184	18410	*$510.59*
			Total Vendor:			***$510.59***
516187	1411 HU - ONE TIME PAY	02081218-04	CUSTOMER REFUND	56000184	18410	*$49.53*
			Total Vendor:			***$49.53***
516188	1411 HU - ONE TIME PAY	20755656-02	CUSTOMER REFUND	56000184	18410	*$36.86*
			Total Vendor:			***$36.86***
516189	1411 HU - ONE TIME PAY	20762095-13	CUSTOMER REFUND	56000184	18410	*$499.39*
			Total Vendor:			***$499.39***
516190	1064 HUPP ELECTRIC MOTORS	313577	PANEL HEATER, TRANSFORMER CONTROL, MIDGET FUSE	52062402	51100	*$1,144.01*
			Total Vendor:			***$1,144.01***
516191	1887 HYDRO PRODUCTS CORP	6412	VANGUARD CUSTOM SYSTEM FOR COMBO	54067404	56005	*$8,595.00*
			Total Vendor:			***$8,595.00***

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516192	2442	IIA LIFTING SERVICES INC	INDI88265	SAFETY INSPECTION	52000405	93927	*$2,275.80*
					52000405	93927	*$4,375.00*
			INDI88536	HOIST HANDLES, HOT STICKS, EXTENDOS	52000405	93927	*$3,157.44*
				Total Vendor:			***$9,808.24***
516193	2035	INFOSEND INC	272206	DATA PROCESSING, PRINT & MAIL SERVICES	56000405	90300	*$2,177.02*
					56000405	90600	*$1,658.58*
					56000405	91655	*$7,751.79*
				Total Vendor:			***$11,587.39***
516194	1078	INTERSTATE CHEMICAL CO. INC.	589931	SULFURIC ACID	52062401	50500	*$7,484.98*
				Total Vendor:			***$7,484.98***
516195	1080	IRBY ELECTRICAL DISTRIBUTOR	S013796818.007	SHURLOCK COUPLER	52000156	15610	*$771.00*
				Total Vendor:			***$771.00***
516196	2061	ISSP SERVICES LLC	10-1624-01	SCAFFOLD & INSULATION	52000100	54040	*$2,718.00*
			10-1624-02	SCAFFOLD & LABOR	52000100	54040	*$3,187.00*
			10-2424-01	INSULATION/SCAFFOLD	52061402	51205	*$3,088.12*
				Total Vendor:			***$8,993.12***
516197	624	K&G PLUMBING AND HEATING, INC.	24-1602	INSTALL NEW WATER SERVICE	53000404	57550	*$5,400.00*
			24-1603	INSTALL NEW WATER SERVICE	53000404	57550	*$3,940.00*
				Total Vendor:			***$9,340.00***
516198	684	KELLY SUPPLY COMPANY	S15117515-0	V-BELT	54068401	57025	*$5.80*
			S15118297-0	MISC 999 - EBV95 VOL, FLEX TUBE REP KIT	80700402	50600	*$66.00*
			S15118398-0	OFFSET LINK, SAFETY CLIP	52062402	51200	*$53.97*
			S15118410-0	MISC 999 - PLANT MASTER PLUG, HOSE END, CLAMP	80800402	50600	*$919.26*
				Total Vendor:			***$1,045.03***
516199	1100	KIMBALL MIDWEST	102738832	CAP SCREW, WIRE	56000405	92275	*$584.25*
				Total Vendor:			***$584.25***
516200	658	KULLY PIPE & STEEL CORP.	818300	BLACK NIPPLE, BOLT CUTTER	56000156	15610	*$83.74*
					56000405	93110	*$485.68*
			818412	WELD NECK FLANGE	56000156	15610	*$76.92*
			818495	PVC 45 ELL	52062402	51200	*$101.41*
			818536	GALV MI CAP	54000100	54040	*$25.80*
			818551	COMBO KIT, GRINDER	53000404	58000	*$474.88*
			818864	CABLE STAPLER, LI-ION BATTERY	53000100	54040	*$288.80*
			818866	HAMMER DRILL, GRINDER TOOL, BATTERY	54068401	58000	*$508.17*
				Total Vendor:			***$2,045.40***
516201	670	L C L TRUCK EQUIPMENT, INC.	INV1009548	TRUCK REPAIR	51000405	92275	*$319.03*
			INV1009872	MECHANICS VISE BASE	51000404	58000	*$176.56*
			INV1009905	SIDE ALUMINUM	56000405	92275	*$1,437.97*
			INV1010125	CTECH TOOL DRAWER UNIT	52000405	93927	*$3,367.64*
				Total Vendor:			***$5,301.20***
516202	1116	LINCOLN WINWATER CO.	105860 01	COUPLING, MEGALUG, PIPE, TEE, GSKT	56000156	15610	*$10,739.16*
				Total Vendor:			***$10,739.16***
516203	1125	M S C INDUSTRIAL SUPPLY CO INC	41551969	DRILL, PLUG	53000404	58000	*$107.94*
				Total Vendor:			***$107.94***
516204	15	MATHESON TRIGAS-LINWELD	0030443629	NITROGEN	52062402	51280	*$466.44*
			0030443669	WHEEL BRUSH, WHEEL ROD	56000156	15610	*$485.78*
					56000405	93110	*$1,364.25*
			0030452551	MISC 999 - HYDROGEN	80700402	50500	*$1,196.52*
			0030494748	NITROGEN	52062401	50500	*$56.42*
			0030497577	NITROGENCYL	52062402	51280	*$412.36*

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			0030498792	OXYGEN , ACETYLENE	51000404	58000	*$57.81*
			0030500079	MILLER HOSE WATER	54068401	58000	*$54.07*
			0030500084	TORCH	54068401	58000	*$372.46*
			0030503767	MISC 999 - HYDROGEN GASEOUS TUBE TRAILER	80700402	50500	*$1,353.75*
				Total Vendor:			***$5,819.86***
516205	679	MATT FRIEND TRUCK EQUIPMENT	0094500-IN	EQ123 - TRUCK FEATURES	51000425	90008	*$9,515.05*
			0094503-IN	EQ123 - TRADE IN	51000425	90008	*($685.75)*
				Total Vendor:			***$8,829.30***
516206	1129	MCCARTER & ENGLISH LLP	9145246	PROFESSIONAL SERVICES	51000405	92300	*$1,560.00*
				Total Vendor:			***$1,560.00***
516207	2441	JEFFREY EARL MCCLELLAN	092424	STORAGE	54067404	56750	*$925.00*
			102724	STORAGE	54067404	56750	*$85.00*
				Total Vendor:			***$1,010.00***
516208	2396	MEARS, JAY	100524 MEARS	WORKBOOT REIMBURSEMENT	53000405	92700	*$107.25*
				Total Vendor:			***$107.25***
516209	591	MICROFILM IMAGING SYSTEMS, INC	99331	SCANNER RENTAL	56100405	92100	*$48.15*
				Total Vendor:			***$48.15***
516210	642	MID-NEBRASKA LUBRICANTS	142370	DIESEL EXHAUST FUEL	56000405	92275	*$387.71*
			185812	MISC 999 - DIESEL	80900402	50150	*$3,134.53*
			483104	MISC 999 - UNLEADED	80700402	50600	*$1,364.00*
			483129	MISC 999 - DIESEL	80900402	50150	*$336.49*
			483130	MISC 999 - DIESEL	80900402	50150	*$1,741.87*
			483477	UNLEADED	56000151	15110	*$3,763.49*
				Total Vendor:			***$10,728.09***
516211	2433	BRANDON MILLER	101824	PER DIEM - EMERSON FACTORY ACCPT TESTING	56100405	92200	*$121.50*
				Total Vendor:			***$121.50***
516212	640	MUNICIPAL SUPPLY, INC. OF NE	0923569-IN	2" BRASS CAP	53000404	57000	*$23.63*
			0924725-IN	PLUG ONLY	53000404	57500	*$197.09*
				Total Vendor:			***$220.72***
516213	688	NAPA AUTO PARTS	232452	BATTERIES	56000405	92275	*$2,022.48*
			254194	BATTERIES	52064401	56710	*$160.44*
			257647	JUMP STARTER	52064401	56710	*$426.93*
			285928	SLIDE TERMINAL	54068401	57025	*$9.98*
			286672	SEAL	80700402	51200	*$12.38*
			287626	SEAL	80700402	51200	*$24.78*
			287646	SEAL	80700402	51200	*$12.38*
			291819	CORE DEPOSIT	56000405	92275	*($115.56)*
			296165	BLADE	56000405	92275	*$45.57*
			296544	BATTERY	52000405	93927	*$392.50*
					56000405	92275	*$175.81*
			298031	PLIER POUCH	56000405	92275	*$10.57*
			298550	EXCCEL-G SHOCK	51000405	92275	*$135.09*
			300573	2IN 12P SKIT	52062401	50640	*$16.03*
			300914	MISC 999 - FUEL LINE HOSE	80900402	51460	*$13.68*
			301142	MISC 999 - TIRE REP STL RAD KIT	80700402	50600	*$6.95*
			779420	CORE DEPOSIT	56000405	92275	*($1,962.75)*
				Total Vendor:			***$1,387.26***
516214	1180	NEBRASKA PUBLIC HEALTH ENVIRONMENTAL LABORATORY	583448	WATER TESTING	53000404	59100	*$3,131.00*
			584218	WATER TESTING	53000403	59100	*$19.00*
			584219	WATER TESTING	53000403	59100	*$19.00*

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				Total Vendor:			***$3,169.00***
516215	637	NEBRASKA TRUCK CENTER, INC.	HASIN424401	FLR MAT W/LOGO	52000405	93927	*$62.88*
				Total Vendor:			***$62.88***
516216	1189	DALLAS NICHOLS	102924	HYDRANT PAINTING	53000404	57755	*$627.00*
				Total Vendor:			***$627.00***
516217	1807	NOEL NIENHUESER	102324	WIND AND SOLAR CONFERENCE PER DIEM	52000405	92200	*$54.00*
				Total Vendor:			***$54.00***
516218	1193	NORTHWEST ELECTRIC LLC	225816	TEFC PREMIUM EFFICIE	54068401	57020	*$1,404.48*
			720156	WORK ON B AIR COMPRESS MOTOR	52062402	51400	*$1,975.26*
				Total Vendor:			***$3,379.74***
516219	689	NUTRIEN AG SOLUTIONS INC	55813390	MISC 999 - PROPANE	80700402	50600	*$18.62*
			55825828	PROPANE	56000405	90400	*$43.90*
			55864028	MISC 999 - PROPANE	80700402	50600	*$19.95*
				Total Vendor:			***$82.47***
516220	2263	PATRIOT CRANE & RIGGNG LLC	G-41382	INSTALL OVERHEAD DOORS	52000100	54040	*$1,148.85*
				Total Vendor:			***$1,148.85***
516221	1959	AIDC PARENT LLC	INV700143367	MISC 999 - DANGER TAG	80700402	50600	*$2,125.48*
				Total Vendor:			***$2,125.48***
516222	1227	PIPING RESOURCES, INC.	0715773-IN	GLOBE VALVE	52061402	51204	*$2,377.15*
				Total Vendor:			***$2,377.15***
516223	638	PROTEX CENTRAL, INC.	149577	FIRE SUPPRESSION	56000405	92280	*$1,741.56*
				Total Vendor:			***$1,741.56***
516224	1618	NMC INDUSTRIAL SERVICES LLC	64227-0001	TELEHANDLER RENTAL	52000100	54040	*$1,745.82*
				Total Vendor:			***$1,745.82***
516225	609	RAYNOR GARAGE DOORS OF CENTRAL NE, INC	42849	REPLACE LOUVER DOORS AT NDS DURING OUTAGE	52000100	54040	*$48,790.00*
			42857	SERVICE CALL	54068401	57010	*$90.00*
				Total Vendor:			***$48,880.00***
516226	1255	RIEKES EQUIPMENT COMPANY	PSO064849-1	FILTER OIL	52062401	50600	*$45.44*
				Total Vendor:			***$45.44***
516227	1260	ROTATING EQUIPMENT REPAIR, INC	SI007398	WORK DONE ON "A" BOILER FEED PUMP	52062402	51200	*$10,933.81*
				Total Vendor:			***$10,933.81***
516228	1261	ROTRONIC INSTRUMENT CORP	178743	CALIBRATE DEW SENSOR	52062402	51400	*$758.48*
				Total Vendor:			***$758.48***
516229	564	RUTT'S HEATING & AC	54566	BLOWER MOTOR	56000405	90400	*$820.00*
				Total Vendor:			***$820.00***
516230	1275	SALVATION ARMY	100424	SHARE SOME WARMTH COLLECTIONS - SEPT	56000232	23280	*$355.00*
				Total Vendor:			***$355.00***
516231	1286	SERVI-TECH, INC.	H-991458	WATER TESTING	53000404	59100	*$23.75*
			H-991460	WATER TESTING	53000404	59100	*$52.25*
			H-991462	WATER TESTING	54068401	58001	*$178.60*
			H-991482	WATER TESTING	53000404	56050	*$12.60*
			H-991487	WATER TESTING	54068401	58001	*$178.60*
			H-991490	WATER TESTING	53000404	56050	*$6.30*
			H-991504	WATER TESTING	53000404	59100	*$47.50*
			H-991510	WATER TESTING	53000404	59100	*$120.65*
			H-991512	WATER TESTING	52061401	50605	*$138.72*
			H-991516	WATER TESTING	54068401	58001	*$178.60*
			H-991546	WATER TESTING	54068401	58001	*$178.60*
				Total Vendor:			***$1,116.17***

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516232	190	SOUTH CENTRAL BOBCAT, INC.	HM2459	S70 BOBCAT SKID-STEER LOADER MAINT DEPT	56200425	90009	*$37,301.37*
				Total Vendor:			***$37,301.37***
516233	574	SPRING FRESH CLEANING SVCS LLC	4156	JANITORAL SERVICES - OCTOBER	56000405	92280	*$5,495.52*
					56000405	92281	*$813.20*
				Total Vendor:			***$6,308.72***
516234	1309	STERN OIL COMPANY INC	0459133-IN	MISC 999 - GREASE TUBE	80900402	51260	*$225.83*
				Total Vendor:			***$225.83***
516235	2403	THERMAL PRODUCTS COMPANY	224001221	FYRE WRAP CABLE INS, FOIL TAPE	52000100	54040	*$3,540.44*
				Total Vendor:			***$3,540.44***
516236	1332	THIELSCH ENGINEERING, INC.	067280	HANGER WORK	52062402	51200	*$27,500.00*
				Total Vendor:			***$27,500.00***
516237	2080	CARLOS TELLEZ	101524-1	CONCRETE WORK	51000100	54040	*$1,130.00*
			101524-2	CONCRETE WORK	53000404	57000	*$4,270.00*
			101524-3	CONCRETE	51000100	54040	*$5,966.00*
			102224	CONCRETE WORK	51000100	54040	*$1,150.00*
				Total Vendor:			***$12,516.00***
516238	699	VERMEER HIGH PLAINS	E0023105	VAC TRAILER EQ9032 GAS DEPT	51000425	90009	*$126,169.30*
			E0023405	VAC TRAILER EQ9032 GAS DEPT	51000425	90009	*$5,000.00*
				Total Vendor:			***$131,169.30***
516239	2304	VESTIS GROUP INC	6280421558	RUGS & LAUNDRY SERVICE - PCF	54068401	57010	*$26.64*
			6280422039	RUGS & LAUNDRY SERVICE - NDS	56000405	92280	*$206.42*
			6280422043	RUGS & LAUNDRY SERVICE - YOST	56000405	92275	*$20.02*
					56000405	92281	*$33.33*
			6280422637	RUGS & LAUNDRY SERVICE - WEC	52062401	50600	*$202.58*
			6280424379	RUGS & LAUNDRY SERVICE - PCF	54068401	57010	*$26.64*
			6280424877	RUGS & LAUNDRY SERVICE - NDS	56000405	92280	*$206.42*
			6280424878	RUGS & LAUNDRY SERVICE - WAREHOUSE	56000405	90400	*$42.96*
			6280424881	RUGS & LAUNDRY SERVICE - YOST	56000405	92275	*$20.02*
					56000405	92281	*$33.33*
			6280425518	RUGS & LAUNDRY SERVICE - WEC	52062401	50600	*$202.58*
			9280422040	RUGS & LAUNDRY SERVICE - WAREHOUSE	52062401	50600	*$42.96*
				Total Vendor:			***$1,063.90***
516240	1755	WAL-MART VISION CENTER	228398574	MISC 999 - PRESCRIPTION SAFETY GLASSES	80700402	92700	*$435.40*
				Total Vendor:			***$435.40***
516241	1374	WESCO RECEIVABLES CORP	446428	MTR SKT	52000156	15610	*$437.00*
			455282	QUADRANT DEADEND	52000156	15610	*$4,720.84*
				Total Vendor:			***$5,157.84***
516242	726	WOODWARD'S DISPOSAL SERVICE	9225-279	GARBAGE DISPOSAL	52063401	54900	*$20.00*
					56000405	90300	*$25.00*
					56000405	91870	*$25.00*
					56000405	92100	*$25.00*
					56000405	92280	*$467.00*
					56000405	92281	*$97.50*
			9225-280	GARBAGE DISPOSAL	54068401	56001	*$1,475.00*
			9225-281	GARBAGE DISPOSAL	80700402	50600	*$520.55*
			9225-282	GARBAGE DISPOSAL	52065402	59300	*$185.40*
					56000405	90400	*$354.35*
				Total Vendor:			***$3,194.80***
516243	1384	WORMUTH, JEFF	101124 WORMUTH	WELDING LENS REIMB	51000404	58000	*$144.30*
				Total Vendor:			***$144.30***
516244	1387	ZEISLER, DEREK	110124	WIND AND SOLAR CONFERENCE PER DIEM	56000405	92200	*$96.25*

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			Total Vendor:			***$96.25***
6053541	889 B P ENERGY	21369490	GAS PURCHASES	51000232	23210	*$9,360.68*
			Total Vendor:			***$9,360.68***
6053542	929 CENTRAL PLAINS ENERGY PROJECT	102324	GAS PURCHASES	51000232	23210	*$18.00*
			Total Vendor:			***$18.00***
6053543	1053 HERITAGE BANK	103124	MONTHLY INTERNET FEE	56000405	92100	*$15.00*
			Total Vendor:			***$15.00***
6053544	1351 UNITED PARCEL SERVICE	00006838E9434	DELIVERY SERVICE	53000404	56050	*$291.58*
				53000404	59100	*$58.53*
				56000405	90400	*$32.90*
			Total Vendor:			***$383.01***
6053545	1351 UNITED PARCEL SERVICE	00006838E9424	DELIVERY SERVICE	53000404	59100	*$54.99*
				56000405	90400	*$32.90*
				80700402	51400	*$15.02*
			Total Vendor:			***$102.91***
6053546	1375 WESTERN AREA POWER ADMIN.	BFPB000950924	POWER PURCHASES	52000232	23220	*$134,286.24*
			Total Vendor:			***$134,286.24***
6053547	644 BURLINGTON NORTHERN/SANTA FE	269017534	COAL FREIGHT CHARGE	52000232	23224	*$172,220.85*
			Total Vendor:			***$172,220.85***
6053548	1245 RAILROAD MGMT. CO. III, LLC	509194	LICENSE FEES	52065402	59300	*$379.14*
			Total Vendor:			***$379.14***
6053549	1348 US BANK - UTILITIES	00198444 101024	RIBBON FACTORY - PULLING TAPE	54000100	54040	*$284.75*
			MENARDS - PVC REDUCERS	56000100	54040	*$21.74*
		00199832 101024	EVENTBRITE WIND AND SOLAR CONFERENCE	52000405	92200	*$161.90*
			EMBASSY SUITES WIND AND SOLAR CONF	52000405	92200	*$190.52*
		00202134 101024	KELLY SUPPLY - PIPING FOR WELLS	53000401	57002	*$341.93*
				53000401	57002	*$413.89*
			KULLY PIPE - PIPING FOR WELLS	53000401	57002	*$508.01*
			BOMGAARS - TOOLS FOR TRK #305	53000404	58000	*$60.92*
			NE AWWA - CONFERENCE J HARDY	53000405	92200	*$145.00*
			GRACES LOCKSMITH - KEYS #401	54000405	92275	*$7.00*
			KELLY SUPPLY - PIPING FOR TRK #401	54000405	92275	*$44.63*
				54000405	92275	*$94.24*
			MENARDS - PIPING FOR TRK #401	54000405	92275	*$105.23*
			KELLY SUPPLY - PIPING FOR TRK #401	54000405	92275	*$200.65*
			RUNZA - MEALS LUNCH WEC	80700402	51100	*$26.31*
		00203174 101024	CPI - FUEL FOR WELLS	53000401	56000	*$261.28*
				53000401	56000	*$280.94*
			MENARDS - HOSE NOZZLE FOR ASR	53000403	57003	*$19.13*
			MENARDS - PIPING FOR ASR	53000403	57003	*$20.83*
			MENARDS - TOOLS FOR ASR BLDG	53000403	57003	*$90.08*
			MENARDS - TABLES FOR MAINT.	53000404	58000	*$128.37*
		00204405 101024	12VMONSTER.COM - LIGHTS	52064401	56710	*$59.98*
				52064401	56710	*$59.98*
			MENARDS - TOOLS	52064401	56710	*$115.93*
			MENARDS - TARPS & STRAPS	52064401	56710	*$162.59*
			TALLMAN EQUIPMENT - POLE PULLER	52064401	56710	*$3,428.04*
		00205411 101024	BIG G ACE - 1 FREIGHTLINER KEY	52064401	56710	*$3.37*
			MENARDS - KEY TAGS 3 STORAGE TOTES	52064401	56710	*$37.35*
		00205411 101024	GLOBAL IND - 2 PAIR OF NEOS OVERSHOES	52064401	56710	*$256.68*
			B2B SUPPLIES - 2 WIRE BASKETS	52064401	56710	*$297.59*

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	RUNZA - 2 MEALS	52065402	59300	*$26.07*
00217085 101024	DILLONS - FUEL - TRAINING/RECTIFIER	51000405	92200	*$45.02*
	BEST WESTERN - LODGING - TRAINING/RECTIFIER	51000405	92200	*$244.00*
		51000405	92200	*$251.21*
00220783 101024	WORDPRESS - PPGA WEBSITE	80800405	92100	*$19.00*
02575052 101024	MISC 999 - MCMASTER CARR - U-BOLTS	52062402	51200	*$30.01*
	MISC 999 - WALMART - YOGA BALLS	52000100	54040	*$29.92*
	MISC 999 - MENARDS - PAINT	52000100	54040	*$42.58*
	MISC 999 - MENARDS - INSULATION	52000100	54040	*$56.62*
	MISC 999 - ZORO - PIPE SUPPORTS	52000100	54040	*$151.19*
	MISC 999 - MENARDS - PVC ADAPTER	56000100	54040	*$1.05*
	MISC 999 - ZORO - ELECTRICAL ENCLOSURES	56000100	54040	*$1,545.04*
	MISC 999 - WALMART - CAMERA (RETURN)	80700402	50600	*($176.53)*
	MISC 999 - MENARDS - SHOWER HOOKS	80700402	50600	*$2.13*
	MISC 999 - MENARDS - FOAM & STRAP	80700402	50600	*$16.72*
	MISC 999 - MCMASTER CARR - COTTER PINS	80700402	50600	*$24.80*
	MISC 999 - MENARDS - REBAR CAPS & WIRE NUTS	80700402	50600	*$31.86*
	MISC 999 - MENARDS - MISC JANITOR SUPPLIES	80700402	50600	*$52.59*
	MISC 999 - ZORO - PLUG	80700402	50600	*$58.21*
	MISC 999 - MENARDS - WHEELS & HARDWARE	80700402	50600	*$85.07*
	MISC 999 - MCMASTER CARR - SCREWS & DRILL BIT	80700402	50600	*$92.00*
	MISC 999 - ZORO - METER HOLDER	80700402	50600	*$114.68*
	MISC 999 - WALMART - CAMERA	80700402	50600	*$159.43*
		80700402	50600	*$176.53*
	MISC 999 - ULINE - CUSTODIAL & OFFICE SUPPLIES	80700402	50600	*$320.32*
	MISC 999 - DINSDALE - PUMP	80700402	50600	*$703.08*
	MISC 999 - MENARDS - PVC FITTING	80700402	51100	*$143.17*
	MISC 999 - ZORO - SQWINCHER	80700402	92700	*$72.55*
	MISC 999 - ULINE - GLOVES	80700402	92700	*$138.10*
	MISC 999 - FLEET TRUCK PARTS - HEADLIGHTS	80900402	51260	*$126.88*
	MISC 999 - MCMASTER CARR - LIFTING RINGS	80900402	51260	*$771.47*
02941411 101024	MENARDS-MATERIALS TO MOVE TV OUTLETS UP ON WALL AT	56000405	92280	*$11.79*
	MENARDS- RAINGAUGES FOR NORTH DENVER	56000405	92280	*$11.94*
	MENARDS-MATERIALS FOR DRYWALL REPAIRS AT NORTH DEN	56000405	92280	*$12.23*
	BIG G-HARDWARE AND BIT	56000405	92280	*$13.33*
	BIG G-SCREEN MATERIAL FOR EAST BUILDING AT NORTH D	56000405	92280	*$35.89*
	MENARDS-SIDEWALK CRACK FILLER	56000405	92280	*$38.50*
		56000405	92280	*$59.28*
	MENARDS-MATERIALS TO MOVE TV OUTLETS UP ON WALL AT	56000405	92280	*$126.96*
	MENARDS-WEED SPRAY-SPRAYER AND PAINT SUPPLIES	56000405	92280	*$129.71*
03060492 101024	MISC 999 - MCMASTER - REAMER	52062401	50640	*$168.35*
	MISC 999 - MCMASTER - ANCHORS	52062402	51200	*$204.06*
	MISC 999 - MCMASTER - CORK GASKET	52062402	51240	*$364.08*
	MISC 999 - POWER PLUS - GLASS	52062402	51300	*$148.85*
	MISC 999 - MENARDS - BOLTS	52000100	54040	*$54.98*
	MISC 999 - ZORO - PANELS	56000100	54040	*$143.66*
	MISC 999 - ECHO - ELECTRICAL ITEMS	56000100	54040	*$264.12*
	MISC 999 - ZORO - GAUGE	80700402	50600	*$93.67*
	MISC 999 - ZORO - GLOVES	80700402	50600	*$137.04*
	MISC 999 - ECHO - ELECTRICAL ITEMS	80700402	51100	*$186.70*
	MISC 999 - MCMASTER - REBAR CAPS	80700402	51200	*$47.96*
	MISC 999 - ZORO - THERMOSTAT	80800402	51100	*$302.77*
	MISC 999 - DUTTON - TAX	80800402	51200	*$0.95*

Distribution Register by Check

03309345	CENTRAL NE EQ - SPOIL VAC HOSE	51000405	92275	*$155.79*
	MENARDS - SPRINKLER PARTS	53000404	57000	*$5.34*
04881021	NALL & COMPANY INC. - STEP	56000405	92700	*$90.00*
05700345	HOTEL FOR LGAC	56000405	92200	*$16.25*
	PARKING FOR LGAC	56000405	92200	*$156.44*
	NE WIND & SOLAR CONFERENCE	56000405	92200	*$161.90*
	NE WIND & SOLAR CONFERENCE	56000405	92200	*$323.80*
05726753	NEBRASKA POWER ASSOCIATION -	56000405	92200	*$1,050.00*
05742479	MENARDS - FIELD EQUIPMENT	56100405	91810	*$77.18*
	EVENTBRITE - WIND & SOLAR	56100405	92200	*$188.58*
	HILTON - CONFERENCE LODGING	56100405	92200	*$190.52*
	MENARDS - STRAIGHT LINK COIL	56100405	93000	*$17.43*
05742503	WALMART - BASKET FOR WHITE	52061401	50606	*$25.26*
	WALMART - WATER	52061401	50606	*$58.80*
	MENARDS - SCREWS	52061402	51106	*$11.76*
	SHERWIN WILLIAMS - PAINT AND	52061402	51106	*$50.34*
	MENARDS - ELECTRICAL OUTLET	52061402	51206	*$5.34*
05742511	ROCK AUTO - HOUSINGS	53000405	92275	*$292.48*
	COACHS CORNER - DIESEL	56000405	92275	*$17.03*
	COACHS CORNER - FUEL FOR CAT	56000405	92275	*$51.27*
	COACHS CORNER - FUEL	56000405	92275	*$54.15*
	ROCK AUTO - MOUNTS	56000405	92275	*$328.57*
	MENARDS - DIESEL CAN	56000405	93110	*$15.61*
05746298	MENARDS - CONCRETE	54000100	54040	*$98.48*
	MENARDS -DATA CABLE	54000100	54040	*$468.08*
	TRACTOR SUPPLY - BREEDER	54068401	58000	*$35.74*
	MENARDS - CORDS	54068401	58000	*$191.53*
	CPI-FUEL FOR TRUCK 400	54000405	92275	*$93.13*
05746314	AURORA COOPERATIVE- FUEL	54068401	56002	*$332.12*
	MENARDS - PIPE FITTINGS	54068401	57020	*$79.64*
	MENARDS - COPPER PIPE	54068401	57025	*$47.46*
	WALMART-BIKE PUMP NOTE PADS	54068401	58000	*$30.62*
	MENARDS - CLEANING SUPPLIES	54068401	58000	*$46.58*
	MENARDS OUTLET SUPPLIES	54068401	58000	*$85.48*
	MENARDS - OUTLETS AND	54068401	58000	*$701.13*
	NWEA - JOINT FALL CONFERENCE	54000405	92200	*$145.00*
		54000405	92200	*$235.00*
05920463	MENARDS HASTINGS NE - #16	52061402	51406	*$60.96*
	BV LAUNDRY & TAN - WASH (3) 40	80700402	92700	*$47.08*
05984998	CON EDUCATION DEVELOPMENT -	56000405	91873	*$49.50*
	NDEE - WELL LICENSE RENEWAL	56000405	91873	*$150.00*
	NWEA CONFERENCE -	56000405	91873	*$235.00*
06678292	ZORO - LADDER SAFETY POST	52064402	57011	*$434.41*
	MENARDS - LED LIGHT POWER	56000100	54040	*$67.38*
06678342	"MENARDS - 1"" PLUMBING	56000100	54040	*$4.13*
	MENARDS - STAKES AND MISC FOR	56000405	92280	*$14.64*
	MENARDS - DIMMER SWITCH	56000405	92280	*$60.37*
06701565	MENARDS - COVER WATER PIPES	51000404	57500	*$9.57*
	TRAUSCH DYNAMICS - MINI X	51000405	92275	*$13.52*
	DAKOTA FLUID POWER INC - MINI X	51000405	92275	*$67.18*
	CENTRAL NEBRASKA - BOBCAT	51000405	92275	*$82.12*
	QUIZNOS - BOSTON LEAD LEAK	53000100	54040	*$58.69*
	MENARDS - COVER WATER PIPES	53000404	57500	*$9.57*

Distribution Register by Check

	DIAMOND SPEED PRODUCTS - FREIGHT FOR SAW BLADES	53000404	58000	*$35.57*
	AQUATAP - WATER TAPPING	53000404	58000	*$241.15*
	DIAMOND SPEED PRODUCTS - CONCRETE SAW BLADES	53000404	58000	*$325.00*
06871335 101024	GRAINGER - LUBRICANT	52000100	54040	*$37.69*
	JIMMY JOHNS - LUNCH MEAL	52000100	54040	*$57.29*
	MENARDS - 1/2" DRILL BITS	52064401	56710	*$10.13*
	TRACTOR SUPPLY - SWIVEL CASTER	52064401	56710	*$45.99*
	J HARLAND CO - KLEIN GUY GRIPS	52064401	56710	*$462.36*
	J HARLAND CO - GUY GRIPS/ SOCKET ADAPTER	52064401	56710	*$1,350.73*
07199702 101024	ECHO ELECT SUPPLY - CODE BOOK	80700402	92200	*$475.43*
07633031 101024	MENARDS(SPRINKLER PARTS FOR HOSPITAL)	51000100	54040	*$3.81*
	KULLY PIPE&STEEL(90 DEG ELL FOR MAIN)	51000100	54040	*$33.59*
	BIG G(MAIN SPACER BOLTS)	51000100	54040	*$110.18*
	MATHESON(WELDING MATERIALS)	51000404	58000	*$9.97*
	HASTINGS OUTDOOR POWER(FIX CONCRETE SAW)	51000404	58000	*$128.22*
	BIG G(CARBIDE BLADES)	51000404	58000	*$134.51*
	VERMEER(SWIVEL AND FINGERGRIPS FOR DRILLING)	51000404	58000	*$1,125.11*
07809714 101024	S2 DISTRIBUTION PTAC SOLUTIONS- RETURN FOR CONTROL	52065401	58700	*($666.34)*
	MR COOL HEAT AND AIR- CONTROL BOARDS FOR REC CENTE	52065401	58700	*$535.00*
	S2 DISTRIBUTION PTAC SOLUTIONS- CONTROL BOARDS FOR	52065401	58700	*$666.34*
	BIG G-SLIP JOINT WASHER FOR URINAL IN EAST BUILDIN	56000405	92280	*$5.91*
	MENARDS-SUPPLIES TO MOVE TVS AT NORTH DENVER	56000405	92280	*$218.98*
	MENARDS-SUPPLIES TO MOVE ADD OUTLET AND DATA FOR P	56000405	92281	*$12.03*
	MENARDS-DAY-NIGHT LIGHT BULBS FOR THE YOST BUILDIN	56000405	92281	*$25.64*
	Total Vendor:			***$28,422.69***
				3,556,098.80
				$3,556,098.80

FUND	PAYMENT AMOUNT
Total Gas:	***224,404.44***
Total Water:	***114,781.14***
Total Sewer:	***64,465.18***
Total Admin:	***135,956.30***
Total Maint & Building:	***39,309.03***
Total Engineering:	***8,008.66***
Total Electric:	***2,969,174.05***
Total:	***$3,556,098.80***

HU Form No. 34

Date: 10/21/24
B. Tran

WORK ORDER ENGINEERING ESTIMATE
HASTINGS UTILITIES
HASTINGS, NEBRASKA

Name of Department: Electric
Construction: X
Subaccount(s): 364,365,366,367,368, 369,370

Work Order No.: EL-298
Budget Item No.: 2.55 2024/2025
Budget Item Amt: $129,000

DESCRIPTION AND LOCATION:

Installation of single-phase underground electric lines and padmount transformers for New Housing Development Located at Franklin Avenue & G Street

PURPOSE OF WORK IMPROVEMENT:

New 400Amp 240/120Y 1 Phase Panel Per Building, 14 Total Buildings

CONTRIBUTIONS/REMARKS:

Estimated Cost	Amount		
1. Material to be Purchased		Attached Map or DWG No.:	E-UD-850
2. Material from Stock	84,952.36	Sheet No.:	
3. Labor	27,840.00	Date Work to be Started:	10/28/24
4. Truck Usage	6,916.05	Date Work to be Completed:	2/28/25
5. Equipment Usage	8,378.70	Checked By: Jeff Campbell Jeff Campbell (Oct 23, 2024 09:37 CDT)	Date
6. Contract Amount		Checked By: Tyler Waite	Date
7.			
8.		Approved By: Lee Vrooman Lee Vrooman (Oct 24, 2024 14:42 CDT)	Date
SUBTOTAL	$128,087.11	Director of Engineering	
		Approved By:	Date
Subtotal	$128,087.11		
		Hastings City Council	
Subtotal	$128,087.11	Authorized By: Derek Zeisler (Oct 24, 2024 14:53 CDT)	Date
TOTAL ESTIMATED COST OF WORK ORDER	$128,087.11	Manager	

HASTINGS UTILITIES, HASTINGS, NEBRASKA

Work Order No.: EL-298
B.I. No.: 2.55
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	Subtotal	Total Cost
LABOR:	Engineering Department ($50)	16	60.00	960.00	
	Electric Department	272	60.00	16,320.00	
	Gas Department	192	55.00	10,560.00	
	TOTAL - LABOR				$27,840.00
TRUCKS:	Trucks 22 & 23 (Hours)	18	218.75	3,937.50	
	Trucks 24 & 28 (Hours)	18	137.50	2,475.00	
	Trucks 25 & 26 (Hours)	9	55.95	503.55	
	Truck (Hours)			0.00	
				0.00	
				0.00	
	TOTAL - TRUCKS USAGE				$6,916.05
EQUIPMENT	Air Compressor (Hours)	16	31.70	507.20	
	Backhoe (Hours)	32	57.75	1,848.00	
	Boring Machine or Bore (Feet)	1373	1.50	2,059.50	
	Packer (Hours)	0		0.00	
	Trench (Feet)	0	5.00	0.00	
	Skid Steer	0		0.00	
	Hydra Tamp (Hours)	16	150.00	2,400.00	
	Spoil Vac (Hours)	16	97.75	1,564.00	
	TOTAL - EQUIPMENT USAGE				$8,378.70
TOTAL COST ALL LABOR AND EQUIPMENT ESTIMATE					$43,134.75

MATERIAL ESTIMATE

Quantity		Stock Number	Description	Unit Price	Stock Material	New Material
12	ea.	001-03-12	5/8" x 12" Galvanized Machine Bolts	1.98	23.76	
12	ea.	002-02-02	1/2" x 4" Lag Bolts	0.64	7.68	
12	ea.	005-01-03	2 1/4" Square Washers	0.61	7.32	
12	ea.	007-03-03	5/8" Square Locknuts	0.31	3.72	
21	ea.	019-09-06	5/8" x 10' Ground Rods	25.44	534.24	
21	ea.	020-02-03	5/8" Ground Clamps	3.77	79.17	
3	ea.	021-01-04	Ground Wire Moldings	18.23	54.69	
3	ea.	022-02-01	Wildlife Guard	4.74	14.22	
12	ea.	023-03-04	Molding Staples	1.41	16.92	
3	ea.	042-27-09	266.8 Stirrups	23.62	70.86	
8	ea.	043-08-03	#2 15KV Loadbreak Elbow	34.25	274.00	
2	ea.	043-21-10	10KV Elbow Lighting Arresters	113.42	226.84	
24	ea.	044-01-04	Split Bolt Ground Connectors	2.87	68.88	
3	ea.	044-13-02	Hot Line Clamps	6.80	20.40	
4	ea.	046-07-04	Insulated Secondary Connectors	25.64	102.56	
2	ea.	046-07-05	ZQ Series Secondary Connector	51.81	103.62	
			TOTAL		$ 1,608.88	

Estimated By: B. Tran Date: 10/21/24

HASTINGS UTILITIES, HASTINGS, NEBRASKA

Work Order No.: EL-298

B.I. No.: 2.55

B.I. Yr.: 2024/2025

MATERIAL ESTIMATE

Quantity		Stock Number	Description	Unit Price	Stock Material	New Material
2	ea.	046-07-35	1" Secondary Connector	14.79	29.58	
8	ea.	046-08-01	Transformer Ground Connectors	5.55	44.40	
42	ea.	046-10-02	350MCM Terminal Lugs	4.64	194.88	
3	ea.	049-01-10	30Amp Fuse Link	5.94	17.82	
3	ea.	055-01-01	100Amp 15KV Cutouts	78.56	235.68	
3	ea.	066-04-10	10Kv Riser Pole Lighting Arresters	63.25	189.75	
360	ft.	068-01-04	#4 Bare Copper Ground Wire	0.77	277.20	
2320	ft.	072-02-35	350MCM 600V THHN Copper Wire	7.42	17,214.40	
1160	ft.	072-02-40	4/0 600V THHN Copper Neutral	4.72	5,475.20	
1335	ft.	077-13-02	#2 15KV Aluminum 220Mil Jacketed Cables	2.85	3,804.75	
3	ea.	089-15-20	Cable Positioner	29.05	87.15	
3	ea.	089-17-02	#2 15KV Termimatic	78.46	235.38	
3	ea.	089-52-02	#2 Stem Connector	14.26	42.78	
3	ea.	099-09-06	Shrink Tube for 2" PVC	32.68	98.04	
30	ft.	113-02-06	2" Steel Pipe	5.84	175.20	
40	ft.	113-06-06	2" Sch40 PVC	2.68	107.20	
160	ft.	113-06-08	3" Sch40 PVC	5.24	838.40	
1440	ft.	113-10-06	2" Sch40 Polyduct	1.01	1,454.40	
1015	ft.	113-10-08	3" Sch40 Polyduct	4.26	4,323.90	
2	ea.	114-04-08	3" PVC Elbow 90° Std R	17.86	35.72	
3	ea.	114-10-04	2" Steel Elbow-90° 36" R	63.60	190.80	
11	ea.	114-11-07	2" Fiberglass Elbows-90° 36"R	84.28	927.08	
27	ea.	114-11-10	3" Fiberglass Elbow-90° Std R	115.56	3,120.12	
17	ea.	115-04-08	3" PVC/PVC Coupler (PVC)	2.80	47.60	
27	ea.	115-08-08	3" Polyduct Couplers	30.83	832.41	
6	ea.	116-18-06	2" Pipe/PVC Couplers (PVC)	0.56	3.36	
2	ea.	116-21-07	2" PVC Cap	0.89	1.78	
4	ea.	150-00-50	Fault Tracker W/LED Indicator	248.97	995.88	
14	ea.	156-01-04	200Amph 1Ø Double Meter Pedestal With	1,231.66	17,243.21	
28	ea.	159-06-09	Clear Plastic Meter Socket Covers	2.09	58.52	
					-	
					-	
					-	
					-	
					-	
					-	
					-	
			Total Page 3		$ 58,302.58	$ -
			Total Page 2 Brt Fwd		$ 1,608.88	$ -
					-	
			TOTAL (Pages 2 & 3)		$ 59,911.46	$ -

Estimated By: B. Tran Date: 10/21/24

HASTINGS UTILITIES, HASTINGS, NEBRASKA

Work Order No.: EL-298

B.I. No.: 2.55

B.I. Yr.: 2024/2025

MATERIAL ESTIMATE

Quantity		Stock Number	Description	Unit Price	Stock Material	New Material
56	ea.	159-11-01	Meter Seals	0.26	14.28	
3	ea.	178-06-12	Single Mount Termination Bracket	4.12	12.36	
6	ea.	178-09-06	Standoff Tee Rail	13.23	79.36	
9	ea.	178-10-04	6" Standoff Brackets	39.41	354.67	
9	ea.	178-11-01	2" Pipe Straps	2.68	24.12	
4	ea.	194-02-01	Precast Concrete Transformer Pad 42" x 46" x 8"	136.00	544.00	
4	ea.	582-00-01	Tube of Silicone Caulk	7.89	31.56	
57	ea.	901-03-05	Ground Wire Staples	2.58	147.05	
4	ea.	955-01-04	51624 Brass Padlock	12.02	48.08	
2	ea.		75KVA 13800Y/7970 240/120 1Ø Deadfront Padmour	5,269.85	10,539.70	
2	ea.		100KVA 13800Y/7970 240/120 1Ø Deadfront	6,572.86	13,145.72	
1	LS		Miscellaneous Tape, Wire, Etc.	100.00	100.00	
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			Total Page 4		$ 25,040.90	$ -
			Total Page 2 and 3 Brt Fwd		$ 59,911.46	$ -
					-	
			TOTAL (Pages 2, 3, 4)		$ 84,952.36	$ -

Estimated By: B. Tran Date: 10/21/24 Page 4

EL-298 Fairview Villas Franklin Avenue & G Street

Final Audit Report 2024-10-24

Created:	2024-10-23
By:	Renae Griess (rgriess@cityofhastings.org)
Status:	Signed
Transaction ID:	CBJCHBCAABAAXqasPqNjC_EebkIPWbNlpGX9le6cjBSy

"EL-298 Fairview Villas Franklin Avenue & G Street" History

Document created by Renae Griess (rgriess@cityofhastings.org)
2024-10-23 - 2:25:50 PM GMT

Document emailed to jcampbell@cityofhastings.org for signature
2024-10-23 - 2:28:54 PM GMT

Email viewed by jcampbell@cityofhastings.org
2024-10-23 - 2:30:20 PM GMT

Signer jcampbell@cityofhastings.org entered name at signing as Jeff Campbell
2024-10-23 - 2:37:15 PM GMT

Document e-signed by Jeff Campbell (jcampbell@cityofhastings.org)
Signature Date: 2024-10-23 - 2:37:17 PM GMT - Time Source: server

Document emailed to Tyler Waite (twaite@cityofhastings.org) for signature
2024-10-23 - 2:37:19 PM GMT

Email viewed by Tyler Waite (twaite@cityofhastings.org)
2024-10-23 - 2:38:36 PM GMT

Document e-signed by Tyler Waite (twaite@cityofhastings.org)
Signature Date: 2024-10-23 - 2:41:47 PM GMT - Time Source: server

Document emailed to lvrooman@cityofhastings.org for signature
2024-10-23 - 2:41:48 PM GMT

Email viewed by lvrooman@cityofhastings.org
2024-10-23 - 2:42:57 PM GMT

Signer lvrooman@cityofhastings.org entered name at signing as Lee Vrooman
2024-10-24 - 7:42:04 PM GMT

Document e-signed by Lee Vrooman (lvrooman@cityofhastings.org)
Signature Date: 2024-10-24 - 7:42:06 PM GMT - Time Source: server

Document emailed to Derek Zeisler (dzeisler@cityofhastings.org) for signature
2024-10-24 - 7:42:07 PM GMT

Email viewed by Derek Zeisler (dzeisler@cityofhastings.org)
2024-10-24 - 7:43:22 PM GMT

Document e-signed by Derek Zeisler (dzeisler@cityofhastings.org)
Signature Date: 2024-10-24 - 7:53:37 PM GMT - Time Source: server

Agreement completed.
2024-10-24 - 7:53:37 PM GMT

HU Form No. 34

Date: 10/11/24
BK

WORK ORDER ENGINEERING ESTIMATE
HASTINGS UTILITIES
HASTINGS, NEBRASKA

Name of Department: Gas

Subaccount(s): 359, 360, 361, 362, 364

Work Order No.: GA-386

Budget Item No.: 1.12 2024/2025

Budget Item Amt: $65,000

DESCRIPTION AND LOCATION:

New 2" & 4" Medium Pressure Gas Main behind condos at Motorsport Park Hastings at the intersection of Showboat Boulevard and East South Street

PURPOSE OF WORK IMPROVEMENT:

New Development- Showboat Condos at MPH

CONTRIBUTIONS/REMARKS:

Estimated Cost	Amount		
1. Material to be Purchased	$0.00	Attached Map or DWG No.: / Sheet No.:	G-676 / 1
2. Material from Stock	9,000.00	Date Work to be Started:	11/4/24
3. Labor	31,285.00	Date Work to be Finished:	1/31/2025
4. Truck Usage	0.00	Checked By:	Date
5. Equipment Usage	3,389.75	Ed Fleharty Ed Fleharty (Oct 28, 2024 16:46 CDT)	
6. Contract Amount		Checked By:	Date
7.		Tyler Waite	
8.		Approved By:	Date
SUBTOTAL	$43,674.75	Lee Vrooman Lee Vrooman (Oct 28, 2024 17:51 CDT)	
Less Developer Contribution		Director of Engineering	
		Approved By:	Date
		Hastings City Council	
		Authorized By:	Date
		Derek Zeisler (Nov 4, 2024 07:12 CST)	
TOTAL ESTIMATED COST OF WORK ORDER	$43,674.75	Manager	

HASTINGS UTILITIES, HASTINGS, NEBRASKA

Work Order No.: GA-386
B.I. No.: 1.12
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	Subtotal	Total Cost
LABOR:	Engineering Department ($60)	75	60.00	4,500.00	
	Gas Department	487	55.00	26,785.00	
	TOTAL - LABOR				$31,285.00
TRUCKS:				0.00	
				0.00	
				0.00	
				0.00	
				0.00	
				0.00	
	TOTAL - TRUCKS USAGE				$0.00
EQUIPMENT					
	Air Compressor (Hours)	1	6.25	6.25	
	Backhoe (Hours)	10	37.50	375.00	
	Boring Machine or Bore (Feet)	1545	1.50	2,317.50	
	Trench (Feet)	0	8.75	0.00	
	Hydra Tamp (Hours)	2	150.00	300.00	
	Spoil Vac (Hours)	4	97.75	391.00	
	TOTAL - EQUIPMENT USAGE				$3,389.75
TOTAL COST ALL LABOR AND EQUIPMENT ESTIMATE					$34,674.75

MATERIAL ESTIMATE

Quantity		Stock Number	Description	Unit Price	Stock Material	New Material
1545	FT	072-05-12	12 SOL 600V THNN Yellow Cable	0.19	293.55	
1	EA	097-09-12	2" Tapecoat-Gray H35	22.96	22.96	
1545	FT	601-00-01	1/2" CTS PE Pipe	0.47	726.15	
565	FT	601-00-06	2" IPS PE Pipe	1.35	762.75	
980	FT	601-00-10	4" IPS Poly Length Pipe-40	4.62	4,527.60	
1	EA	601-10-07	Poly Ball Valve-BFE 2	77.23	77.23	
1	EA	601-10-11	Poly Ball Valve-BFE 4	187.23	187.23	
2	EA	621-11-06	2 IPS EF Coupling	13.38	26.76	
2	EA	621-11-10	EF Coupling 4 IPS	26.93	53.86	
1	EA	622-01-10	BF Pipe CAP 2 IPS	2.81	2.81	
1	EA	622-01-12	BF Pipe CAP 4 IPS	11.43	11.43	
1	EA	622-02-08	BF Ellbow 2 90 IPS	7.37	7.37	
2	EA		BF Ellbow 4 45 IPS	19.40	38.80	
1	EA	622-03-19	BF Reducer 4x2 IPS	14.71	14.71	
			TOTAL		$6,753.21	$ -

Estimated By: Keever Date: 10/28/24

HASTINGS UTILITIES, HASTINGS, NEBRASKA

Work Order No.: GA-386

B.I. No.: 1.12

B.I. Yr.: 2024/2025

MATERIAL ESTIMATE

Quantity		Stock Number	Description	Unit Price	Stock Material	New Material
2	EA	622-04-12	Molded BF 4 IPS Tee	30.88	61.76	
2	EA	629-04-05	5.25 Curb Service Box 39-51	53.30	106.60	
1	EA	629-10-04	Valve Support 2-3	10.76	10.76	
1	EA	629-10-05	Valve Support 4	21.13	21.13	
2	EA	650-25-03	3# Anode	39.51	79.02	
4	EA	660-01-10	5 Gallon Jug E Z Mud	163.20	652.80	
17	EA	660-01-12	Bore Gel 50# bag	10.12	172.04	
2	EA	660-01-20	Soda Ash	27.26	54.52	
4	EA	660-02-01	5 Gal Con Det	80.80	323.20	
2	EA	919-03-01	STEEL PLATE ¼x12x12	8.13	16.26	
					-	
	LS		Miscellaneous Lump Sum	748.70	748.70	
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			Total Page 3		$ 2,246.79	$ -
			Total Page 2 Brt Fwd		$ 6,753.21	$ -
					-	
			TOTAL (Pages 2 & 3)		$ 9,000.00	$ -

Estimated By: Keever Date: 10/28/24 Page 3

HU Form No. 34 **Date:** 10/25/24
B. Tran

WORK ORDER ENGINEERING ESTIMATE
HASTINGS UTILITIES
HASTINGS, NEBRASKA

Name of Department: Electric
Construction: X
Subaccount(s): 373

Work Order No.: EL-300
Budget Item No.: 2.80 2024/2025
Budget Item Amt: $100,000

DESCRIPTION AND LOCATION:

Installation of (5) Post Top Street Lights On G Street at Fairview Villas

PURPOSE OF WORK IMPROVEMENT:

New 14 Townhomes Development

CONTRIBUTIONS/REMARKS:

Estimated Cost	Amount		
1. Material to be Purchased		Attached Map or DWG No.:	U-St-Lt-178
		Sheet No.:	
2. Material from Stock	10,244.03	Date Work to be Started:	10/28/24
3. Labor	13,200.00	Date Work to be Completed:	2/28/25
4. Truck Usage	3,842.25	Checked By: Jeff Campbell	Date
5. Equipment Usage	2,469.75	Jeff Campbell (Oct 28, 2024 10:29 CDT)	
6. Contract Amount		Checked By:	Date
7.		Tyler Waite	
8.		Approved By:	Date
		Lee Vrooman Lee Vrooman (Oct 28, 2024 17:53 CDT)	
SUBTOTAL	$29,756.03	Director of Engineering	
		Approved By:	Date
Subtotal	$29,756.03		
		Hastings City Council	
Subtotal	$29,756.03	Authorized By:	Date
		Derek Zeisler (Nov 4, 2024 07:14 CST)	
TOTAL ESTIMATED COST OF WORK ORDER	$29,756.03	Manager	

HASTINGS UTILITIES, HASTINGS, NEBRASKA

Work Order No.: EL-300
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	
	Electric Department	128	60.00	7,680.00	
	Gas Department	96	55.00	5,280.00	
		TOTAL - LABOR			$13,200.00
TRUCKS:	Trucks 22 & 23 (Hours)	10	218.75	2,187.50	
	Trucks 24 & 28 (Hours)	10	137.50	1,375.00	
	Trucks 25 & 26 (Hours)	5	55.95	279.75	
	Truck (Hours)			0.00	
				0.00	
				0.00	
		TOTAL - TRUCKS USAGE			$3,842.25
EQUIPMENT	Air Compressor (Hours)	5	31.70	158.50	
	Backhoe (Hours)	10	57.75	577.50	
	Boring Machine or Bore (Feet)	830	1.50	1,245.00	
	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)	5	97.75	488.75	
		TOTAL - EQUIPMENT USAGE			$2,469.75
TOTAL COST ALL LABOR AND EQUIPMENT ESTIMATE					$19,512.00

MATERIAL ESTIMATE

Quantity		Stock Number	Description	Unit Price	Stock Material	New Material
10	ea.	044-01-03	#6 Split-Bolt Ground Connectors	1.30	13.00	
125	ft.	070-02-12	12/2 Romax with Ground	0.29	36.25	
860	ft.	072-01-08	#8 600V THWN Copper Wire (White)	0.48	414.09	
860	ft.	072-02-08	#8 600V THWN Copper Wire (Black)	0.48	414.09	
860	ft.	072-08-12	#12 600V THWN Copper Wire (Green)	0.48	414.09	
5	ea.	105-00-06	"Residential" Post Top LED Street Light	490.00	2,450.00	
5	ea.	108-01-10	23' Black Aluminum Post Top	673.30	3,366.50	
5	ea.	111-02-01	600V Waterproof Fuseholders	27.27	136.35	
10	ea.	111-02-06	Fuseholder Boots	3.46	34.60	
5	ea.	111-05-02	Photoelectric Cells for LEDs	15.95	79.75	
5	ea.	111-11-13	5Amp 600V Fuses	13.26	66.30	
35	ft.	113-06-04	1 1/4" Sch40 PVC	1.52	53.20	
10	ft.	113-06-11	5" Sch40 PVC	8.90	88.97	
830	ft.	113-10-04	1 1/4" Sch40 PVC Polyduct	0.85	701.35	
			TOTAL		$ 8,268.54	

Estimated By: B. Tran Date: 10/25/24

HASTINGS UTILITIES, HASTINGS, NEBRASKA

Work Order No.: EL-300

B.I. No.: 2.80

B.I. Yr.: 2024/2025

MATERIAL ESTIMATE

Quantity		Stock Number	Description	Unit Price	2.83 40000	New Material
2	ea.	114-11-01	1 1/4" Fiberglass Elbow 90°-36"R	61.81	123.62	
4	ea.	115-08-04	1 1/4" Polyduct Couplers	12.26	49.04	
1	ea.	116-21-04	1 1/4" PVC Cap	0.49	0.49	
25	ft.		3/4" Flex Duct	3.00	75.00	
5	ea.		5"Ø Street Light Junction Box Inserts (Caps)	35.00	175.00	
25	ea.		Gallons of Crushed White Rock	65.00	1,625.00	
1	LS		Misc. Tape, Wire, Connectors, Etc.	100.00	100.00	
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			Total Page 3		$ 1,975.49	$ -
			Total Page 2 Brt Fwd		$ 8,268.54	$ -
					-	
			TOTAL (Pages 2 & 3)		$ 10,244.03	$ -

Estimated By: B. Tran Date: 10/25/24

Department: Engineering
Staff Contact: Lee Vrooman
Council Meeting Date: 11/12/2024

AGENDA ITEM SUMMARY SHEET

Description of Item:

Public hearing on the adoption of the City of Hastings Engineering Department 2025-2030 One and Six Year Street Improvement Plan.

Resolution No. 2024-67 approving the 2025-2030 One and Six Year Street Improvement Plan

Names of People/Business affected by this action:

City of Hastings

Why Council action is required:

Chapter 39 of Nebraska State Statues requires approval from the City Council

Type of action requested:

Resolution

Suggested motion:

Motion to approve Resolution No. 2024-67 adopting the City of Hastings Engineering Department 2025-2030 One and Six Year Street Improvement Plan.

Deadlines associated with action:

Department head comments:

This is the public hearing for the One & Six Year Plan as required by State Statute. Projects in year One of the plan are those that were approved by the City Council in the 24/25 budget in September. This is a planning document with projects shown in years 2026-2030 being subject to change, with the City Council making the final determination on all projects to be actually constructed through its budgetary process.

Recommend Approval

City Administrator comments:

I recommend approval of the One and Six Year Plan.

RESOLUTION 2024-67

WHEREAS, pursuant to Chapter 39, Article 21 of the Revised Statutes of the State of Nebraska, the City of Hastings, Nebraska, has established a One and Six Year Plan for street improvements based on priority needs and contributions to the orderly development for an integrated statewide system for highways, roads and streets in the State of Nebraska and the City of Hastings, and;

WHEREAS, the One and Six Year Plan for street improvements was presented to the Planning Commission on October 15, 2024 and;

WHEREAS, the City of Hastings, Nebraska, a municipal corporation, has Pursuant to Section 39-2119 of said statutes conducted a local public hearing on the One and Six Year Plan at its meeting on November 12, 2024, and

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF HASTINGS, NEBRASKA:

That the One and Six Year Street Improvement Plan as presented by the City Engineer, of the City of Hastings, Nebraska, is hereby approved and such plans shall be placed on file at the City of Hastings Engineering Department.

PASSED AND APPROVED by the Mayor and City Council of the City of Hastings, Nebraska, this 12th day of November 2024.

ATTEST:

____
Corey Stutte, Mayor

____
Kimberly S. Jacobitz, City Clerk

(SEAL)

Approved as to form and content:

____
Jesse Oswald, City Attorney

HASTINGS
ENGINEERING DEPT.

To: Mayor and City Council
Hastings Planning Commission
Community Redevelopment Authority
Business Improvement District
Hastings Economic Development Corp.

From: Lee Vrooman, Director of Engineering
Steve Riehle, Lead Engineer – Public Works
Steve Kostner, Street Superintendent

Date: October 15, 2024
Subject: 2025-2030 One and Six Year Street Improvement Plan

Attached to this memo is the proposed One and Six Year Street Improvement Plan. The plan is scheduled to be heard by the Hastings Planning Commission on October 15, 2024, at 4:00 p.m. and by the Hastings City Council on November 12, 2024, at 5:30 p.m. Both meetings will be held at the Hastings Municipal Airport – 3300 W 12th Street, Hastings, Nebraska.

State Statute 39-2119, requires a public hearing for the One-Year Plan or Program regarding Street Improvements. The Six-Year Plan can be included in this discussion. The Nebraska Board of Public Roads Classifications and Standards (NBCS) recommends adopting the plan at the time the budget is finalized. The proposed time frame meets the requirements for adopting the One and Six year plan.

The Street Department realized another busy year in both replacement of concrete panels and curb ramps, along with patching asphalt. Ongoing maintenance repairs of aging infrastructure continue to be a challenge to keep up with.

The following capital projects were completed or are in-progress during the 2024 construction season:

- M Street Paving District – Baltimore Avenue to 815 feet east

- Resurfacing/Repair Projects
  - 7th Street – Chestnut Avenue to Crane Avenue
  - Crane Avenue – 5th Street to 7th Street
  - 3rd Street – Eastside Blvd to California Avenue
  - 4th Street – Eastside Blvd to California Avenue
  - Turner Avenue – 12th Street to 13th Street
  - 5th Street – Baltimore Avenue to Saunders Avenue
  - Lexington Avenue – 7th Street to 9th Street
  - Lincoln Avenue Quiet Crossing

This activity represents City expenditures for the past fiscal year of $1,264,899.

1228 NORTH DENVER AVENUE, P.O. Box 289 • HASTINGS, NEBRASKA 68902-0289
Telephone (402) 461-2330 www.cityof hastings.org

The State of Nebraska completed their traffic signal improvement project on Burlington Avenue this year. This project included protected left turn signals at the following intersections:

- 7th Street in the North/South direction
- 12th Street in the North/South direction
- 14th Street in all directions
- 16th Street in the North/South direction
- North Shore in the North/South direction

The Hastings Quiet Zone project continues to move forward. The construction on the Pine Avenue and Hastings Avenue crossings is complete. The contract for the Lincoln Avenue, Denver Avenue and California Avenue crossings has been awarded with construction having started on Lincoln Avenue. Staff continues to work with BNSF on finalizing agreements and coordinating crossing pad repairs for the remaining five crossings. The final bid package for Colorado Avenue and Elm Avenue will be finalized in 2025. Construction for all seven crossings is anticipated to be complete in 2026. Once completed, paperwork will be submitted to the FRA and they will complete their review of the quiet zone before it can be initiated.

The 12th Street Corridor study was completed and from that three projects are in this year's budget; restriping and improvements from Hastings Avenue to Baltimore Avenue to create a 3-lane road section and dedicated turn lanes at Burlington Avenue, and intersection improvements at Laird and Crane Avenues to create left turn lanes.

The City will be pursuing a RAISE (Rebuilding American Infrastructure with Sustainability and Equity) Planning grant to look at solutions for decreasing the barrier that the BNSF tracks present for pedestrians, bicyclists, and motorists. This will include a possible pedestrian crossing of the BNSF tracks. The 33rd Street and Osborne Drive West and East study is also budgeted.

The City continues to support development with Lochland Meadows 17th Addition, Cedar Avenue – D Street to the deadend, and Elm Meadows paving improvements.

The Hastings Southeast Project on Highway 6 from just west of Elm Avenue to Showboat Blvd. and on Showboat Blvd north to the BNSF tracks is in the final design and ROW acquisition phase. A 3-lane roadway will replace the existing road including a roundabout at the intersection of Elm Avenue and South Street. The project is scheduled to be bid in the fall of 2025 with construction starting in the spring of 2026.

Please be advised that this is a planning document. Those items shown in year one are in the approved 2024/2025 City Budget. All other years are subject to change with the Hastings City Council making the final determination on all projects to be actually constructed through its' budgetary process.

cc: Mark Funkey, Interim City Administrator
Derek Zeisler, Hastings Utilities Manager
Greg Anderson and Greg Schmidt, Adams County Road Superintendent
Jesse Oswald, City Attorney
Roger Nash, Finance Director

City Engineering One- and Six-Year Plan FY 2025 - 2030	FY2025	FY2026-2030
Street Improvements Project Description	**2024/2025**	
Street Sales Tax Fund		
7th Street - Chestnut to Crane Avenue	$200,000	
Turner Avenue - 12th Street to 13th Street	$72,000	
Crane Avenue - 5th Street to 7th Street	$106,000	
West 5th Street - Baltimore Ave to Saunders Ave	$224,000	
Lexington Avenue - 7th Street to 9th Street	$252,000	
3rd & 4th Street - Eastside Blvd to California Avenue	$295,000	
Laird Avenue - 9th Street to 11th Street	$300,000	
2nd Street - Eastside Blvd to Elm Avenue	$230,000	
Improvements to Laird and Crane Intersections on 12th Street	$1,170,000	
12th and Burlington Improvements	$400,000	
Woodland Avenue - B Street to D Street	$75,000	
D Street - Woodland Avenue to Emerson	$75,000	
S Chicago - E St to F St	$190,000	
Westbrook Dr to Hillcrest and 16th St	$250,000	
Intersection work on E Street associated with Pioneer Trail Project	$280,000	
Lincoln Ave - BNSF to South St	$130,000	
E St - Burlington to Pine		$430,000
Marian Road - 7th Street to 12th Street		$374,000
Baltimore - E Street to A Street		$236,000
Marian Road - 2nd Street to 7th Street		$615,000
Elm Avenue - 2nd Street to 6th Street		$500,000
9th St - Jefferson to Washington		$75,000
Osborne Dr West - Madden Rd to Lochland Rd		$140,000
14th Street - Saunders Avenue to Burlington Avenue		$218,000
Baltimore - 5th to 6th		$20,000
Westbrook Resurfacing - Hillcrest from Westbrook to 17th St		$350,000
Westbrook Resurfacing - 16th St, & Pine ridge Courts		$350,000
Turner Avenue - 7th to 9th		$550,000
Crane Avenue 9th Street to Watson School		$650,000
Ash Avenue - 7th to 9th		$120,000
Hewit - 8th to 9th		$270,000
3rd Street - Marian Rd. to Laird Ave.		$430,000
S Denver - South St to F		$530,000
12th Street - West City Limits to Marian Road		$700,000
2nd Street - Marian Road to Maple Avenue		$378,000
18th Street - Saunders Avenue to Burlington		$300,000
Apache - 14th to Laird		$50,000
14th Street - Crane to Laird		$120,000
6th Street - Baltimore Ave to Saunders Ave		$192,000
East 5th Street - California Avenue to Elm Avenue		$589,000
Hastings Ave - 14th to 16th		$80,000
Tilden from 9th to 12th		$220,000
7th Street - N 6th Ave to Showboat Road		$310,000
12th Street - N 6th Ave to approx 350' east of Showboat Road		$310,000
10th St - Burlington to Colorado		$575,000
Quiet Zones		
Quiet Crossings Phase II - Lincoln, Denver & California Avenues	$1,160,000	
Quiet Crossings Phase III - Colorado and Elm Avenues	$990,000	
Total Street Sales Tax Fund	$6,399,000	$9,682,000

	FY2025	FY2026-2030
Street Fund		
Construction Improvements		
Construction Improvements - Streets **(Annual budget item)**	$200,000	$200,000
Construction Improvements - Drainage **(Annual Budget Item)**	$100,000	$100,000
12th and Marian Roundabout		$1,870,000
Denver Parking Lot South of BNSF		$120,000
Downtown Streets One-Way to Two-Way Conversion		$1,500,000
13th St & Eastside Blvd Street/Drainage Improvements		$200,000
Storm Sewer Lining - along Eastside Blvd		$400,000
Downtown Intersection Improvements		$330,000
Downtown Parking Lot - 1st & Lexington		$130,000
Downtown Parking Lot - North of City Hall		$150,000
Professional Services		
12th and Marian Road Roundabout Design	$85,000	$85,000
Building Resilient Infrastructure and Communities Grant - Pawnee Creek Project	$75,000	
Building Resilient Infrastructure and Communities Grant - Central Hastings Project	$180,000	
33rd Street and Osborne Drive West and East Study	$75,000	
BNSF Pedestrian Crossing Study	$100,000	
Marian Road Study		$100,000
South Street Corridor Study		$150,000
Total Street Fund Improvements	$815,000	$5,335,000
BANS Fund		
Cedar Ave- D St to Deadend	$250,000	
Lochland Meadows 17th Addition	$850,000	
Elm 26 Single Family	$930,000	
US Hwy 6 Project 6-4(1022), C.N. 41086, Hastings SE		$8,000,000
Marian Road - 12th Street to 14th Street		$290,000
Lochland Road - Hwy 281 to Baltimore Ave		$1,750,000
F Street - Baltimore to Franklin		$400,000
14th Street - Marian to Westridge Drive		$800,000
Elm Avenue Bridge Repair/Preservation		$1,500,000
Connection from Brickyard Park area to Marian Road		$2,500,000
Marian Road Viaduct		$12,500,000
Total BANS	$2,030,000	$27,740,000
Total Street Improvements	$9,244,000	$42,757,000

Department: Development Services
Staff Contact: Chad Bunger, Ember Batelaan
Council Meeting Date: 11/12/2024

AGENDA ITEM SUMMARY SHEET

Description of Item:

The applicant, Johnson Imperial Homes, has requested to rezone a 0.62 acre parcel, generally located northwest of the intersection of West Lochland Road and Pintail Avenue, from R-1, Urban Single-Family Residential District to R-2, Mixed-Density Neighborhood District.

Names of People/Business affected by this action:

The applicant, surrounding neighborhood, people of Hastings, and the City.

Why Council action is required:

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

Type of action requested:

Motion
Ordinance

Suggested motion:

Motion to approve Ordinance No. 4780 amending the Zoning District Map to change zoning from R-1, Urban Single-Family Residential District to R-2, Mixed Density Neighborhood District for property generally located to the northwest of the intersection of West Lochland Road and Pintail Avenue, Hastings, Nebraska, and to amend the Official Zoning District Map.

Deadlines associated with action:

Department head comments:

Development Services staff has reviewed the application to rezone the property to R-2, Mixed-Density Neighborhood District. The complete details of the staff review and recommendation are in the attached staff report.

Following a public hearing, the Planning Commission recommended approval of the proposed rezoning by a vote of 7-0 to the City Council at their September 17, 2024 meeting.

<u>City Administrator comments:</u>

I recommend this zoning change for approval.

City of Hastings Planning Commission

HASTINGS
DEVELOPMENT SERVICES

STAFF REPORT

Request to Rezone:	**From R-1, Urban Single-Family Residential District to R-2, Mixed-Density Neighborhood District**
Case No.	2024-394
Applicant	Chris Wissing (Johnson Imperial Homes)
Property Location:	Lot 1, Blk 4, Lochland Meadows Sub #2
Lot Size:	27,000 sq ft (0.62 acres)
Date of Public Hearing:	October 15, 2024
Current Zoning	R-1, Urban Single-Family Residential District
Adjacent Zoning:	North: R-2, Mixed-Density Neighborhood District
	East: R-3G, Garden Apartment Multiple Family District and C-3, Commercial Business District
	South: R-1, Urban Single-Family Residential District
	West: R-1, Urban Single-Family Residential District and R-2, Mixed-Density Neighborhood District

DESCRIPTION OF REZONING REQUESTS: The applicant has requested to rezone the 0.62-acre tract of land from R-1, Urban Single-Family Residential District to R-2, Mixed-Density Neighborhood District.

The applicant has stated in the application materials that "the intent is to build a duplex of similar construction to the existing duplexes that are located north and adjacent to this lot."

No specific development plans or building permits have been provided for the future of the property.

Property Description: The property consists of Lot 1, Block 4 of Lochland Meadows Subdivision #2. The property is roughly 180 feet wide, east to west, and 150 feet deep, north to south. The land is currently vacant and relatively flat. The property currently does not have any access points and does not have sidewalks.

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 was originally subdivided by the Lochland Meadows Subdivision #2 in 1992 and has been zoned R-1 District since 1992. The property was annexed into the City in the early 2000's. The site has remained vacant the entire time. The site is relatively flat with no environmental concerns on the site. Based on the size and orientation of the property, permitted residential uses could be placed on the property.

b) **Conformity of the proposed change with the Comprehensive Plan.**
The property is designated as Suburban Residential in the 2009 Imagine Hastings Comprehensive Plan Future Land Use Map.

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 duplex use on the site would create a density of 3.22 dwelling units per acre.

The proposed use of the property is appropriate and the proposed rezoning would conform to the Comprehensive Plan.

c) **Adequacy of sewer, water, streets, and other needed facilities and services for permitted uses in the proposed zoning district.**
The site is currently served by City utilities. These utilities should be adequate to provide needed water, sanitary sewer, electricity, and gas for the existing and proposed uses.

d) **The character of the neighborhood, including the zoning and uses of nearby property.**
The surrounding area can be considered an area of transition from single-family residential to the west and south, duplex residential to the north, and highway commercial uses to the east.

To the west and south are single-family homes zoned R-1, Urban Single-Family Residential District and to the north are duplexes zoned R-2, Mixed-Density Neighborhood District. The properties directly to the east are zoned R-3, Multiple-Family District, and further to the east are zoned C-3, Commercial Business District.

As previously stated, the applicant has not provided detailed plans for the property, however, it is intended to be a duplex of similar construction to the existing duplexes.

The proposed rezoning and assumed use would meet the general character of the surrounding neighborhood.

e) **Compatibility of the proposed zoning district with nearby property.**
As previously mentioned, the surrounding area is a transition from residential uses, including R-1 & R-2 zoned property, to highway commercial properties zoned C-3, Commercial Business District. The adjacent properties to the north are zoned R-2, Mixed-Density Neighborhood District, so rezoning this property to R-2 would be compatible with nearby properties.

f) **Additional matters as might apply in individual cases.** Not applicable.

STAFF COMMENTS: Staff recommends the Planning Commission **APPROVE** the request to Rezone the property generally located at the intersection of Pintail Ave and W Lochland Rd, from R-1, Urban Single-Family Residential District to R-2, Mixed-density Neighborhood District.

PREPARED BY: Ember Batelaan, City Planner

DATE: September 18, 2024

ATTACHMENTS:

1. Application materials
2. 2009 Comprehensive Plan Future Land Use
3. Uses and district table (R-2 District highlighted)
4. R-2 District Regulations

Johnson Imperial Homes is requesting that a lot identified as Lot 1, Block 4, Lochland Meadows Sub#2 be re-zoned from R-1 Urban Single Family Residential to R-2 Mixed Density Residential. The intent is build a duplex of similar construction to the existing duplexes that are located north and adjacent to this lot.

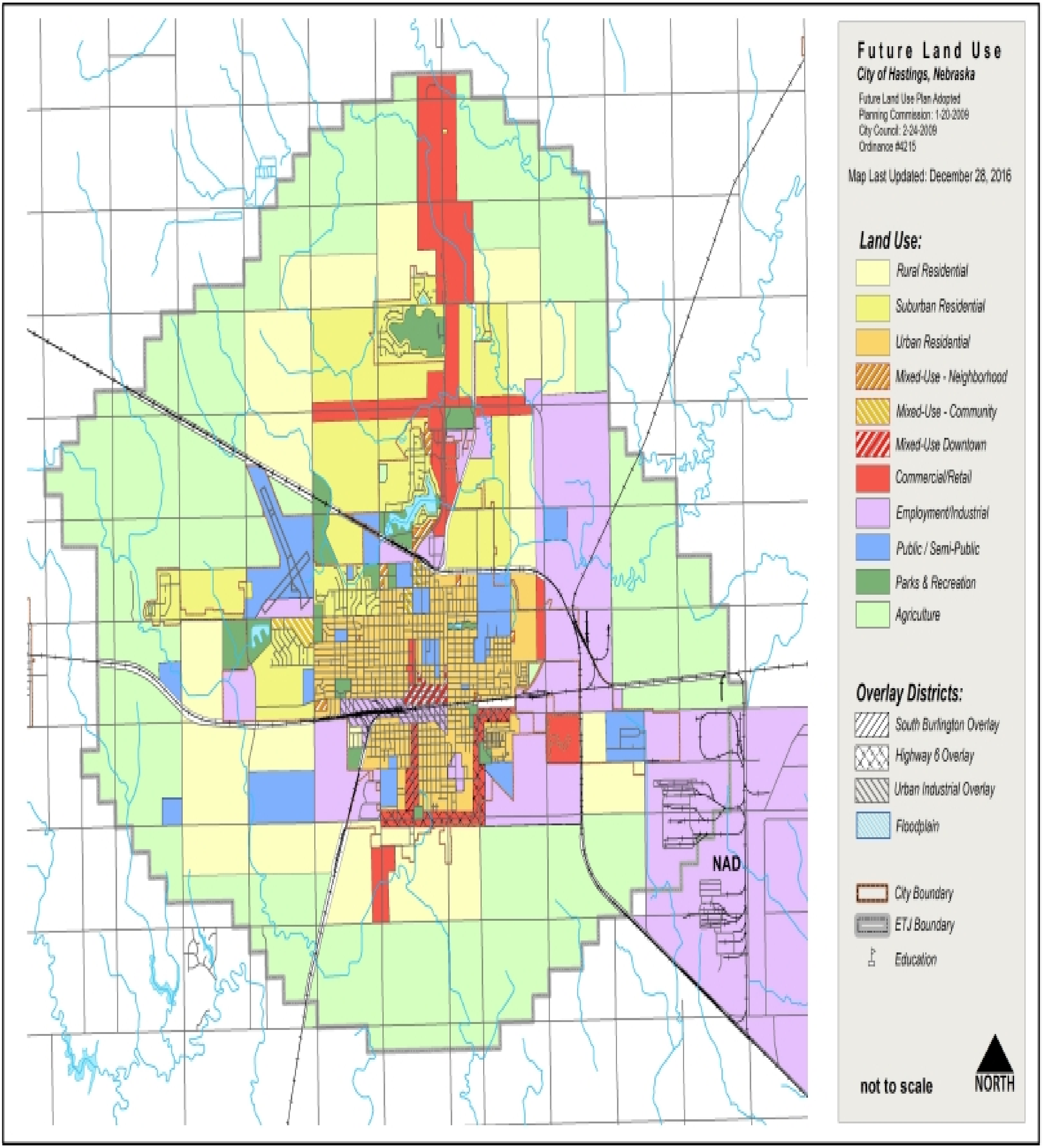

Future Land Use
City of Hastings, Nebraska
Future Land Use Plan Adopted
Planning Commission: 1-20-2009
City Council: 2-24-2009
Ordinance #4215
Map Last Updated: December 28, 2016
Land Use:
Rural Residential
Suburban Residential
Urban Residential
Mixed-Use - Neighborhood
Mixed-Use - Community
Mixed-Use Downtown
Commercial/Retail
Employment/Industrial
Public / Semi-Public
Parks & Recreation
Agriculture
Overlay Districts:
South Burlington Overlay
Highway 6 Overlay
Urban Industrial Overlay
Floodplain
City Boundary
ETJ Boundary
Education
NAD
not to scale
NORTH

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													

Sec. 34-205. - R-2 Mixed-Density Neighborhood Districts.

(1) *Intent.* This district is intended as urban and suburban two-family residential area with low population densities. Structures and uses required to serve governmental, educational, 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 residential character.

(2) *Allowed uses.* See Table 200-1 in Section 34-200.

(3) *Minimum lot requirements.*

Use	Lot Area (sq. ft.)	Lot Width (lin. ft.)
Single-family dwelling	6,000	50
Two-family dwelling	3,500	35

(4) *Minimum yard requirements.*

(a) *Front yard*—25 ft.

(b) *Side yard*—here shall be a side yard on each side of a building not less than five feet, except that semi-attached dwellings may have a 0′ setback when platted on lots with a party wall.

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).

(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 40 percent.

All words and phrases shall have their ordinary and customary meanings unless the context of the word or phrase indicates otherwise.

(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.

(Ord. No. 4233-11/2009)

ORDINANCE NO. 4780

AN ORDINANCE OF THE CITY OF HASTINGS, NEBRASKA, TO REZONE THE PROPERTY DESCRIBED IN SECTION ONE OF THIS ORDINANCE FROM R-1, URBAN SINGLE-FAMILY RESIDENTIAL DISTRICT, TO R-2, MIXED-DENSITY NEIGHBORHOOD DISTRICT; TO AMEND THE OFFICIAL ZONING DISTRICT MAP OF THE CITY OF HASTINGS, NEBRASKA AS PROVIDED IN SECTION 34-105 OF THE OFFICIAL HASTINGS CITY CODE; TO REPEAL ANY ORDINANCES IN CONFLICT HEREWITH; AND TO PROVIDE WHEN THIS ORDINANCE SHALL BE IN FULL FORCE AND EFFECT.

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

SECTION 1. That pursuant to the application for rezoning filed with the City of Hastings, the property legally described as follows:

> Lot 1, Block 4, Lochland Meadows Subdivision Number Two, a subdivision in the City of Hastings, Adams County, Nebraska.

be and the same is hereby rezoned "R-2, Mixed-Density Neighborhood District" from "R-1, Urban Single-Family Residential District."

SECTION 2. That the City Engineer is hereby directed to cause the official zoning district map of the City of Hastings, Nebraska to be amended in accordance with the foregoing provisions.

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

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

PASSED AND APPROVED by the Mayor and City Council of the City of Hastings, Nebraska, this 12th day of November, 2024.

Corey Stutte, Mayor

(SEAL)

ATTEST:

____
Kimberly S. Jacobitz, City Clerk

APPROVED TO FORM:

____
Jesse Oswald, City Attorney

Department: Development Services
Staff Contact: Chad Bunger, Ember Batelaan
Council Meeting Date: 11/12/2024

AGENDA ITEM SUMMARY SHEET

Description of Item:

The Hastings Community Redevelopment Authority, on behalf of Hoppe Development, have applied for a Redevelopment Plan Modification 2024-8 in Redevelopment Area #5 for the Cedar Park Redevelopment Project. The Redevelopment Plan Modification is for a mixed-income multi-family housing development project.

Names of People/Business affected by this action:

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

Why Council action is required:

Pursuant to Nebraska State Statutes 18-2112, 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.

Type of action requested:

Motion
Resolution

Suggested motion:

Motion to approve Resolution No. 2024-65 approving Plan Modification No. 2024-8 to Redevelopment Area #5 for the Cedar Park Redevelopment Project generally located to the southeast of the intersection of East D Street and South Cedar Avenue, Hastings, Nebraska

Deadlines associated with action:

Department head comments:

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

After a public hearing at their October 15, 2024 meeting, the Planning Commission recommended approval of the proposed Redevelopment Plan Modification to the City Council, by a vote of 7-0.

City Administrator comments:

I recommend this plan modification for approval.

City of Hastings Planning Commission

STAFF REPORT

Request to Modify Redevelopment Plan:	**Cedar Park Redevelopment Plan (Plan Modification No. 2024-8)**	
Case No.	2024-407	
Applicant	Hastings Community Redevelopment Authority, on behalf of Hoppe Development	
Property Location:	Southeast of the intersection of East D Street and South Cedar Avenue, on the east side of South Cedar Avenue.	
Lot Size:	3.67 acres	
Date of Public Hearing:	October 15, 2024	
Current Zoning	R-3, Multiple Family Residential District	
Adjacent Zoning:	North:	R-3, Multiple Family Residential District
	East:	I-1, Light Industrial District
	South:	I-2, Heavy Industrial District
	West:	R-3, I-1, and I-2 Districts

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 site acquisition and development of a mixed-income multi-family housing development project. Hoppe Development has requested the use of tax increment financing (TIF) to pay for eligible expenses for the development, which can include, site acquisition, site preparation and grading, building enhancements, and infrastructure improvements.

The property is within Redevelopment Area #5. The Blight and Substandard Determination and General Redevelopment Plan were approved in May 1992. 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 Cedar Park Redevelopment Project, would redevelop the property generally located southeast of East D Street and South Cedar Avenue.

Property Description:

The property consists of 3.67 acres and currently has one vacant single-family structure. Hoppe Development proposes to redevelop the property into a mixed-income multi-family housing development with 58 total residential units. No details of the building design or lot configuration have been submitted for approval. The site will need a Preliminary Plat and Final Plat to prepare the land for development.

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

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

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

   The existing zoning of the property is R-3, Multiple Family Residential District, which permits attached dwellings (townhouse) and multi-dwelling buildings.

   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 Cedar Park 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 $10,238,041. The project consists of two co-located housing developments (Project "A" and Project "B"). The sources of funds used to pay for Project "A" include Low-Income Housing Tax Credits (LIHTC), State Affordable Housing Tax Credit (AHTC), HOME Funds, Deferred Developer Fee, First Mortgage Loan, Developer Equity, and a TIF Loan. The sources of funds used to pay for Project "B" include Nebraska Affordable Housing Trust Funds (NAHTF), First Mortgage Loan, Develop Equity, and a TIF Loan.

The developer is seeking a total of $1,000,803 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 8 of the plan modification documents, "in order to qualify for Low-Income Housing Tax Credits, the project's Debt Service Coverage Ratio must be 1.15% or greater. Without TIF funding, the Debt Service Coverage Ratios are less than 1.15%."

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

The redevelopment of this property would bring 58 units of affordable and market rate housing to the community.

As previously stated, the proposed development needs the financial support from TIF to make the development feasible. Without the TIF funding, the Debt Service Coverage Ratio would not be sufficient to qualify for Low Income Housing Tax Credits (LIHTC). 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 new valuation from the redevelopment of a property, which currently has a vacant single-family house. This redevelopment project will provide 58 units of mixed-income multi-family housing. Additionally, while the project includes paving a public street, the site is currently served by municipal services and should not negatively impact 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 and will provide affordable and workforce housing. Project "A" is intended for 55+ residents and will not impact the local school districts. Project "B" will consist of 24 two-bed units that are unsuitable for larger families and is not anticipated to have an adverse impact on local school districts.

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 Cedar Park Redevelopment Project, generally located southeast of the intersection of East D Street and South Cedar Avenue, on the east side of South Cedar Avenue, based on the findings in the staff report and the Redevelopment Plan Modification materials.

PREPARED BY: Ember Batelaan, City Planner

DATE: September 24, 2024

ATTACHMENTS:

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

PLAN MODIFICATION NO. 2024-8
TO REDEVELOPMENT AREA #5
(Hoppe Development – Cedar Park 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 a specific redevelopment project involving a multifamily development to be located southeast of the intersection of Cedar Avenue and East "D" Street.

Executive Summary:

Project Description

The Project consists of the redevelopment of a parcel of land located east of Cedar Avenue and south of East "D" Street. Hoppe Development proposes a mixed income multifamily housing development project that will include the acquisition of the project site and development of two co-located projects consisting of up to 58 total residential units and a shared amenity package. Project A, a 55+ focused Low-Income Housing Tax Credit (LIHTC) project will include 10 two-bed townhome units and 24 two-bed stacked rowhome flat units for a total of 34 residential units. Project B, a workforce housing project funded partially by Nebraska Affordable Housing Trust Funds (NAHTF) will consist of an additional 24 two-bed stacked rowhome flat units of which ten households will be making at or below 120% of the Area Median Income and will do so for 10 years. The project site will consist of a shared amenity package including a clubhouse with a community room, kitchen, and gym, and an outdoor recreation space.

The Project shall utilize the benefits of the Nebraska Community Development Law, including the use of tax increment financing for eligible costs which shall include, but not be limited to:

- Site acquisition costs
- Site preparation and site grading
- Building enhancements including façade improvements to assist in the prevention of future blight conditions and energy enhancements to make the structures more energy efficient
- Infrastructure improvements including street, water, sewer, gas and electric costs

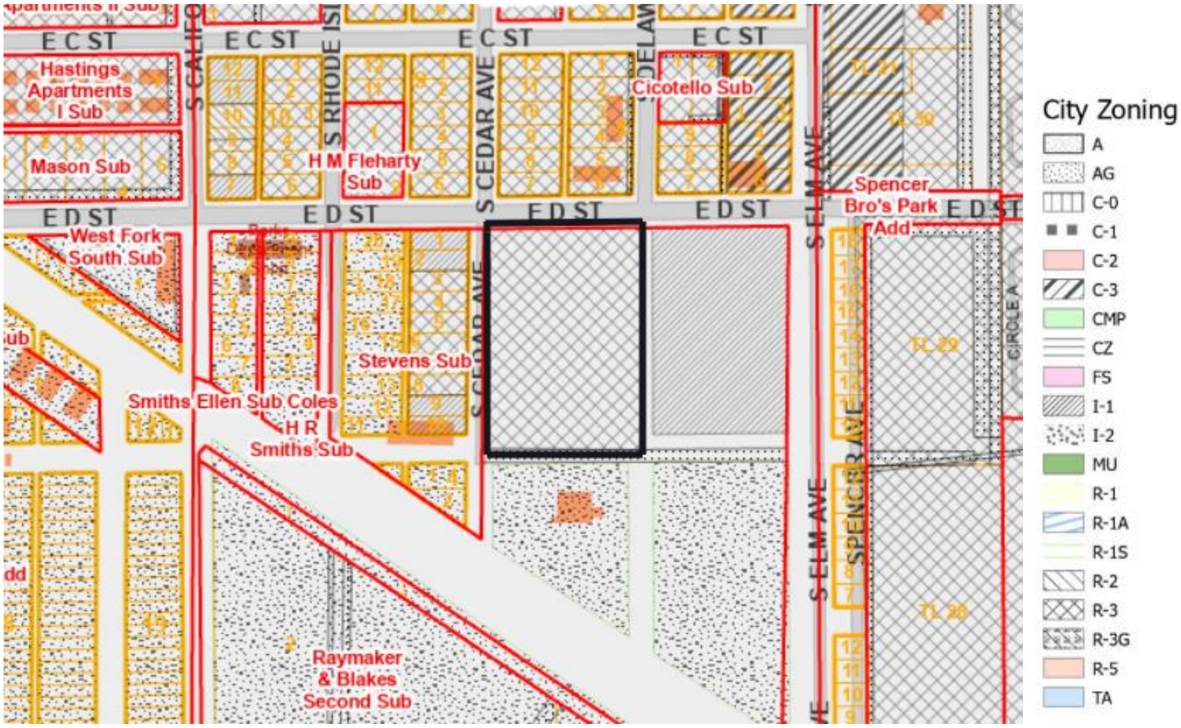
The Cedar Park Redevelopment Project will encounter these costs at this Redevelopment Area and the Project is not financially feasible without the use of tax increment financing.

Property Description (the "Redevelopment Project Area")

A parcel of land located east of Cedar Avenue and south of East "D" Street.

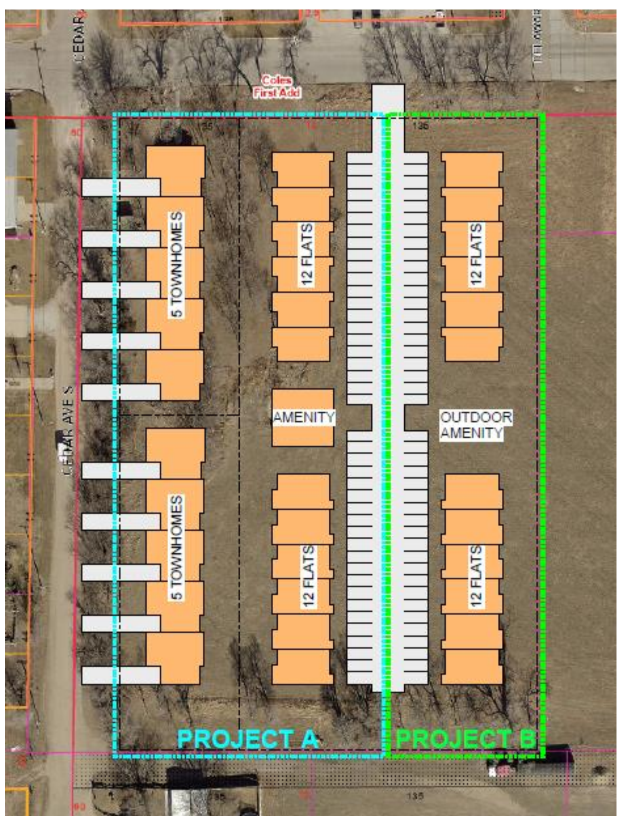
> **Legal Descriptions:** Beginning at a point on the South line of "D" Street in Cole's Addition to the City of Hastings, Adams County, Nebraska, 346 feet East of the Northeast corner of Lot Nine (9), in H.R. Smith's Sub-division in the City of Hastings, Adams County, Nebraska, running thence East 338 feet along the South line of said "D" Street, thence South 470 feet, thence West 338 feet, thence North 470 feet to the point of beginning; being what was formerly known as Block Two (2), Steven's Subdivision of a part of Block Thirteen (13), in Cole's Addition in Hastings, Adams County, Nebraska, together with one-half the vacated street on the East, South and West sides of said block as they existed before vacation.

Map of Existing Land Use and Proposed Redevelopment Site



Site Plan: Attached below is the conceptual Site Plan prepared by the Project Engineers which depicts the location of the two co-located projects consisting of up to 58 total residential units.

Cedar Park Site Plan



The real property ad valorem taxes on the base valuation will continue to be paid to the other taxing entities. The increase in value will come from the redevelopment of the Cedar Park Project Site to add approximately 58 dwelling units of multifamily housing in the R-3 Multi-family zoning district. The tax increment will be captured for the tax years 2025 through 2039 inclusive. Provided, however, if there is no increase in valuation for the 2025 tax year, the increment will be captured beginning in the year when an increase in value is available for capture and ending fifteen years later. Total project costs for the Cedar Park Project are estimated to be approximately $15,000,000 which includes the costs of development of the two co-located projects consisting of up to 58 total residential units.

Project costs for the acquisition, preparation of the site and the installation of water, sewer and paving are estimated to be in excess of $1,397,275. The developer intends to construct up to 58 residential units and a shared amenity package. Project A, includes 10 two-bed townhome units and 24 two-bed stacked rowhome flat units for a total of 34 residential units. Project B, will consist of an additional 24 two-bed stacked rowhome flat units. When site improvements and the 58 residential units are completed the total project costs are anticipated to be $14,771,579. The project valuation when completed is estimated to be $5,140,000 and the developer projects an incremental valuation increase of approximately $5,026,117. The final assessed value is significantly less than the construction cost which is due to the way County Assessors are required to value Low Income Housing Tax Credit (LIHTC) projects. By statute, the county assessor is required to value these types of housing projects by the income method rather than cost or sales comparison approach to value.

Statutory Pledge of Taxes.

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

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

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

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

Redevelopment Plan Amendment Complies with the Act:

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

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

2. **Conformation to the General Plan for the Municipality as a whole. (§18-2103 /13) (a} and §18-**

2110)

The property is designated as Urban Residential in the 2009 Imagine Hastings Comprehensive Plan Future Land Use Map. The urban residential category allows higher density residential development and this category may include a mixture of housing styles and types including single family, duplexes, townhomes and multi-family of both rental and ownership types. In May of 2024, the Site was rezoned from I-1 Industrial to R-3, Multiple-family Residential District. This district would generally have a more intense residential use compared to other residential zoning districts. This redevelopment plan amendment and project are consistent with the Comprehensive Development Plan, in that no changes in the Comprehensive Development Plan elements are intended. This plan merely provides funding for the developer to construct affordable housing for residential uses on this property as defined by the current and effective zoning regulations. The Hastings Planning Commission will hold a public hearing at their meeting on October 15, 2024 to review and approve Plan Modification No. 2024-8 to Redevelopment Area #5 confirming that this project is consistent with the Comprehensive Development Plan for the City of Hastings.

3. The Redevelopment Plan must be sufficiently complete to address the following items: (§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. The Community Redevelopment Authority is the current owner of the property on which the Project will be constructed and the developer plans to acquire the property.

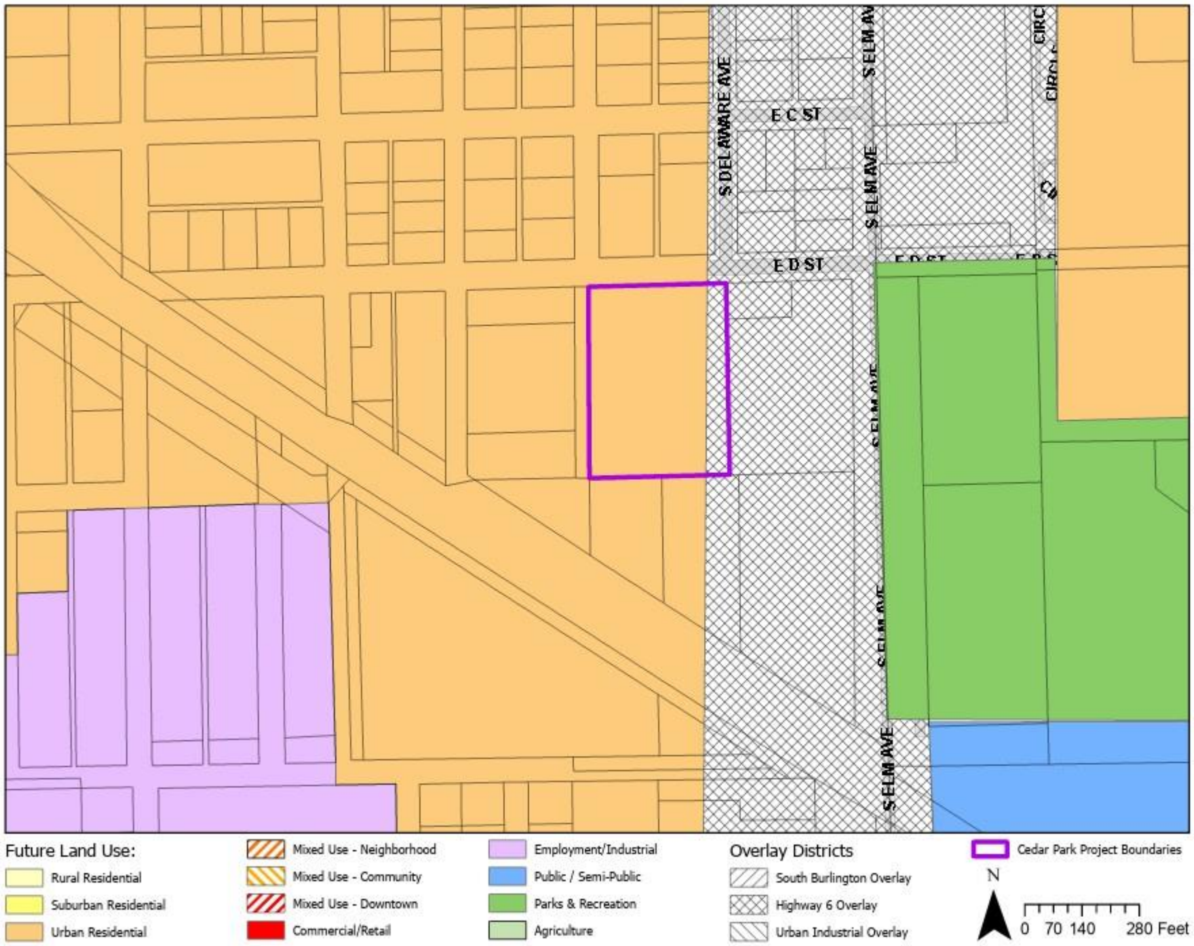
b. Demolition and Removal of Structures:

The site has a vacant single-family home which will be demolished to accommodate the project site development. The home has been vacant for over one year and no relocation costs are included as a part of this project.

c. Future Land Use Plan

See the attached map from the 2009 Hastings Comprehensive Development Plan. The Project Site is identified as “Urban Residential” in the Comprehensive Development Plan which use is consistent with this Amendment. The site is planned for residential development and ancillary uses of the area after redevelopment as required by Section 18-2111(5) of the Nebraska Community Development Law. The Cedar Park Project will add 58 dwelling units to the site.

Future Land Use Map



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

The project area is currently zoned for residential use under the R-3 Multi Family district. The Project Site Plan reflects the paving of Cedar Avenue which will be constructed in conjunction with the project. No changes are anticipated in building codes or ordinances, nor are any other planning changes contemplated. [§18-2103(b) and §18-2111] other than as described herein.

e. Site Coverage and intensity of Use

The developer intends to construct multifamily housing to provide much needed additional affordable and workforce housing to the City of Hastings. The Cedar Park Redevelopment Project will contain 58 dwelling units which density is approved for this Mixed-Use Development.

f. Additional Public Facilities or Utilities

Sewer, water and street paving already exist to support this redevelopment of the site. Sufficient electric utilities and gas lines also exist which currently serve the existing site. The redeveloper will be responsible for installing any sidewalks or paving required for the project. No other utilities would be impacted by the development. [§18-2103(b) and§18-2111]. The redeveloper intends to construct a new parking lot to serve the occupants of the Project.

4. **The Act requires a Redevelopment Plan provide for relocation of individuals and families displaced as a result of plan implementation.** The residential structure located on the site is vacant. There are no individuals or families who will be displaced by the Project.

5. **<u>No member of the Authority, nor any employee thereof holds any interest in any property in this Redevelopment Project Area. [§18-2106]</u>.** No members of the authority or staff of the CRA have any interest in this property.

6. **<u>Section 18-2114 of the Act requires that the Authority consider:</u>**

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

The developer intends to purchase the property from the Authority for $145,000 and acquisition is part of the request for tax increment financing. The CRA has been asked to provide $1,000,803 in TIF funding to this project to offset the cost of TIF eligible expenditures. The CRA has identified the following TIF eligible expenses for the developers' proposed improvements;

a) site acquisition - $145,000
b) site preparation - $112,350
c) infrastructure including sewer, water, paving, electric and gas - $775,950
d) planning related & engineering services - $363,975

The total TIF eligible expenses for this project are $1,397,275. The property will be transferred to the redevelopers by the Authority and the developer will provide and secure all necessary financing.

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

The Developer anticipates that the sources of financing for Project "A" shall be structured as follows:

• Low Income Housing Tax Credits:	$4,328,496
• State Affordable Housing Tax Credits:	$2,200,000
• National Housing Trust Funds	$ 800,000
• Owner Equity	$ 150,000
• ARPA Rural Community Recovery Funds	$ 300,000
• Active Solar Tax Credits	$ 42,330
• Permanent Financing:	$1,968,068
• Deferred Developer Fee:	$ 250,000
• TIF Loan:	$ 490,437
Total	**$10,238,041**

The Developer anticipates that the sources of financing for Project "B" shall be structured as follows:

• Developer Equity:	$ 559,100
• NE Affordable Housing Trust Funds	$ 750,000
• Permanent Financing:	$2,514,072
• CRA Loan	$ 200,000
• TIF Loan:	$ 510,366
Total	**$4,533,538**

The actual cost of development shall be determined following the completion of design and bidding of the Project.

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

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

7. Section 18-2113 of the Act requires:

Prior to recommending a redevelopment plan to the governing body for approval, an authority shall consider whether the proposed land uses and building requirements in the redevelopment project area are designed with the general purpose of accomplishing, in conformance with the general plan, a coordinated, adjusted, and harmonious development of the city and its environs which will, in accordance with present and future needs, promote health, safety, morals, order, convenience, prosperity, and the general welfare, as well as efficiency and economy in the process of development, including, among other things, adequate provision for traffic, vehicular parking, the promotion of safety from fire, panic, and other dangers, adequate provision for light and air, the promotion of the healthful and convenient distribution of population, the provision of adequate transportation, water, sewerage, and other public utilities, schools, parks, recreational and community facilities, and other public requirements, the promotion of sound design and arrangement, the wise and efficient expenditure of public funds, and the prevention of the recurrence of insanita1y or unsafe dwelling accommodations or conditions of blight.

The Authority has considered these elements in proposing this Plan Amendment. This amendment, in and of itself will promote consistency with the Hastings Comprehensive Development Plan by providing the following benefits;

- Increasing the housing opportunities available for a growing population of the city; and
- The redevelopment of the blighted and substandard parcel existing on the Project site.

8. Time Frame for Development

Development of the Cedar Park Project is anticipated to be commenced in the first quarter of 2025 and construction is anticipated to be complete in the second quarter of 2026. Excess valuation should be available for this project for 15 years beginning with the 2025 tax year, provided, however, if there is no increase in valuation for the 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, site grading, and improvement of a street are necessary to facilitate redevelopment of this site. The redevelopment of this property will result in increased housing opportunities and increased sales tax and is another step in the creation of affordable housing opportunities for the Hastings community. The Community Redevelopment Authority and the Hastings City Council have made it clear with previous decisions that they support development that will increase additional housing opportunities.

10. **Cost Benefit Analysis**

Section 18-2113 of the Act, further requires the Authority conduct a cost benefit analysis of the Plan Modification 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 $1,000,803 in public funds from tax increment financing will be required to complete the two co-located housing developments in the Cedar Park Redevelopment Project. This investment by the Authority will leverage approximately $13,770,776 in private and public sector financing; an investment of $13.76 for every TIF dollar investment.

	PROJECT "A"			
USES OF FUNDS			**SOURCES OF FUNDS**	
Site acquistion	$ 145,000		LIHTC	$ 4,328,496
Site preparation	$ 112,350		State AHTC	$ 2,200,000
Utility Infrastructure	$ 775,950		HOME Funds	$ 800,000
Engineering/Architecture/Planning/Legal	$ 313,975		Deferred Developer Fee	$ 250,000
Construction Costs	$ 8,890,766		First Mortgage Loan	$ 1,968,068
			Developer Equity/Other	$ 201,040
			TIF	$ 490,437
TOTAL USES	**$ 10,238,041**		**TOTAL SOURCES**	**$ 10,238,041**

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

A large financial gap exists on Project "A" after conventional financing, tax credits and other state incentives are utilized. A combination of federal and state incentives and TIF are needed to make the project feasible. The developer is contributing developer equity and other soft financing of $201,040, a deferred developer fee of $250,000, bank financing of $1,968,068 and TIF funding of $490,437 is intended to fill the remaining gap, making this project feasible. Without the availability of TIF funding for the project, it would not be feasible for the developer to proceed with this redevelopment. **In order to qualify for Low Income Housing Tax Credits, the projects Debt Service Coverage Ratio must be 1.15% or greater. Please see the table below which shows the debt coverage ratios are less than 1.15% without TIF and are not sufficient to meet LIHTC qualifications.**

Proforma Operating Statement w/o TIF	**PROJECT "A"**			
	Year 1	**Year 2**	**Year 3**	**Year 4**
Rent Revenue	$ 392,545	$400,396	$408,404	$416,572
Expenses	$ (232,546)	($239,165)	($245,983)	($253,005)
NOI Without TIF	$ 159,999	$161,231	$162,421	$163,567
Debt Service	$ (173,801)	$ (173,801)	$ (173,801)	$ (173,801)
Cash Flow Without TIF	**$ (13,802)**	**$ (12,570)**	**$ (11,380)**	**$ (10,234)**
Debt Service Coverage Ratio	**0.9206%**	**0.9256%**	**0.9304%**	**0.9348%**
Proforma Operating Statement with TIF	**PROJECT "A"**			
	Year 1	**Year 2**	**Year 3**	**Year 4**
Rent Revenue	$ 392,545	$ 400,396	$ 408,404	$ 416,572
Expenses	$ (232,546)	$ (239,165)	$ (245,983)	$ (253,005)
NOI Without TIF	$ 159,999	$ 161,231	$ 162,421	$ 163,567
Debt Service	$ (139,130)	$ (139,130)	$ (139,130)	$ (139,130)
Cash Flow Without TIF	**$ 20,869**	**$ 22,101**	**$ 23,291**	**$ 24,437**
Debt Service Coverage Ratio	**1.15%**	**1.1589%**	**1.1674%**	**1.176%**

	PROJECT "B"		
USES OF FUNDS		**SOURCES OF FUNDS**	
Site acquistion	$ 50,000	Developer Equity	$ 759,100
Site preparation	$ 50,000	NAHTF	$ 750,000
Utility Infrastructure	$ 194,000	First Mortage Loan	$ 2,514,072
Engineering/Architecture/Planning/Legal	$ 110,000	TIF	$ 510,366
Construction Costs	$ 4,129,538		
TOTAL USES	**$ 4,533,538**	**TOTAL SOURCES**	**$ 4,533,538**

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

A large financial gap exists on Project "B" after conventional financing, Nebraska Affordable Housing Trust Funds (NAHTF) and developer equity are utilized. The developer is contributing equity of $759,100, bank financing of $2,514,072 and TIF funding of $510,366 is intended to fill the remaining gap, making this project feasible. **Without the availability of TIF funding for the project, it would not be feasible for the developer to proceed with this redevelopment. The table below shows rate of returns from 0% to 3.65% without TIF funding which is an unacceptable return on investment in today's market.**

Proforma Operating Statement w/o TIF	**PROJECT "B"**			
	Year 1	**Year 2**	**Year 3**	**Year 4**
Rent Revenue	$ 400,464	$ 412,478	$ 424,852	$ 437,598
Expenses	$ (148,594)	$ (151,565)	$ (154,597)	$ (157,689)
NOI Without TIF	$ 251,870	260,913	270,255	279,909
Additional Debt Service	$ (50,763)	-50,763	-50,763	-50,763
Debt Service	$ (201,668)	$ (201,603)	$ (201,533)	$ (201,459)
Cash Flow Without TIF	$ (561)	8,547	17,959	27,687
Cash on Cash ROI	0%	1.12%	2.36%	3.65%
Developer Equity - $759,100				
Proforma Operating Statement with TIF				
	Year 1	**Year 2**	**Year 3**	**Year 4**
Rent Revenue	$ 400,464	$ 412,478	$ 424,852	$ 437,598
Expenses	$ (148,594)	$ (151,565)	$ (154,597)	$ (157,689)
Net Operating Income	$ 251,870	$ 260,913	$ 270,255	$ 279,909
Debt Service	$ (201,668)	$ (201,603)	$ (201,533)	$ (201,459)
Cash Flow With TIF	$ 50,202	$ 59,310	$ 68,722	$ 78,450
Cash on Cash ROI	**6.61%**	**7.81%**	**9.05%**	**10.33%**
Developer Equity - $759,100				

Tax Revenue. The land to be redeveloped has a 2024 valuation of $113,883. Based on the 2023 levy rate of 2.174723, this valuation would result in real property taxes of approximately $2,477 which will be paid out to all the existing taxing entities. It is anticipated that the assessed value will increase by approximately $5,026,117 upon full completion, as a result of the site redevelopment of the Cedar Park projects. This development will result in an additional estimated tax increase of over $109,304 annually. This tax increment gained from the 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:	$113,883
Estimated value after completion	$5,140,000
Increment value	$5,026,117
Annual TIF generated (estimated)	$109,304
TIF bond issue	$1,000,803

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

The proposed redevelopment will create additional valuation of $5,026,117. No additional tax shifts are anticipated from the project. The project creates new valuation from the construction of 58 dwelling units of multifamily housing that will support taxing entities long after the project tax increment financing indebtedness is paid off.

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

The overall Redevelopment Project includes the paving of a public street to improve access to the housing units contemplated for the Project. The site is currently served by municipal services including water and sanitary sewer. Those services will continue following the completion of the Project. 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 Redevelopment Area #5. The Project will provide additional workforce and affordable housing opportunities for the residents of Hastings which will attract additional residents for employment. Workforce and affordable housing are a driver for economic development.

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

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

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

This development should not have an impact on the Hastings school systems as the target tenant for the 34-unit Project "A" is a 55+ age group focused project. Project "B" will consist of an additional 24 two-bed units are not suitable for larger families. The Community Redevelopment Authority has reviewed this development with the District #18 school superintendent and 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 Council, and the Community Redevelopment Authority to create additional housing units. The project will create additional housing opportunities for Hastings' area residents. This project is consistent with the goals of the City's Comprehensive Plan, and the Hastings Housing Needs Assessment Study of 2021.

Time Frame for Development

The Cedar Park Redevelopment Project is anticipated to be developed commencing in the first quarter of 2025 and be substantially completed and the new housing units should be ready for occupancy by the 2nd quarter of 2026.

PLAN MODIFICATION NO. 2024-8
TO REDEVELOPMENT AREA #5
(Hoppe Development – Cedar Park 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 a specific redevelopment project involving a multifamily development to be located southeast of the intersection of Cedar Avenue and West "D" Street.

Executive Summary:

Project Description
The Project consists of the redevelopment of a parcel of land located east of Cedar Avenue and south of West "D" Street. Hoppe Development proposes a mixed income multifamily housing development project that will include the acquisition of the project site and development of two co-located projects consisting of up to 58 total residential units and a shared amenity package. Project A, a 55+ focused Low-Income Housing Tax Credit (LIHTC) project will include 10 two-bed townhome units and 24 two-bed stacked rowhome flat units for a total of 34 residential units. Project B, a workforce housing project funded partially by Nebraska Affordable Housing Trust Funds (NAHTF) will consist of an additional 24 two-bed stacked rowhome flat units of which ten households will be making at or below 120% of the Area Median Income and will do so for 10 years. The project site will consist of a shared amenity package including a clubhouse with a community room, kitchen, and gym, and an outdoor recreation space.

The Project shall utilize the benefits of the Nebraska Community Development Law, including the use of tax increment financing for eligible costs which shall include, but not be limited to:

- Site acquisition costs
- Site preparation and site grading
- Building enhancements including façade improvements to assist in the prevention of future blight conditions and energy enhancements to make the structures more energy efficient, and
- infrastructure improvements including street, water, sewer, gas and electric costs

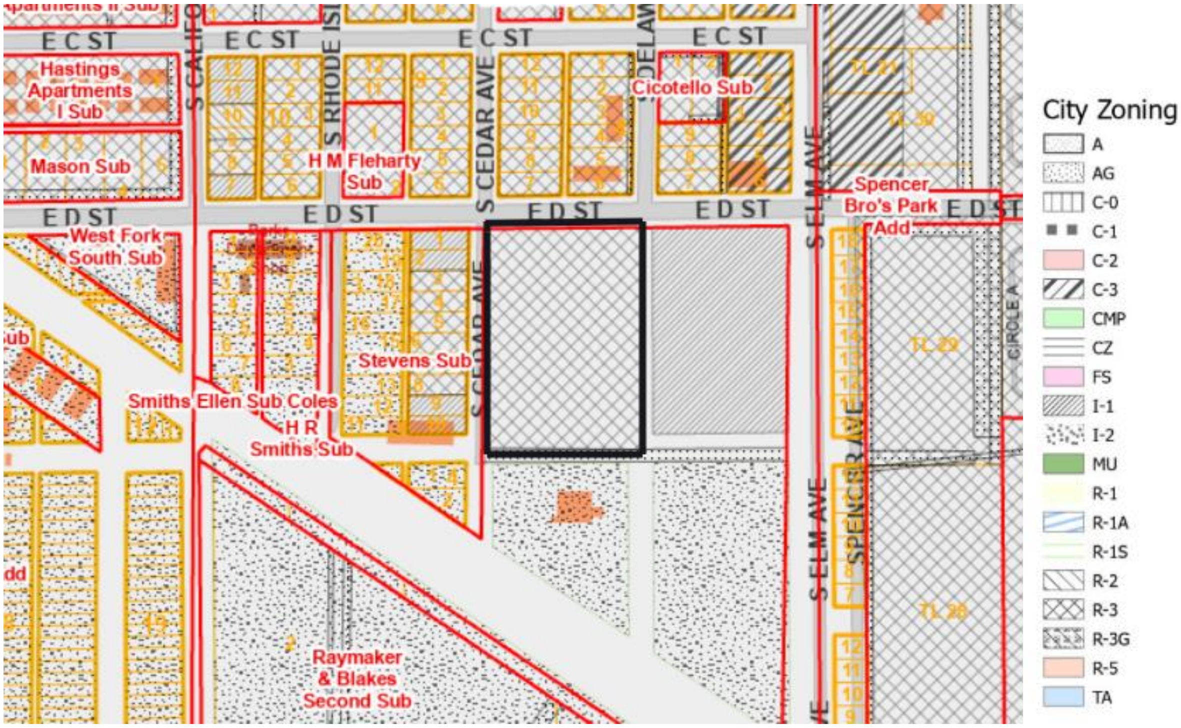
The Cedar Park Redevelopment Project will encounter these costs at this Redevelopment Area and the Project is not financially feasible without the use of tax increment financing.

Property Description (the "Redevelopment Project Area")

A parcel of land located east of Cedar Avenue and south of West "D" Street.

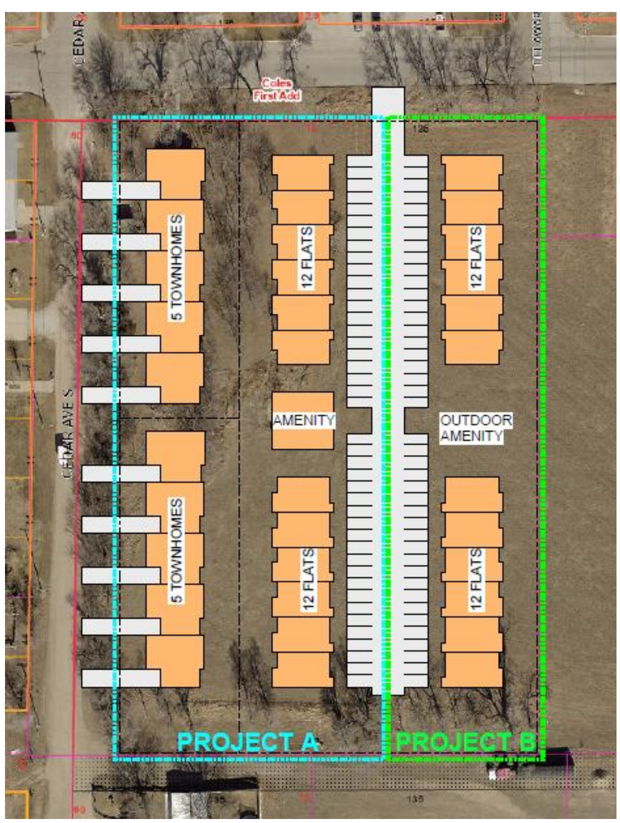
> **Legal Descriptions:** Beginning at a point on the South line of "D" Street in Cole's Addition to the City of Hastings, Adams County, Nebraska, 346 feet East of the Northeast corner of Lot Nine (9), in H.R. Smith's Sub-division in the City of Hastings, Adams County, Nebraska, running thence East 338 feet along the South line of said "D" Street, thence South 470 feet, thence West 338 feet, thence North 470 feet to the point of beginning; being what was formerly known as Block Two (2), Steven's Subdivision of a part of Block Thirteen (13), in Cole's Addition in Hastings, Adams County, Nebraska, together with one-half the vacated street on the East, South and West sides of said block as they existed before vacation.

Map of Existing Land Use and Proposed Redevelopment Site



Site Plan: Attached below is the conceptual Site Plan prepared by the Project Engineers which depicts the location of the two co-located projects consisting of up to 58 total residential units.

Cedar Park Site Plan



The real property ad valorem taxes on the base valuation will continue to be paid to the other taxing entities. The increase in value will come from the redevelopment of the Cedar Park Project Site to add approximately 58 dwelling units of multifamily housing in the R-3 Multi-family zoning district. The tax increment will be captured for the tax years 2025 through 2039 inclusive. Provided, however, if there is no increase in valuation for the 2025 tax year, the increment will be captured beginning in the year when an increase in value is available for capture and ending fifteen years later. Total project costs for the Cedar Park Project are estimated to be approximately $15,000,000 which includes the costs of development of the two co-located projects consisting of up to 58 total residential units.

Project costs for the acquisition, preparation of the site and the installation of water, sewer and paving are estimated to be in excess of $1,397,275. The developer intends to construct up to 58 residential units and a shared amenity package. Project A, includes (10) two-bed townhome units and (24) two-bed stacked rowhome flat units for a total of 34 residential units. Project B, will consist of an additional (24) two-bed stacked rowhome flat units. When site improvements and the 58 residential units are completed the total project costs are anticipated to be $14,771,579. The project valuation when completed is estimated to be $5,140,000 and the developer projects an incremental valuation increase of approximately $5,026,117. The final assessed value is significantly less than the construction cost which is due to the way County Assessors are required to value Low Income Housing Tax Credit (LIHTC) projects. By statute, the county assessor is required to value these types of housing projects by the income method rather than cost or sales comparison approach to value.

Statutory Pledge of Taxes.

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

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

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

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

Redevelopment Plan Amendment Complies with the Act:

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

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

2. **Conformation to the General Plan for the Municipality as a whole. (§18-2103 /13) (a} and §18-2110)**

The property is designated as Urban Residential in the 2009 Imagine Hastings Comprehensive Plan Future Land Use Map. The urban residential category allows higher density residential development and this category may include a mixture of housing styles and types including single family, duplexes, townhomes and multi-family of both rental and ownership types. In May of 2024, the Site was rezoned from I-1 Industrial to R-3, Multiple-family Residential District. This district would generally have a more intense residential use compared to other residential zoning districts. This redevelopment plan amendment and project are consistent with the Comprehensive Development Plan, in that no changes in the Comprehensive Development Plan elements are intended. This plan merely provides funding for the developer to construct affordable housing for residential uses on this property as defined by the current and effective zoning regulations. The Hastings Planning Commission will hold a public hearing on October 15, 2024 to review and approve Plan Modification No. 2024-8 to Redevelopment Area #5 confirming that this project is consistent with the Comprehensive Development Plan for the City of Hastings.

3. **The Redevelopment Plan must be sufficiently complete to address the following items: (§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. The Community Redevelopment Authority is the current owner of the property on which the Project will be constructed and the developer plans to acquire the property.

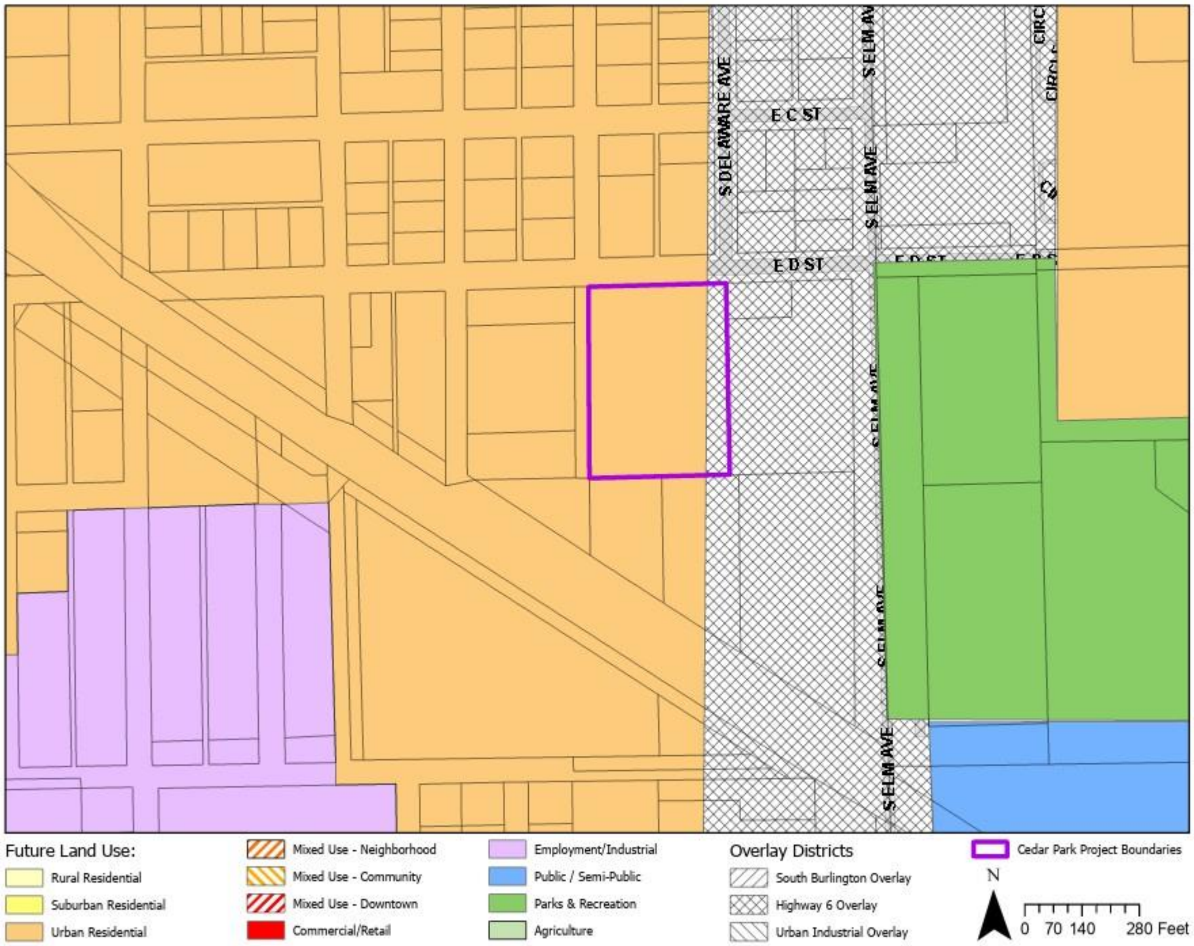
   b. **Demolition and Removal of Structures:**

The site has a vacant single-family home which will be demolished to accommodate the project site development. The home has been vacant for over one year and no relocation costs are included as a part of this project.

   c. **Future Land Use Plan**

See the attached map from the 2009 Hastings Comprehensive Development Plan. The Project Site is identified as “Urban Residential” in the Comprehensive Development Plan which use is consistent with this Amendment. The site is planned for residential development and ancillary uses of the area after redevelopment as required by Section 18-2111(5) of the Nebraska Community Development Law. The Cedar Park Project will add 58 dwelling units to the site.

Future Land Use Map



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

The project area is currently zoned for residential use under the R-3 Multi Family district. The Project Site Plan reflects the paving of Cedar Avenue which will be constructed in conjunction with the project. No changes are anticipated in building codes or ordinances, nor are any other planning changes contemplated. [§18-2103(b) and §18-2111] other than as described herein.

e. Site Coverage and intensity of Use

The developer intends to construct multifamily housing to provide much needed additional affordable and workforce housing to the City of Hastings. The Cedar Park Redevelopment Project will contain 58 dwelling units which density is approved for this Mixed-Use Development.

f. Additional Public Facilities or Utilities

Sewer, water and street paving already exist to support this redevelopment of the site. Sufficient electric utilities and gas lines also exist which currently serve the existing site. The redeveloper will be responsible for installing any sidewalks or paving required for the project. No other utilities would be impacted by the development. [§18-2103(b) and§18-2111]. The redeveloper intends to construct a new parking lot to serve the occupants of the Project.

4. **The Act requires a Redevelopment Plan provide for relocation of individuals and families displaced as a result of plan implementation.** The residential structure located on the site is vacant. There are no individuals or families who will be displaced by the Project.

5. **No member of the Authority, nor any employee thereof holds any interest in any property in this Redevelopment Project Area. [§18-2106].** No members of the authority or staff of the CRA have any interest in this property.

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

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

The developer intends to purchase the property from the Authority for $145,000 and acquisition is part of the request for tax increment financing. The CRA has been asked to provide $1,000,803 in TIF funding to this project to offset the cost of TIF eligible expenditures. The CRA has identified the following TIF eligible expenses for the developers' proposed improvements;

a) site acquisition - $145,000
b) site preparation - $112,350
c) infrastructure including sewer, water, paving, electric and gas - $775,950
d) planning related & engineering services - $363,975

The total TIF eligible expenses for this project are $1,397,275. The property will be transferred to the redevelopers by the Authority and the developer will provide and secure all necessary financing.

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

The Developer anticipates that the sources of financing for **Project "A"** shall be structured as follows:

• Low Income Housing Tax Credits:	$4,328,496
• State Affordable Housing Tax Credits:	$2,200,000
• National Housing Trust Funds	$ 800,000
• Owner Equity	$ 150,000
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• Permanent Financing:	$1,968,068
• Deferred Developer Fee:	$ 250,000
• TIF Loan:	$ 490,437
Total	**$10,238,041**

The Developer anticipates that the sources of financing for **Project "B"** shall be structured as follows:

• Developer Equity:	$ 759,100
• NE Affordable Housing Trust Funds	$ 750,000
• Permanent Financing:	$2,514,072
• TIF Loan:	$ 510,366
Total	**$4,533,538**

3. Statement of feasible method of relocating displaced families.

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

7. Section 18-2113 of the Act requires:

Prior to recommending a redevelopment plan to the governing body for approval, an authority shall consider whether the proposed land uses and building requirements in the redevelopment project area are designed with the general purpose of accomplishing, in conformance with the general plan, a coordinated, adjusted, and harmonious development of the city and its environs which will, in accordance with present and future needs, promote health, safety, morals, order, convenience, prosperity, and the general welfare, as well as efficiency and economy in the process of development, including, among other things, adequate provision for traffic, vehicular parking, the promotion of safety from fire, panic, and other dangers, adequate provision for light and air, the promotion of the healthful and convenient distribution of population, the provision of adequate transportation, water, sewerage, and other public utilities, schools, parks, recreational and community facilities, and other public requirements, the promotion of sound design and arrangement, the wise and efficient expenditure of public funds, and the prevention of the recurrence of insanita1y or unsafe dwelling accommodations or conditions of blight.

The Authority has considered these elements in proposing this Plan Amendment. This amendment, in and of itself will promote consistency with the Hastings Comprehensive Development Plan by providing the following benefits;

- Increasing the housing opportunities available for a growing population of the city; and
- The redevelopment of the blighted and substandard parcel existing on the Project site.

8. Time Frame for Development

Development of the Cedar Park Project is anticipated to be commenced in the first quarter of 2025 and construction is anticipated to be complete in the second quarter of 2026. Excess valuation should be available for this project for 15 years beginning with the 2025 tax year, provided, however, if there is no increase in valuation for the 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, site grading, and improvement of a street are necessary to facilitate redevelopment of this site. The redevelopment of this property will result in increased housing opportunities and increased sales tax and is another step in the creation of affordable housing opportunities for the Hastings community. The Community Redevelopment Authority and the Hastings City Council have made it clear with previous decisions that they support development that will increase additional housing opportunities.

10. Cost Benefit Analysis

Section 18-2113 of the Act, further requires the Authority conduct a cost benefit analysis of the Plan Modification 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:

TOTAL PROJECT SOURCES AND USES

Approximately $1,000,803 in public funds from tax increment financing will be required to complete the two co-located housing developments (Project “A” and Project “B”) in the Cedar Park Redevelopment Project. This investment by the Authority will leverage approximately $13,770,776 in private and public sector financing; an investment of $13.76 for every TIF dollar investment.

	PROJECT "A"		
USES OF FUNDS		**SOURCES OF FUNDS**	
Site acquistion	$ 145,000	LIHTC	$ 4,328,496
Site preparation	$ 112,350	State AHTC	$ 2,200,000
Utility Infrastructure	$ 775,950	HOME Funds	$ 800,000
Engineering/Architecture/Planning/Legal	$ 313,975	Deferred Developer Fee	$ 250,000
Construction Costs	$ 8,890,766	First Mortgage Loan	$ 1,968,068
		Developer Equity/Other	$ 201,040
		TIF	$ 490,437
TOTAL USES	**$ 10,238,041**	**TOTAL SOURCES**	**$ 10,238,041**

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

A large financial gap exists on **Project "A"** after conventional financing, tax credits and other state incentives are utilized. A combination of federal and state incentives and TIF are needed to make the project feasible. The developer is contributing developer equity and other soft financing of $201,040, a deferred developer fee of $250,000, bank financing of $1,968,068 and TIF funding of $490,437 is intended to fill the remaining gap, making this project feasible. Without the availability of TIF funding for the project, it would not be feasible for the developer to proceed with this redevelopment. **In order to qualify for Low Income Housing Tax Credits, the projects Debt Service Coverage Ratio must be 1.15% or greater. Please see the table below which shows the debt coverage ratios are sufficient with TIF funding. Without TIF funding the debt service Coverage Ratios are less than 1.15%**

Proforma Operating Statement with TIF				
	Year 1	Year 2	Year 3	Year 4
Rent Revenue	$ 392,545	$ 400,396	$ 408,404	$ 416,572
Expenses	$ (232,546)	$ (239,165)	$ (245,983)	$ (253,005)
NOI Without TIF	$ 159,999	$ 161,231	$ 162,421	$ 163,567
Debt Service	$ (139,130)	$ (139,130)	$ (139,130)	$ (139,130)
Cash Flow Without TIF	$ 20,869	$ 22,101	$ 23,291	$ 24,437
Debt Service Coverage Ratio	1.15%	1.1589%	1.1674%	1.176%

	PROJECT "B"			
USES OF FUNDS			**SOURCES OF FUNDS**	
Site acquistion	$ 50,000		Developer Equity	$ 759,100
Site preparation	$ 50,000		NAHTF	$ 750,000
Utility Infrastructure	$ 194,000		First Mortage Loan	$ 2,514,072
Engineering/Architecture/Planning/Legal	$ 110,000		TIF	$ 510,366
Construction Costs	$ 4,129,538			
TOTAL USES	**$ 4,533,538**		**TOTAL SOURCES**	**$ 4,533,538**

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

A large financial gap exists on **Project "B"** after conventional financing, Nebraska Affordable Housing Trust Funds (NAHTF) and developer equity are utilized. The developer is contributing equity of $759,100, bank financing of $2,514,072 and TIF funding of $510,366 is intended to fill the remaining gap, making this project feasible. Without the availability of TIF funding for the project, it would not be feasible for the developer to proceed with this redevelopment. The table below shows rate of returns from 0% to 3.65% without TIF funding which is an unacceptable return on investment in today's market.

Proforma Operating Statement w/o TIF	**PROJECT "B"**			
	Year 1	**Year 2**	**Year 3**	**Year 4**
Rent Revenue	$ 400,464	$ 412,478	$ 424,852	$ 437,598
Expenses	$ (148,594)	$ (151,565)	$ (154,597)	$ (157,689)
NOI Without TIF	$ 251,870	260,913	270,255	279,909
Additional Debt Service	$ (50,763)	-50,763	-50,763	-50,763
Debt Service	$ (201,668)	$ (201,603)	$ (201,533)	$ (201,459)
Cash Flow Without TIF	$ (561)	8,547	17,959	27,687
Cash on Cash ROI	0%	1.12%	2.36%	3.65%
Developer Equity - $759,100				
Proforma Operating Statement with TIF				
	Year 1	**Year 2**	**Year 3**	**Year 4**
Rent Revenue	$ 400,464	$ 412,478	$ 424,852	$ 437,598
Expenses	$ (148,594)	$ (151,565)	$ (154,597)	$ (157,689)
Net Operating Income	$ 251,870	$ 260,913	$ 270,255	$ 279,909
Debt Service	$ (201,668)	$ (201,603)	$ (201,533)	$ (201,459)
Cash Flow With TIF	$ 50,202	$ 59,310	$ 68,722	$ 78,450
Cash on Cash ROI	**6.61%**	**7.81%**	**9.05%**	**10.33%**
Developer Equity - $759,100				

Tax Revenue. The land to be redeveloped has a 2024 valuation of $113,883. Based on the 2023 levy rate of 2.174723, this valuation would result in real property taxes of approximately $2,477 which will be paid out to all the existing taxing entities. It is anticipated that the assessed value will increase by approximately $5,026,117 upon full completion, as a result of the site redevelopment. This development will result in an additional estimated tax increase of over $109,304 annually. This tax increment gained from the 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:	$113,883
Estimated value after completion	$5,100,000
Increment value	$5,026,117
Annual TIF generated (estimated)	$109,304
TIF bond issue	$1,000,803

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

The proposed redevelopment will create additional valuation of $5,026,117. No additional tax shifts are anticipated from the project. The project creates new valuation from the construction of 58 dwelling units of multifamily housing that will support taxing entities long after the project tax increment financing indebtedness is paid off.

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

The overall Redevelopment Project includes the paving of a public street to improve access to the housing units contemplated for the Project. The site is currently served by municipal services including water and sanitary sewer. Those services will continue following the completion of the Project. 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 Redevelopment Area #5. The Project will provide additional workforce and affordable housing opportunities for the residents of Hastings which will attract additional residents for employment. Workforce and affordable housing are a driver for economic development.

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

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

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

This development should not have an impact on the Hastings school systems as the target tenant for the

34-unit Project "A" is a 55+ age group focused project. Project "B" will consist of an additional 24 two-bed units that are not suitable for larger families. The Community Redevelopment Authority has reviewed this development with the Hastings Public School District #18 school superintendent and 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 Council, and the Community Redevelopment Authority to create additional housing units. The project will create additional affordable housing opportunities for Hastings' area residents. This project is consistent with the goals of the City's Comprehensive Plan, and the Hastings Housing Needs Assessment Study of 2021.

Time Frame for Development

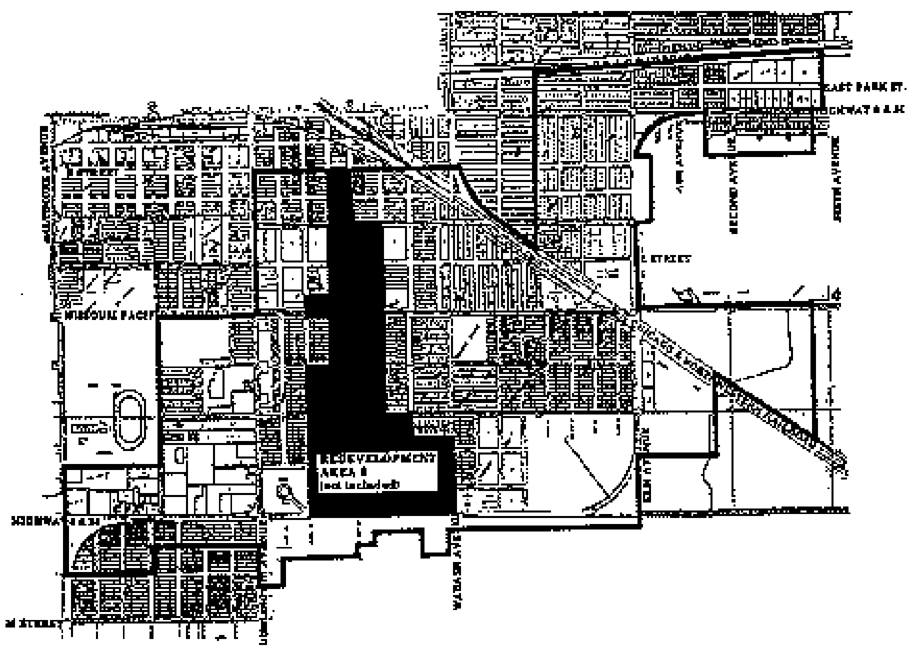
The Cedar Park Redevelopment Project is anticipated to be developed commencing in the first quarter of 2025 and be substantially completed and the new housing units should be ready for occupancy by the 2^{nd} quarter of 2026.

HASTINGS
REDEVELOPMENT AREA NUMBER 5

BLIGHT AND SUBSTANDARD

DETERMINATION STUDY

MAY 1992



HANNA:KEELAN ASSOCIATES, P.C.

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COMMUNITY PLANNING & RESEARCH

PRINCIPALS:

Becky J. Hanna
Timothy M. Keelan

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BLIGHT AND SUBSTANDARD DETERMINATION STUDY

EXECUTIVE SUMMARY

Purpose of Study/Conclusion

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

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

Substandard Area

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

1. Dilapidated/deterioration;

2. Age or obsolescence;

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

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

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

Blighted Area

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

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

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

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

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

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

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

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

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

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

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

Substandard Factors

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

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

Strong Presence of Factor

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

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

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

Reasonable Presence of Factor

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

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

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

Blighted Factors

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

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

Strong Presence of Factor

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

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

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

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

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

Reasonable Presence of Factor

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

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

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

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

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

Conclusion

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

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

---

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

TABLE 1
CITY OF HASTINGS
<u>SUBSTANDARD FACTORS</u>
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.

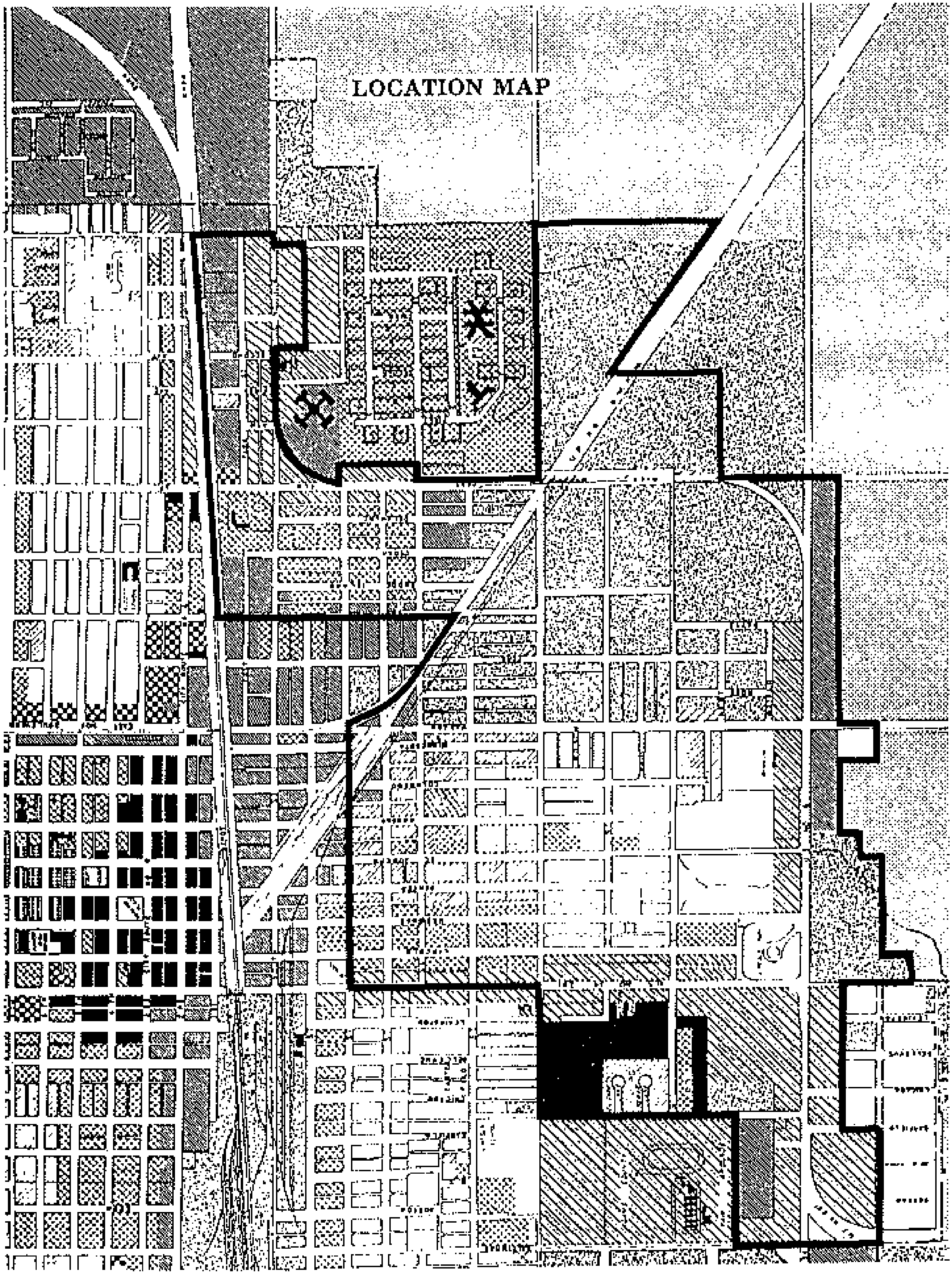


ILLUSTRATION 1

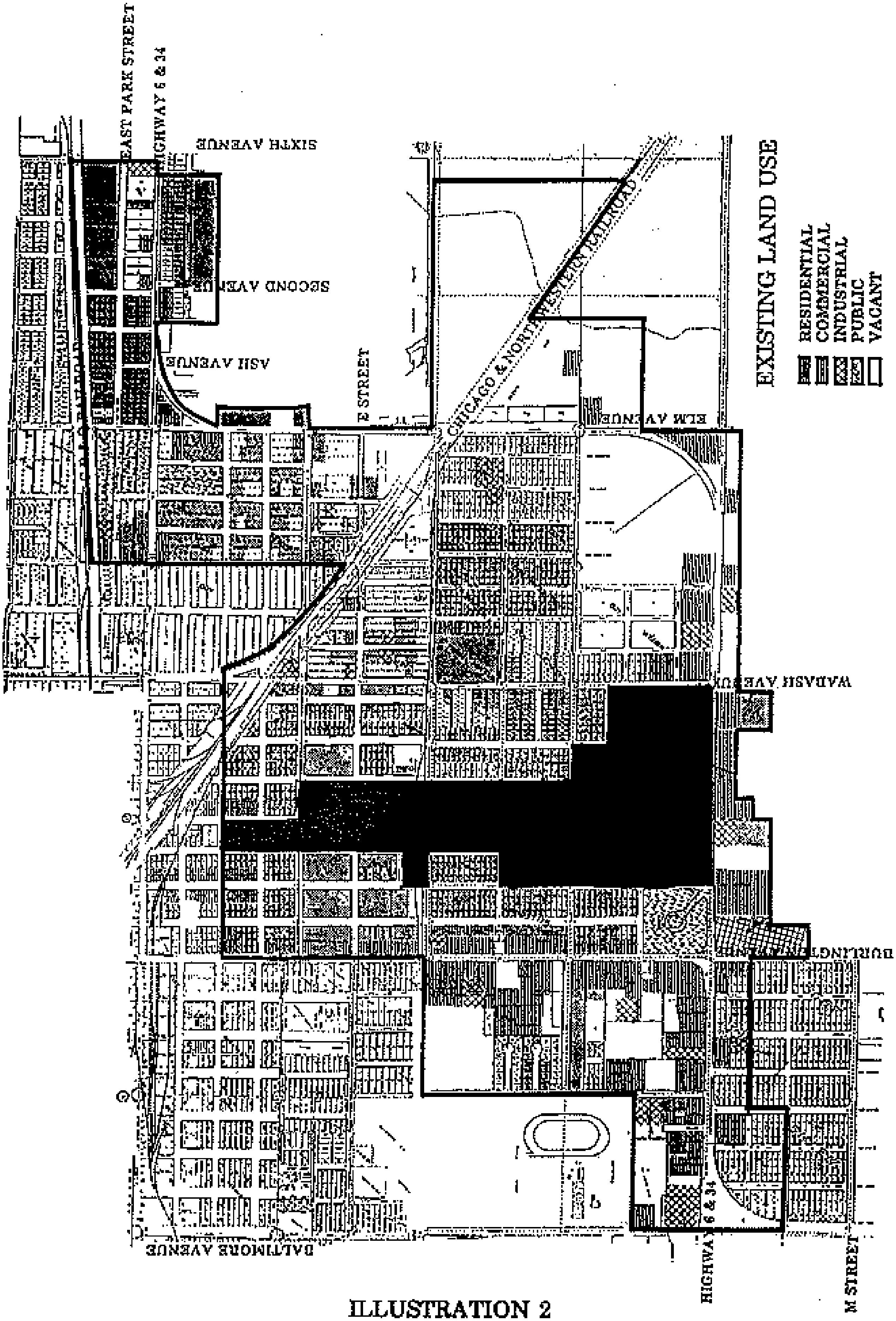


ILLUSTRATION 2

Residential land usage, as identified in Illustration 2, is located throughout the Study Area. The residential properties are predominantly single family. The housing stock is comprised of masonry, brick, and frame construction, with the majority of structures ranging in age from 40 to 100 years.

The commercial land use and building types, as identified in Illustration 2, exists primarily along both sides of Highway 6-34 and Burlington Avenue. These commercial uses tend to be the type of use associated with Highway Commercial Districts. The commercial buildings are predominantly over 20 years of age (72.2%) and are constructed from brick, steel and frame.

Industrial land use and building types exist on either side of the Railroad Right-of-Ways and along Highway 6-34 located in the southern portion of the Study Area. Over 73.9 percent of these buildings are over 20 years of age.

The Study Area contains both new and refurbished buildings. A high percentage of the structures in the Study Area (30.9%) have major structural deficiencies, functional and economic obsolescence and problems difficult to correct related to current code requirements.

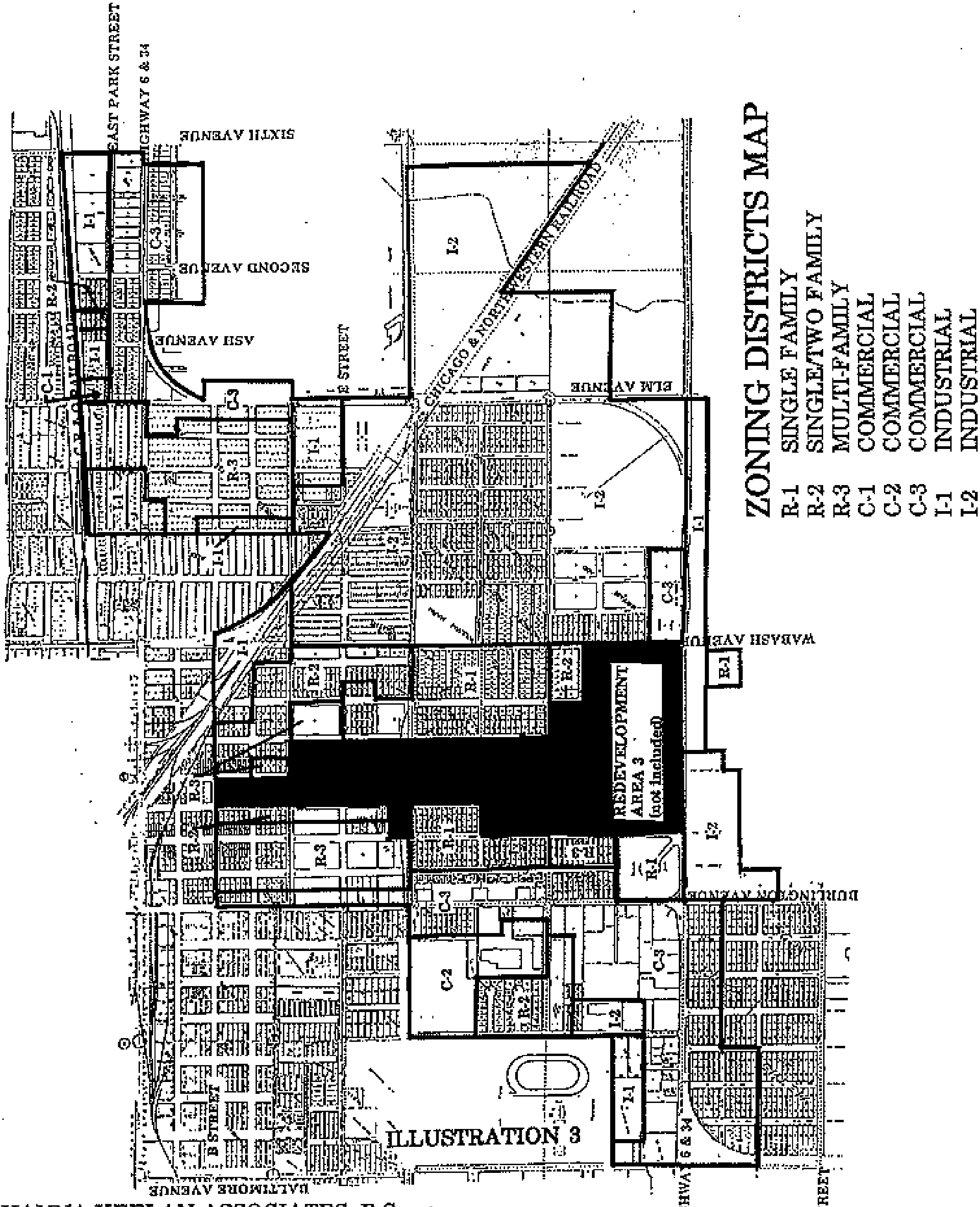
Table 3 statistically identifies the existing land use patterns within the Study Area, in terms of number of acres and percentage of total for all existing land uses.

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

Land Use	Acres/Percent
Residential	164.96/22.9%
Commercial	78.87/11.0%
Industrial	53.73/7.5%
Public/Quasi Public	10.44/1.5%
Streets and Alleys	171.51/23.8%
Total Developed	479.51/66.6%
Vacant	240.42/33.4%
Total Acreage	719.93/100.0%

Source: Hanna:Keelan Associates, P.C., 1991

Illustration 3 identifies the existing zoning districts within the Study Area. The present zoning classification is compatible to existing uses.



HANNA:KEELAN ASSOCIATES, P.C.

3. THE RESEARCH APPROACH

The research approach implemented for the Hastings Redevelopment Area Five Blight and Substandard Determination Study included an assessment of the blight and substandard determination factors identified in the Nebraska Community Development Law. In brief, factors which were general in nature and existed in a continuous fashion, area wide, such as streets, alleys, sidewalks, driveways and other transportation systems, open spaces, parking areas, exterior structural condition, individual structures and properties and property ownership were investigated on an area-wide basis. Taxation status was investigated on a random-sampling basis excluding tax exempt properties.

The assessment of the aforementioned factors, excluding taxation status, was implemented utilizing an area-wide examination process as opposed to a random-sampling process, in an attempt to reduce errors associated with conducting a random-sampling method. In addition, an area-wide assessment provides the consultant with a more accurate understanding of the Study Area and allows for more informed conclusions and recommendations about the area.

4. ELIGIBILITY SURVEY AND ANALYSIS FINDINGS

An analysis was made of each of the blighted and substandard factors listed in the legislation to determine whether each or any are present in the Study Area, and if so, to what extent and in what locations.

The following represents a summary evaluation of each blight and substandard factor presented in the order of their listing in the law.

SUBSTANDARD FACTORS

(1) Dilapidation/Deterioration of Structures

The rating of building conditions is a critical step in determining the eligibility of a substandard area for redevelopment. The system for classifying buildings must be based on established evaluation standards and criteria and result in an accurate and consistent description of existing conditions.

This section summarizes the process used for assessing building conditions in the Study Area, the standards and criteria used for evaluation, and the findings as to the existence of dilapidation/deterioration of structures.

The building condition analysis is based on exterior inspections of all 909 structures within the Study Area, to note structural deficiencies in individual buildings and to identify related environmental deficiencies for individual sites or parcels within the Study Area. The Structural Site Condition Survey Form is identified in Appendix 1.

1. Building Components Evaluated

   During the field survey, each component of a subject building was examined to determine whether it was in sound condition or had minor, major, or critical defects. Building components examined were of two types:

   Primary Components. These include the basic elements of any building: foundation walls and girders, load bearing walls and columns, roof and roof structure, and floor structure.

   Secondary Components. These are components generally added to the primary structural components and are necessary parts of the building, including exterior curtain walls, non-bearing walls and ceilings, interior stairs, porches and steps, fire escapes, etc.

2. Criteria for Classifying Defects for Building Components

   Primary and secondary components were evaluated separately as a basis for determining the overall condition of individual structures. This evaluation considered the relative importance of specific components on the exterior of the building, and the effect that deficiencies in components will have on the remainder of the structure.

3. Building Component Classifications

The four categories used in classifying building components and systems and the criteria used in evaluating structural deficiencies are described below.

Sound. Building components which contain no defects, are adequately maintained, and require no treatment outside of normal ongoing maintenance.

Minor - Requiring Minor Repair. Building components which contain defects (loose or missing material or holes and cracks over a limited area) which often can be corrected through the course of normal maintenance. Minor defects have no real effects on either structural or architectural components and the correction of such defects may be accomplished by the owner or occupants, such as pointing masonry joints over a limited area or replacement of less complicated components. Minor defects are not considered in rating a building as structurally substandard.

Major - Requiring Major Repair (Deteriorating). Building components which contain major defects over a widespread area and would be difficult to correct through normal maintenance. Buildings in the major deficient category would require replacement or rebuilding of components by people skilled in the building trades.

Substandard (Dilapidated/Deteriorated). Building components which contain major defects (bowing, sagging, or settling to any or all exterior components causing the structure to be out-of-plumb, or broken, loose or missing material and deterioration over a widespread area) so extensive the cost of repairs would be excessive in relation to the value returned on the investment.

4. Final Building Rating

After completion of the building condition surveys, each individual building was placed in one of four categories based on the combination of defects found in various structural and architectural building components, each final rating is described below.

Sound. Sound buildings can be kept in a standard condition with normal maintenance. Buildings so classified have less than four minor defects.

Deficient-Minor. Buildings classified as deficient - requiring minor repairs- have more than three minor defects, but less than one critical defect.

Deficient-Major (Deteriorating). Buildings classified as deficient - requiring major repairs - have at least one critical defect, but less than two critical defects.

Substandard (Dilapidated/Deteriorated). Structurally substandard buildings contain defects which are so serious and so extensive the building must be removed. Buildings classified as structurally substandard have two or more critical defects. Critical defects are as follows:

> Structural. Each of four primary structural components can receive a rating of one critical defect. Two primary structural components, each receiving a rating of major defects, equals one critical defect.
>
> Building Systems. Two building systems, each receiving a rating of a major defect, equals one critical defect.
>
> Architectural. Four architectural components, each receiving a rating of a major defect, equals one critical defect.

The following combinations of major defects is equivalent to one critical defect.

> One major defect in the structural components plus one major defect in the building systems equals one critical defect.
>
> Two major defects in the architectural components plus one major defect in either structural components or the building systems equals one critical defect.

Major deficient buildings are considered to be the same as deteriorating buildings as referenced in the Nebraska legislation; substandard buildings are the same as dilapidated buildings. The words building and structure are presumed to be interchangeable.

5. Field Survey Conclusions

The condition of the 909 primary buildings within the Study Area was determined based on the findings of detailed surveys. These surveys indicated the following:

- Ninety-eight (98) structures are classified as structurally sound;

- Six Hundred and Fifteen (615) structures are classified as minor defects;

- One Hundred and Fifty-Three (153) structures are classified as deteriorating major defects; and

- Forty-Three (43) structures are classified as substandard, dilapidated/deteriorated critical defects.

The survey indicates 196 (21.6%) of the 909 structures in the Study Area are either deteriorating or dilapidated.

Conclusion

The results of the structural condition survey for the study indicates deteriorating structures are present to a reasonable extent throughout the Study Area. Table 4 identifies the results of the structural rating process per building type.

TABLE 4
CITY OF HASTINGS
EXTERIOR SURVEY FINDINGS
COMMUNITY REDEVELOPMENT AUTHORITY
STUDY AREA

			Structural Rating			
Activity	Sound	Deficient (Minor)	Deficient Deteriorating (Major)	Sub standard Dilapidated	Structures	Substandard
Residential	72	512	129	27	740	156/21.1%
Commercial	21	77	13	3	114	16/14.0%
Public/Semi Public	2	6	2	0	10	2/20.0%
Industrial	3	20	9	13	45	22/48.9%
Total	98	615	153	43	909	196/21.6%
Percent	10.8%	67.7%	16.8%	4.7%	100.0%	

Source: Hanna:Keelan Associates, P.C., 1991

(2) Age or Obsolescence

According to the field survey conducted by the Consultant in November and December of 1991, 71.1 percent of the structures within the Study Area were built over twenty (20) years ago. Of these structures 45.9 percent were built over forty (40) years ago.

Conclusion

The result of the field surveys indicated the age and obsolescence of the structures in the Study Area is reasonably sufficient to constitute a substandard factor.

(3) Inadequate Provision for Ventilation, Light, Air, Sanitation or Open Spaces

The results from the exterior structural survey, along with other field data, provided the basis for the identification of insanitary and unsafe conditions. Factors contributing to insanitary and unsafe conditions are discussed below.

> Over twenty-one percent (21%) of the structures in the Study Area are deteriorating or dilapidated. When not adequately maintained or upgraded to present day occupancy standards, buildings which are deteriorating or dilapidated pose special safety and sanitary problems. There is a significant number (156) of wood framed single and two-story residential buildings which are in need of structural repair or fire protection. The field analysis indicated thirty-eight (38) commercial and industrial buildings or 23.9 percent were substandard.
>
> Within the Study Area, there are forty (40) parking lots on commercial, industrial and public/semi-public land parcels which are unpaved. These are characterized by irregular gravel and dirt surfaces with many depressions. The lack of maintenance and the ambient dust conditions of these areas are detrimental to abutting properties and represent an insanitary and unsafe condition.
>
> Evidence of vagrants was found in 117 (11.8%) of the 992 land parcels in the Study Area, especially in areas in close proximity to railroads or industrial docks. Vagrants have created problems through vandalism, breaking into vacant structures and leaving debris strewn about.

Conclusion

The inadequate provision for ventilation, light, air, sanitation or open spaces is predominantly distributed throughout the Study Area.

(4) <u>The Existence of Conditions Which Endanger Life or Property by Fire and Other Causes</u>

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.

<u>Conclusion</u>

The conditions which endanger life or property by fire and other causes, while strong in presence, is predominantly distributed throughout the Study Area.

BLIGHT FACTORS

(1) Deteriorated or Deteriorating Structures

The rating of building conditions is a critical step in determining the eligibility of an area for redevelopment. It is important the system for classifying buildings be based on established evaluation standards and criteria, and result in an accurate and consistent description of existing conditions.

This section summarizes the process used for assessing building conditions in the Study Area, the standards and criteria used for evaluation, and the findings as to the existence of deteriorating or deteriorated structures.

The building condition analysis is based on the exterior inspections of 909 structures within the Study Area, to note structural deficiencies in individual buildings and to identify related environmental deficiencies for individual sites or parcels within the Study Area. The Structural Site Conditions Survey Form is identified in Appendix I.

1. Building Components Evaluated

Each component of a subject building was examined to determine whether it was in sound condition or had minor, major, or critical defects. Building components examined were of two types:

Primary Components. These include the basic elements of any building: foundation walls and girders, load bearing walls and columns, roof and roof structure, and floor structure.

Secondary Components. These are components generally added to the primary structural components and are necessary parts of the building, including exterior curtain walls, non-bearing walls and ceilings, interior stairs, porches and steps, fire escapes, etc.

2. Criteria for Classifying Defects for Building Components

Primary and secondary components were evaluated separately as a basis for determining the overall condition of individual structures. This evaluation considered the relative importance of specific components on the exterior of the building, and the effect that deficiencies in components will have on the remainder of the structure.

3. Building Component Classifications

The four categories used in classifying building components and systems and the criteria used in evaluating structural deficiencies are described below.

Sound. Building components which contain no defects, are adequately maintained, and require no treatment outside of normal ongoing maintenance.

Minor - Requiring Minor Repair. Building components which contain defects (loose or missing material or holes and cracks over a limited area) which often can be corrected through the course of normal maintenance. Minor defects have no real effects on either structural or architectural components and the correction of such defects may be accomplished by the owner or occupants, such as pointing masonry joints over a limited area or replacement of less complicated components. Minor defects are not considered in rating a building as structurally substandard.

Major - Requiring Major Repair. Building components which contain major defects over a widespread area and would be difficult to correct through normal maintenance. Buildings in the major deficient category would require replacement or rebuilding of components by people skilled in the building trades.

Substandard - (Dilapidated/Deteriorated). Building components which contain major defects (bowing, sagging, or settling to any or all exterior components causing the structure to be out-of-plumb, or broken, loose or missing material and deterioration over a widespread area) so extensive the cost of repairs would be excessive in relation to the value returned on the investment.

4. Final Building Rating

After completion of the building condition surveys, each individual building was placed in one of four categories based on the combination of defects found in various structural and architectural building components, each final rating is described below.

Sound. Sound buildings can be kept in a standard condition with normal maintenance. Buildings so classified have less than four minor defects.

Deficient-Minor. Buildings classified as deficient - requiring minor repairs - have more than three minor defects, but less than one critical defect.

Deficient-Major. Buildings classified as deficient - requiring major repairs - have at least one critical defect, but less than two critical defects.

Substandard. Structurally substandard buildings contain defects which are so serious and so extensive the building must be removed. Buildings classified as structurally substandard have two or more critical defects. Critical defects are as follows:

> Structural. Each of four primary structural components can receive a rating of one critical defect. Two primary structural components, each receiving a rating of major defects, equals one critical defect.
>
> Building Systems. Two building systems, each receiving a rating of a major defect, equals one critical defect.
>
> Architectural. Four architectural components, each receiving a rating of a major defect, equals one critical defect.

The following combinations of major defects is equivalent to one critical defect.

> One major defect in the structural components plus one major defect in the building systems equals one critical defect.
>
> Two major defects in the architectural components plus one major defect in either structural components or the building systems equals one critical defect.

Minor deficient and major deficient buildings are considered to be the same as deteriorating buildings as referenced in the Nebraska legislation; substandard buildings are the same as deteriorated buildings. The words building and structure are presumed to be interchangeable.

5. Field Survey Conclusions

The condition of the 909 primary buildings within the Study Area was determined based on the findings of detailed survey of each building. These surveys indicated the following:

- Ninety-Eight (98) structures are classified as structurally sound;
- Six Hundred Fifteen (615) structures are classified as deteriorating minor defects;
- One Hundred Fifty Three (153) structures are classified as deteriorating major defects; and
- Forty-Three (43) structures are classified as substandard, dilapidated/deteriorated critical defects.

The survey clearly indicates 811 of 909 (89.2%), of the structures throughout the Study Area are either deteriorating or dilapidated.

Conclusion

The results of the structural condition survey indicates deteriorating or deteriorated structures are evident to a significant extent throughout the Study Area. Table 5 identifies the results of the structural rating process per building type.

TABLE 5
CITY OF HASTINGS
EXTERIOR SURVEY FINDINGS
COMMUNITY REDEVELOPMENT AUTHORITY
STUDY AREA

			Structural Rating			
Activity	Sound	Deficient (Minor)	Deficient Deteriorating (Major)	Sub standard Dilapidated	Structures	Blighted
Residential	75	512	129	27	740	668/90.3%
Commercial	21	77	13	3	114	93/81.6%
Public/Semi Public	2	6	2	0	10	8/80.0%
Industrial	3	20	9	13	45	42/93.3%
Total	98	615	153	43	909	811/89.2%
Percent	10.8%	67.7%	16.8%	4.7%	100.0%	

Source: Hanna:Keelan Associates, P.C., 1991

(2) <u>Existence of Defective or Inadequate Street Layout</u>

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) <u>Faulty Lot Layout in Relation to Size, Adequacy, Accessibility, or Usefulness</u>

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.

<u>Conclusion</u>

Problems relating to faulty lot layout are present to a reasonable extent in the majority of the Study Area.

(4) <u>Insanitary and Unsafe Conditions</u>

The results of the field survey (structural condition analysis, along with other field data) provided the basis for this identification of insanitary and unsafe conditions in the Study Area. Factors contributing to insanitary and unsafe conditions are discussed below.

1. Residential Buildings.

   Over 36.0 percent of the single family residential buildings are 40 to 100 years of age. This results in sub-standard living units in need of rehabilitation services.

2. Commercial and Industrial Buildings.

   The majority (64.1%) of the commercial and industrial buildings in the Study Area are over 20 years of age, 31.4 percent are between 40 to 100 years of age. Problem conditions found to exists include lack of egress, natural ventilation and lack of adequate storage of materials. In some cases the lack of maintenance has posed safety hazards for occupants.

3. Vacant Buildings.

   Vacant or partially vacant structures exist to a minimal degree throughout the Study Area. Apart from the many structural deficiencies prevalent in the vacant buildings, these properties evidence neglect and deferred maintenance.

   Insanitary and unsafe conditions associated with vacant structures are found to exist, including improper means of lack of egress from upper floors; widespread infestation of pigeons and associated debris; and general lack of maintenance. These conditions impact occupied floors of partially vacant buildings due to water seepage, rodents or insects, and dust and dirt accumulation.

4. Surface parking lots.

   Within the Study Area there are forty (40) parking lots on commercial, industrial and public/semi-public land parcels which are unpaved. These are characterized by irregular shaped gravel and dirt surfaces with many depressions. The lack of maintenance and the ambient dust conditions of these areas are detrimental to abutting properties and represent an insanitary and unsafe condition.

5. Excessive Debris.

Debris is present in the form of discarded materials in the commercial and industrial areas and abandoned cars along the U.P.R.R. Right-of-Way. The vacant land and other structures contain litter to a lesser degree. The debris is not only unsightly, but also promotes certain safety hazards.

6. Vagrants.

The evidence of vagrants was found in portions of the Study Area, especially in areas in close proximity to railroads or industrial docks. Vagrants have created problems through vandalism, breaking into vacant structures and leaving debris at the properties.

Conclusion

Insanitary and unsafe conditions are present to a reasonable extent in the majority of the Study Area.

(5) Deterioration of Site Improvements

Field observations were performed to determine the condition of site improvements within the Study Area, including streets, alleys, sidewalks, curbs and gutters, traffic control devices and off-street parking. Appendix 2 documents the present condition of these improvements.

There are several unpaved streets in the blocks which are adjacent the north side of the east-west railroad alignment. These streets exists in areas where warehousing and industrial uses are predominate, however, residential areas are interspersed among these uses in areas with unpaved streets. A total of 17.8 percent of the parcels in the Study Area have unpaved and/or substandard or major deficient streets.

The absence of sidewalks contributes significantly to the blighted conditions of the Study Area. The absence of sidewalks is evident throughout the Study Area. The total percentage of parcels within the Study Area having no sidewalks is 56.1 percent.

The total percentage of parcels having debris within the Study Area is 47.1 percent.

A total of four hundred and fourteen (414) or 57.3 percent of the parcels within the Study Area received an overall site condition rating of "fair" or "poor", as per the results of the field survey.

Conclusion

Deterioration of site improvements is present to a reasonable extent in the majority of the Study Area.

(6) Diversity of Ownership

The majority of the Study Area contains blocks which have been platted into smaller lots to originally accommodate residential development. The areas to the southeastern and southwestern portions of the Study Area have been platted into larger lots to accommodate commercial and industrial development.

This diversity of ownership makes redevelopment difficult. The assemblage of larger sites is difficult to accomplish when a number of property owners are involved.

The total number of owners in the Study Area is estimated to be 453. The situation is excaberated by the fact several of those blocks with only one or two owners are public or institutional users, or are owned by and utilized for activities associated with the railroad systems. The remaining properties, which are privately held and which would be the most likely candidates for redevelopment, rarely have fewer than four owners in one block.

The blocks with unusually large numbers of owners are scattered throughout the residential districts of the Study Area. The majority of the one and two ownerships are generally located within the industrial and commercial district areas adjacent Highway 6-34.

Land assemblage is a necessity for major redevelopment. Without it, only small, individual renovation activities of existing buildings is possible. In order for the kinds of redevelopment to occur which are currently desirable, economically feasible, which will attract financial support and public patronage required to repay such financial support; it is necessary to assemble larger parcels of property. Such assemblage is most difficult without public intervention and constitutes one of the greatest deterrents to significant redevelopment within the Study Area.

Conclusion

Diversity of Ownership in the Study Area is strongly present as a Blight Factor.

(7) Tax or Special Assessment Delinquency Exceeding the Fair Value of the Land

A random sampling of public records was undertaken to determine the status of real estate taxes of properties located within the Study Area.

1. Delinquent Taxes.
   Public records have been examined for the purpose of determining the extent of delinquent taxes currently outstanding on parcels within the Study Area. Approximately 9 of 102 (8.8%) of the properties examined had delinquent taxes.

2. Real Estate Taxes.
   The tax values within the Study Area generally appear to be appropriate in relation to market values of the properties.

   Of the 909 parcels studied, it is estimated 54, or 5.9% are exempt from taxation. The majority of the tax exempt properties are owned by governmental subdivisions.

Conclusion

There are some indications of problems, however, financial burdens upon properties in the overall Study Area would not appear to be sufficient to constitute a blighted factor.

(8) Defective or Unusual Condition of Title

Examination of individual deeds and encumbrances has been undertaken as part of this blight and substandard determination study. The study of property ownership data did not provide any basis for identifying any defective or unusual conditions of title.

Conclusion

Defective or unusually condition of title is not found to be prevalent as a blighting factor within the Study Area.

(9) Improper Subdivision or Obsolete Platting

Improper subdivision and obsolete platting is a constraint throughout the Study Area.

The majority of blocks in the Study Area have experienced some degree of subdividing, since original platting. The present platting of lots or lack of, in these blocks, can be considered improper and obsolete for the type of commercial, industrial and residential land uses desired.

Efforts to overcome problems of inadequate subdivision and obsolete platting and to secure sites of reasonably adequate size and shape for modern development purposes, require the assemblage of adjacent parcels. This assemblage of parcels is complicated due to the numerous subdivisions and property owners within the Study Area. Improper subdivision or obsolete platting exist throughout the Study Area.

Conclusion

Improper subdivision or obsolete platting inhibits sound growth and development in the Study Area. There exists a strong presence of improper subdivision or obsolete platting throughout the Study Area.

(10) The Existence of Conditions Which Endanger Life or Property by Fire and Other Causes

1. Inadequate Provisions for or Lack of Means of Egress.

   Potential life threatening conditions exist in some buildings which lack adequate means of egress.

2. Excessive Debris.

   Debris located on several sites poses as a fire hazard as well as an area to harbor pest which are detrimental to the public's safety.

3. Frame Buildings.

   Some of the commercial, industrial and retail buildings within the area are of wood frame or partial wood frame construction. In many cases, the framing should be protected by a sprinkler system or covered with proper fire-resistive materials. There are significant wood framed single and two-story residential buildings which are in need of structural repair or fire protection, as well. These buildings have been determined to be deficient or substandard, in all instances.

4. Vacant Buildings and Partially Vacant Buildings.

   The Study Area contains a minimal amount of vacant and partially vacant buildings as determined by the visual field inspection. Many of the conditions cited in this section are prevalent in these structures. These structures also promote vandalism, vermin, insect infestation, and other hazards which, because of the lack of proper maintenance, endanger adjacent properties.

Conclusion

The conditions which endanger life or property by fire and other causes is strong in presence throughout the Study Area.

(11) Other Environmental and Blighting Factors

The Nebraska Community Development Law includes in its statement of purpose an additional criterion for identifying blight, viz., "economically or socially undesirable land uses." Conditions which are considered to be economically and/or socially undesirable include: (a) incompatible uses or mixed-use relationships, (b) economic obsolescence, and (c) functional obsolescence. For purpose of this analysis, functional obsolescence relates to the physical utility of a structure and economic obsolescence relates to a property's ability to compete in the market place. These two definitions are interrelated and complement each other.

Substantial public improvements have occurred throughout the Study Area over the last ten plus years. A few of these include street and sidewalk improvement, commercial and industrial development and residential development. Private development has been undertaken on a piecemeal basis. The opportunity for redevelopment capable of carrying its own financial weight has already been accomplished within the Study Area. Without some type of public assistance and coordination of effort, a difficult challenge will be rendered for future private projects to be successful ventures. Numerous problems or obstacles exist for comprehensive redevelopment efforts by the private sector in the project area; problems that only public assistance programs can help remedy. These include removal of dilapidated structures, excessive debris and upgrading or development of streets, sidewalks and railroad crossings. These types of programs are proven stimulants to the creation of successful private developments.

1. Incompatible Uses or Mixed Use Relations.

   The Study Area is divided into eight (8) zoning districts. These include three (3) residential districts, R-1, R-2, R-3, three (3) commercial districts, C-1, C-2, C-3, and two (2) industrial districts, I-1, I-2.

   Within the Study Area, conditions exist in which structures and sites have uses that are incompatible with the zoning district in which they are located. For example, residential zones adjacent industrial zones. This type of incompatible land use is apparent throughout the Study Area.

   The Study Area in its entirety contains mixed and incompatible land uses and undesirable mixed uses. The industrial districts include non-compatible commercial establishments and residential properties, whereas the commercial districts include non-compatible industrial and residential uses. This is particularly evident of properties east of Wabash Avenue

2. Economic and Functional Obsolescence

The Study Area contains a significant amount of vacant land as indicated in Illustration 2, Existing Land Use. A total of approximately 33.4 percent of the Study Area consist of vacant land. Vacant land is one of the indications of both functional and economic obsolescence.

Conclusion

Other Environmental, Blighted Factors are present to a reasonable extent throughout the Study Area.

(12) Additional Blighting Conditions

According to the definition set forth in the Nebraska Community Development Law, Section 18-2102, in order for an area to be determined "blighted" it must (1) meet the eleven criteria by reason of presence and (2) contain at least one of the five conditions identified below:

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

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

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

4. The per capita income of the designated blighted and substandard area is lower than the average per capita income of the City or Village in which the area is designated; or

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

One of the aforementioned criteria is prevalent within the designated blighted area.

A. The average age of the residential or commercial units in the area is at least forty (40) years.

According to the field survey conducted by the consultant in November and December of 1991, 34.6 percent of the residential structures within the Study Area were identified as being built prior to 1950.

An age estimation for all structures in the study area revealed 71.7 percent of the structures were constructed 20+ years ago and of these 46.0 percent were built 40+ years ago.

The average age of the residential and commercial structures within the Study Area meets and exceeds the forty (40) years average age requirement set forth for blight determination eligibility.

Conclusion

One of the five blight determination criteria is prevalent within the Study Area.

5. DETERMINATION OF STUDY AREA ELIGIBILITY

The Study Area meets the requirements of the Nebraska Community Development Law for designation as both a "blighted and substandard area". There is a reasonable distribution of at least ten of the twelve factors present in the 720 acre Study Area to constitute a blighted area and a predominance of one of the four factors to constitute substandard.

Substandard Factors

1. Inadequate provision for ventilation, light, air, sanitation, or open spaces; and
2. Existence of conditions which endanger life or property by fire and other causes.

Blighted Factors

1. A substantial number of deteriorated or deteriorating structures;
2. Existence of defective or inadequate street layout;
3. Faulty lot layout in relation to size, adequacy, accessibility, or usefulness;
4. Insanitary or unsafe conditions;
5. Deterioration of site or other improvements;
6. Diversity of ownership;
7. Improper subdivision or obsolete platting;
8. Existence of conditions which endanger life or property by fire or other causes;
9. Other environmental and blighting factors; and
10. The average age of the residential and commercial units in the area is at least forty years.

Although all of the previously listed factors are reasonably present within the Study Area, the conclusion of the Consultant is the substantial number and distribution of deteriorated and deteriorating structures and the average age of buildings, as documented in this report, is in itself a sufficient basis for designation of the area as a blighted and substandard area.

In addition to the above, other environmental, blighting and substandard factors were found to be present throughout the 720 acre Study Area.

The extent of blight and substandard for each of the factors addressed in this study are presented in Tables 1 and 2. The eligibility findings indicate the Study Area is in need of revitalization and strengthening to ensure it will contribute to the physical, economic and social well-being of the City of Hastings. Indications are, the area, on the whole, has not been subject to comprehensive, sufficient growth and development through investment by the private sector nor would the areas be reasonably anticipated to be developed without public action or public intervention.

It is also the conclusion of the Consultant, after careful study of the Study Area, the entire area is appropriate for inclusion into one continuous area contiguous with other approved blighted and substandard areas.

APPENDICES I AND II

APPENDIX I

Parcel # ____________________

Address ____________________

____

STRUCTURAL/SITE CONDITIONS SURVEY FORM

Section I:

1. Type of Unit: ______SF ______MF ______Mixed Use ______Duplex ______No. of Units
2. Unit: ______Under construction/rehab ______For Sale ______Both
3. Vacant Unit: ______Inhabitable ______Uninhabitable
4. Vacant Parcel: ______Developable ______Undevelopable
5. Non-residential Use: ______Commercial ______Industrial ______Public ______Other/Specify ____________________

Section II: Structural Components

Primary Components	(Substandard) Critical	(Major) Substandard	Minor	None (sound)
1. Roof	C	S	M	N
2. Wall Foundation	C	S	M	N
3. Foundation	C	S	M	N

______Concrete ______Stone ______Rolled Asphalt ______Brick ______Other

Secondary Components	Critical	Substandard	Minor	None (sound)
4. Roof	C	S	M	N

______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 ______20-40years ______40-100 years ______100+ years

Section III: Revitalization Area

1. Adjacent Land Usage____________________
2. Street Surface Type____________________
3. Street Condition ______E ______G ______F ______P
4. Sidewalk Condition ______N ______E ______G ______F ______P
5. Parking (Off-Street) ______N ______# of Spaces ______Surface
6. Railroad Track/Right-of-Way Composition ______N ______E ______G ______F ______P
7. Existance of Debris ______MA ______MI ______N
8. Existance of Vagrants ______MA ______MI ______N
9. Overall Site Condition ______E ______G ______F ______P

NOTE: E=Excellent, G=Good, F=Fair, P=Poor, N=None or No, Y=Yes, MA=Major, MI=Minor

Appendix II

CITY OF HASTINGS
FIELD SURVEY RESULTS
COMMUNITY REDEVELOPMENT AUTHORITY STUDY AREA

	Total	Residential*	Commercial	Industrial	Public/ Quasi-Public	Vacant
Age of Structure						
1 - 5 years	12	7	2	2	1	NA
5 - 10 years	50	34	15	1	0	NA
10 - 20 years	201	166	24	9	2	NA
20 - 40 years	349	288	44	13	4	NA
40 - 100 years	290	238	29	21	2	NA
100+ years	7	7	0	0	0	NA
Final Structural Rating						
Sound	918	72	21	3	2	NA
Deficient Minor	615	512	77	20	6	NA
Deficient Major	153	129	13	9	2	NA
Sub-Standard	43	27	3	13	0	NA
Street Condition						
None	0	0	0	0	0	0
Excellent	66	39	16	6	0	5
Good	536	402	61	20	7	46
Fair	265	198	31	11	2	23
Poor	119	101	3	7	1	7
Sidewalk Condition						
None	583	416	67	35	5	60
Excellent	87	73	2	1	0	11
Good	163	119	30	4	3	7
Fair	132	113	11	4	2	2
Poor	22	19	2	0	0	1
Debris						
Major	141	93	12	22	0	14
Minor	459	377	42	16	1	23
None	389	270	60	6	9	44
Vagrants						
Yes	31	14	2	7	0	8
Probable	86	50	7	19	0	10
No	875	680	105	17	10	62
Overall Site Condition						
Excellent	49	26	0	0	2	21
Good	256	156	58	6	4	32
Fair	502	426	41	15	4	16
Poor	181	131	15	23	0	12
Developable (Vacant Only)						80
Nondevelopable (Vacant Only)						3
Parking Spaces (Ranges)		0-70	1-150	0-20	5-15	NA

*Includes Multi-Family Residential

Source: Hanna:Keelan Associates, P.C., Field Survey, 1992

REDEVELOPMENT PLAN

EXECUTIVE SUMMARY

Purpose of Plan/Conclusion

The purpose of this Plan is to serve as a redevelopment guide for implementation, by the Community Redevelopment Authority (CRA), of the previously designated Study Area. All Community Development Law State Statutes, 18-2101 thru 18-2154, and any to follow in this general section, should be utilized to promote the general welfare, the enhancement of the tax base, the economic and social well being, the development of any public activities and promotion of public events in the Study Area, along with any and all other purposes, as outlined in the Community Development Law.

A CRA Redevelopment Plan must contain the general planning elements required by Nebraska State Revised Statues, Section 18-211 re-issue 1991 items (1) through (6). A description of these items are as follows:

> (1) The boundaries of the redevelopment project area, with a map showing the existing uses and condition of the real property therein; (2) a land-use plan showing proposed uses of the area; (3) information showing the standards of population densities, land coverage, and building intensities in the area after redevelopment; (4) a statement of the proposed changes, if any, in zoning ordinances or maps, street layouts, street levels or grades, or building codes and ordinances; (5) a site plan of the area; and (6) a statement as to the kind and number of additional public facilities or utilities which will be required to support the new land uses in the area after redevelopment.

Furthermore, the CRA redevelopment plan must further address the items required under Section 18-2113, "Plan; considerations", which the CRA must consider prior to recommending a redevelopment plan to the City Council for adoption. These "considerations" are defined as follows:

> "... whether the proposed land uses and building requirements in the redevelopment project area are designed with the general purpose of accomplishing, in conformance with the general plan, a coordinated, adjusted, and harmonious development of the city and its environs which will, in accordance with present and future needs, promote health, safety, morals, order, convenience, prosperity, and the general welfare, as well as efficiency and economy in the process of development; including, among other things, adequate provision for traffic, vehicular parking, the promotion of safety from fire, panic, and other dangers, adequate provision for light and air, the

promotion of the healthful and convenient distribution of population, the provision of adequate transportation, water, sewage, and other public utilities, schools, parks, recreational and community facilities and other public requirements, the promotion of sound design and arrangement, the wise and efficient expenditure of public funds, and the prevention of the recurrence of insanitary or unsafe dwelling accommodations, or conditions of blight."

Conclusion

The planning process for the CRA Study Area has resulted in a comprehensive listing of planning recommendations. As previously discussed in the blight and substandard determination study, there are many existing land uses, structural and substandard conditions which are nonconforming in nature, detrimental to the health, safety and general welfare of the community and generally obsolete in respective to the development and living environment norms of today's Nebraska community and the City of Hastings. To eliminate these conditions and enhance private development activities within the Study Area, the City of Hastings will need to consider the following planning and redevelopment actions:

* an official reclassification of both land use and zoning districts to produce an appropriate, acceptable land use pattern, whereby each land use composition is complementary and is not detrimental to the next;
* systematic removal of substandard and dilapidated structures within the area;
* rehabilitation of both owner and renter occupied single family structures in areas experiencing stable, low density residential conditions;
* consideration for planned open space, in the form of small scale neighborhood parks;
* improved, planned off-street parking;
* scattered street development and improvements within the area, accompanied with storm sewer, curbing, street lighting and sidewalk improvements;
* public assemblage of land to allow for both planned multi-family residential and commercial development;
* increased density development for residential areas;

* consideration for screening and/or buffering of commercial areas from residential uses;

* improved planned streetscapes within the area; and

* code enforcement program for the clean up of areas in violation and detrimental to the health, safety and general welfare of the community.

* public assemblage of the Union Pacific Rail Line proposed for abandonment for the development of passive recreation uses.

Both a timeline and budget should be developed for the Redevelopment Plan. Each of these processes should be designed in conformance with the resources and time available with the City. A reasonable timeline to complete those redevelopment activities identified in the plan would be seven (7) to ten (10) years.

Various funding sources exist for the preparation and implementation of a capital improvement budget designed to meet the funding needs of proposed redevelopment activities. These include, in addition to city and federal funds commonly utilized to finance street improvement funding, community development grant funding, special assessments and general obligation bonds.

1. Future Land Use Patterns

The existing land use patterns within the Study Area were described in detail in the blight and substandard determination study portion of this document. In general, the 720 acre Study Area, more or less, consists of five (5) land uses. The primary land uses are streets and alleys, vacant land, industrial, commercial and residential. It appeared from the field survey incompatible land uses exist in the Study Area.

Illustration 4, Future Land Use, represents a long term effort to remedy the problem of incompatible land uses within the Study Area as well as provide for future business and residential opportunities of the area.

It can be observed in Illustration 4, primary medium density residential land uses are reserved generally for the following areas: an area between Burlington and Pine Avenue and Highway 6/34 and "B" Street, this area excluding previous redevelopment area 3; area between the Union Pacific and Burlington Rail Lines between California and Second Avenue; and a small area adjacent to the east of the Adams County Fairgrounds. The existing residential types in these areas is predominately single family homes and multiple family structures generally less than 8 units. High density residential areas are between the Burlington Rail Line and "B" Street and approximately 2nd and 6th Avenues, a block bounded by Cedar and Elm Avenues and "E" and "D" Streets and an area generally bounded by Wabash and Rhode Island Avenues and "F" and "H" Streets. These areas are predominately vacant land and mobile home parks. It is recommended these areas be developed through a transitional process to produce higher density residential uses. In some areas this transitional process can occur as development demand necessitates, in other areas a gradual transition of the area may have to occur for several years. Public involvement by the City of Hastings, assembling and offering the redevelopment, vacant properties and properties having vacant/dilapidated housing and infrastructure development can be first steps in this transitional process. These high density residential areas in close proximity to commercial and industrial nodes of the city including the central business district, where pertinent services exist, should to the public's best interest be developed for high density residential uses.

Future commercial land uses are identified in Illustration 4 as being in close proximity to Highway 6/34 (Elm Street) and Burlington Avenue, arterial streets. The commercial land uses can serve as a buffer between residential and industrial land uses. Special attention should be given for commercial land uses along Elm Street as the U.P.R.R. Rail Line is abandoned and Highway 6/34 west of Burlington Avenue. Commercial redevelopment efforts along Burlington Avenue should focus on improved streetscape, attracting general retail instead of highway commercial/light industry typical uses and creating a corridor commercial plan to facilitate development.

Within the commercial areas, it is recommended, the existing single family dwellings in poor condition be razed and reverted to commercial land uses. This would allow for opportunities of expansion of existing commercial uses as well as the assemblage and offering of land by the City of Hastings for commercial development.

Future industrial land usage within the Study Area should be concentrated in areas adjacent to Highway 6/34. The proposed abandoning of the U.P.R.R. Rail Line which dissects the area, will have a significant influence on the type of future industrial uses which will locate in the area. In comparison to the existing land use pattern, Illustration 4 identifies some future industrial land use areas presently occupied by residential use or vacant properties. The City should give careful consideration to facilitating transitional land use activities in these areas, by assembling properties in capacity large enough in scale to accommodate future industrial park development.

The abandonment of the U.P.R.R. Rail Line in the Study Area creates an opportunity for the City of Hastings to expand recreational activities. The purchase and assemblage of the abandoned railroad is essential for redevelopment and coordination of a long-range recreational trail system in Hastings.

The greatest overall use of the trails facility is for recreational purposes with the majority of its users including walkers, joggers, runners and bicyclists of all ages. The primary function of trail use is to promote recreation and public health while adding to the network of greenspace in Hastings. This is a direct benefit to all citizens. Trails park space is for the enjoyment and education of all users and adds to the general quality of life in Hastings.

Future street usage is discussed in detail in Sections 3 and 4 of the Redevelopment Plan.

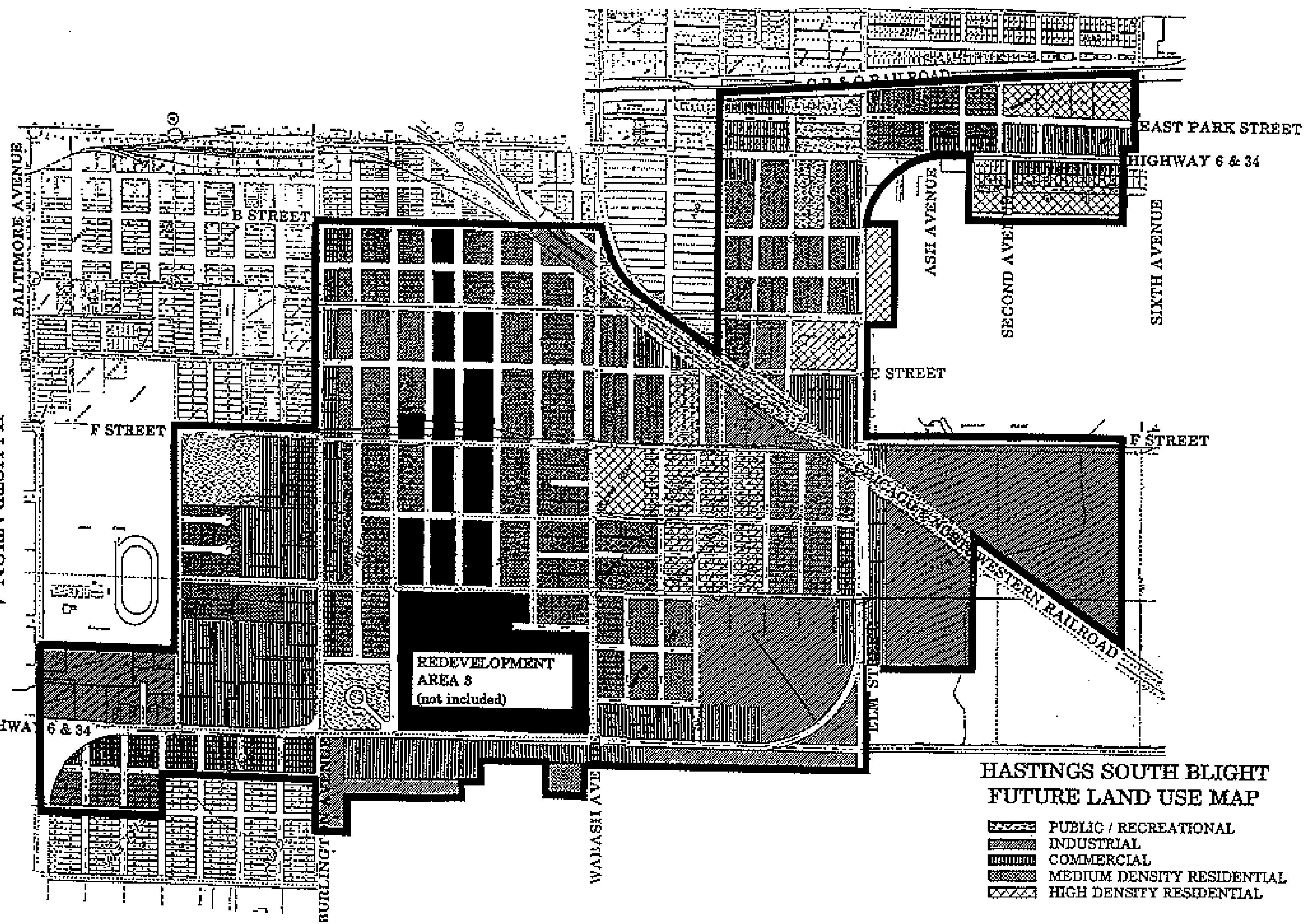


ILLUSTRATION 4

HANNA:KEELAN ASSOCIATES, P.C.

2. Future Zoning Districts

Future zoning districts for the Study Area are identified in Illustration 5. The Consultant utilized the current zoning district classifications available with the City of Hastings in designing future zoning districts. In turn, the permitted uses and development density allowed within the proposed future zoning districts are the same as those currently permitted in the respective zoning classifications identified in the City's official zoning ordinance. In general, future zoning districts overlay related future land use districts.

High density residential development has been designated for three parcels which are currently predominantly vacant land. The first parcel is bounded by "D" and "E" Streets and Elm and Cedar Streets, this is almost entirely vacant land. The third parcel is located between "F" and "H" Streets and adjacent to the east of the Adams County Fairgrounds. This parcel is predominately vacant, a few single family residences and multi-family dwellings exist in the southern portion of this area. The Consultant recommends development of multi-family dwellings be limited to the north side of "H" Street as the larger open space to the north should be reserved for recreational purposes. There are several additional high density residential districts throughout the Study Area. These districts represent mobile home parks and primarily high density uses.

The remainder of the residential districts (R-1 and R-2) overlay future residential land uses. The majority of the residential districts in the Study Area exemplify medium density development of vacant lots in established residential areas.

Commercial zoning districts are located on both sides of Highway 6/34, Elm Street and Burlington Avenue. A number of parcels in the C-3 zoning district are in transition. The areas in transition should remain or become commercial uses. The C-3 zoning district does provide a buffer for residential districts from a major arterial as well as including existing commercial uses and providing ample room for future commercial uses.

The proposed industrial zones in the study area reflect what currently exists except for a transition of I-2 industrial uses to a less extensive industrial zoning district of I-1. The majority of the I-1 zoning districts parallel the Union Pacific Rail Line and are located in the southeast and southwest portions of the Study Area. The industrial districts do have ample space for future industrial development.

Special attention was given to increasing the density of residential land usage, providing additional commercial areas and the buffering of proposed graduated land uses when determining future zoning districts for the Study Area. Overall, an estimated sixty-five (65%) of the Study Area has been recommended for a change in zoning classification.

HASTINGS SOUTH BLIGHT FUTURE ZONING MAP

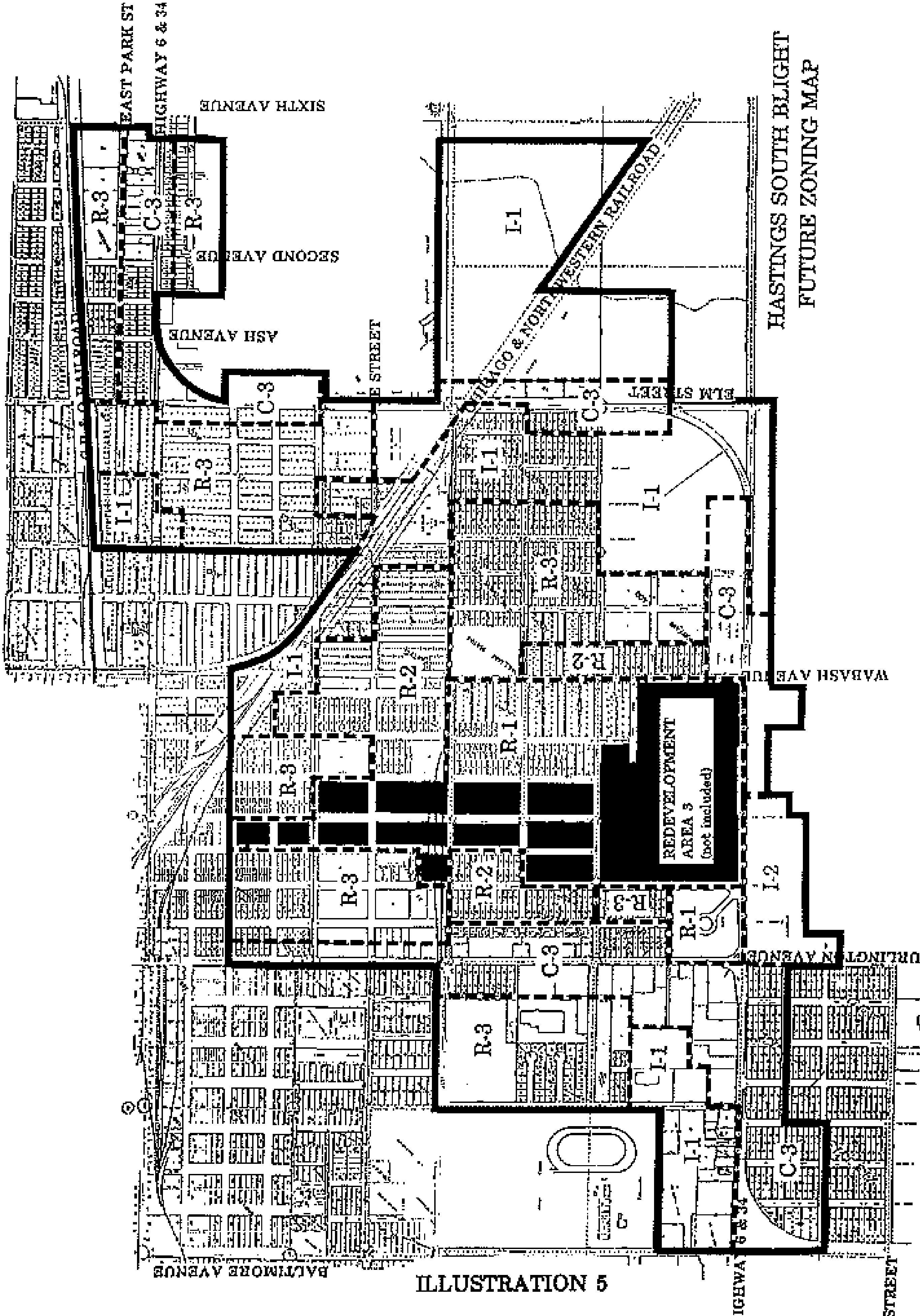


ILLUSTRATION 5

HANNA:KEELAN ASSOCIATES, P.C.

3. Recommended Public Improvements

The primary purpose for the creation of a Redevelopment Plan, accompanied with the preceding blight and substandard determination study, is to allow for the injection of public intervention into a specific area. This public intervention is planned and implemented to serve as a "first step" for redevelopment and encourage private development within the area. The most common form of public intervention is the improvement of the public infrastructure, specifically streets, water and sewer systems and sidewalks. Illustration 6 identifies the recommended public improvements for the area. The following narrative describes these improvements.

A. Relocation of Union Pacific Rail Line - The Union Pacific Railroad has proposed to construct a new rail line around Hastings, Nebraska and to abandon the present rail line through the city. A portion of the line to be abandoned is located in this redevelopment area. The line is located in the northeast portion of this Study Area. The relocation of this line will result in a net savings of 2 "at grade" crossings of the Union Pacific Mainline located at Pine and Wabash Avenues.

   The removal of the railline provides several options for the future use of the right-of-way. An appropriate use which would benefit the citizens of Hastings is the development of a trails system.

B. Grade Separation Removal - The relocation of the Union Pacific Rail Line will make the Elm Street overpass obsolete. The overpass is in need of repair. An option which will become available is the removal of the overpass. The removal of the overpass will benefit future improvements to Elm Street/Highway 6/34 for heavy traffic design capacities. The future "on grade" crossing of the abandoned railroad right-of-way will allow for access to land which previously was "land locked" due to the overpass.

C. Widening and Resurfacing of Elm Street to three lanes between Highway 6/34.

D. Resurfacing of Highway 6/34 between Sixth Avenue and Elm Street.

E. Development of interior street network for commercial and industrial uses located between Burlington and Baltimore Avenues and north of Highway 6/34.

F. Development of east-west local street east of Highway 6/34, "F" Street.

G. Continuation and Paving Development of grid street system between Wabash and Cedar Avenues and Highway 6/34 and "G" Street.

H. Resurfacing of Lincoln Avenue from "B" to "E" Street.

I. Resurfacing of Hastings Avenue from "B" to "F" Street.

J. Resurfacing of South Street from California Street to Elm Avenue.

K. Gap Paving of East Park Street from First Avenue to Sixth Avenue.

L. Gap Paving of Second Avenue from East Park Street to Highway 6/34.

M. Gap Paving of Rhode Island Street south from "D" Street to the railroad right-of-way.

N. Gap Paving of Ross Street from "F" to "E" Streets.

O. Gap Paving of "K" Street from Garfield to Burlington Avenues.

P. Paving Construction of street, curb and gutter of Wabash Avenue from Highway 6 to Kent Street.

Q. The development and repair of sidewalks in existing residential areas and areas adjacent arterial streets.

Each proposed resurfacing and paving proposal should include the improvement/creation of curbs and gutter, drainage structures, sidewalks and public lighting.

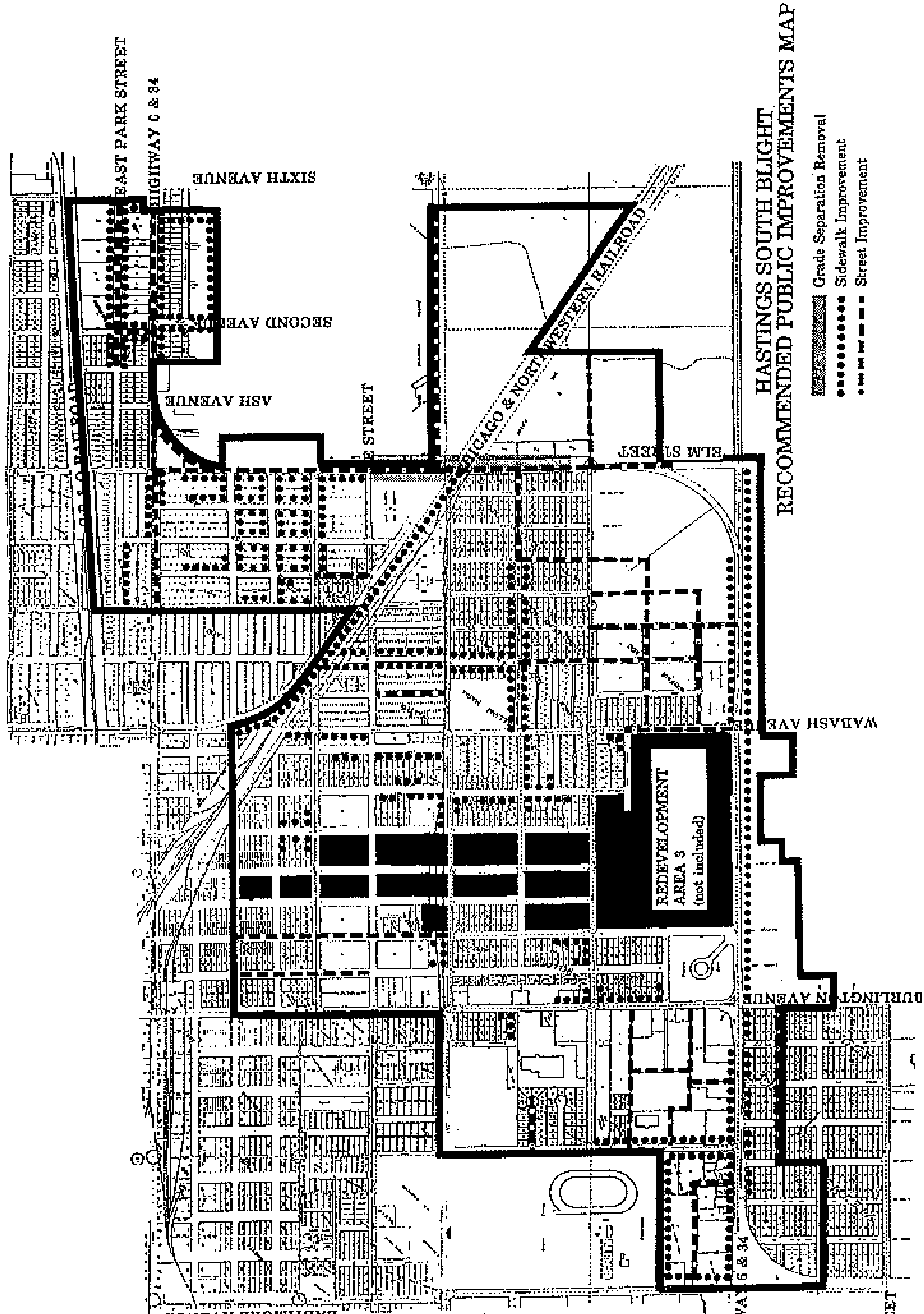


ILLUSTRATION 6

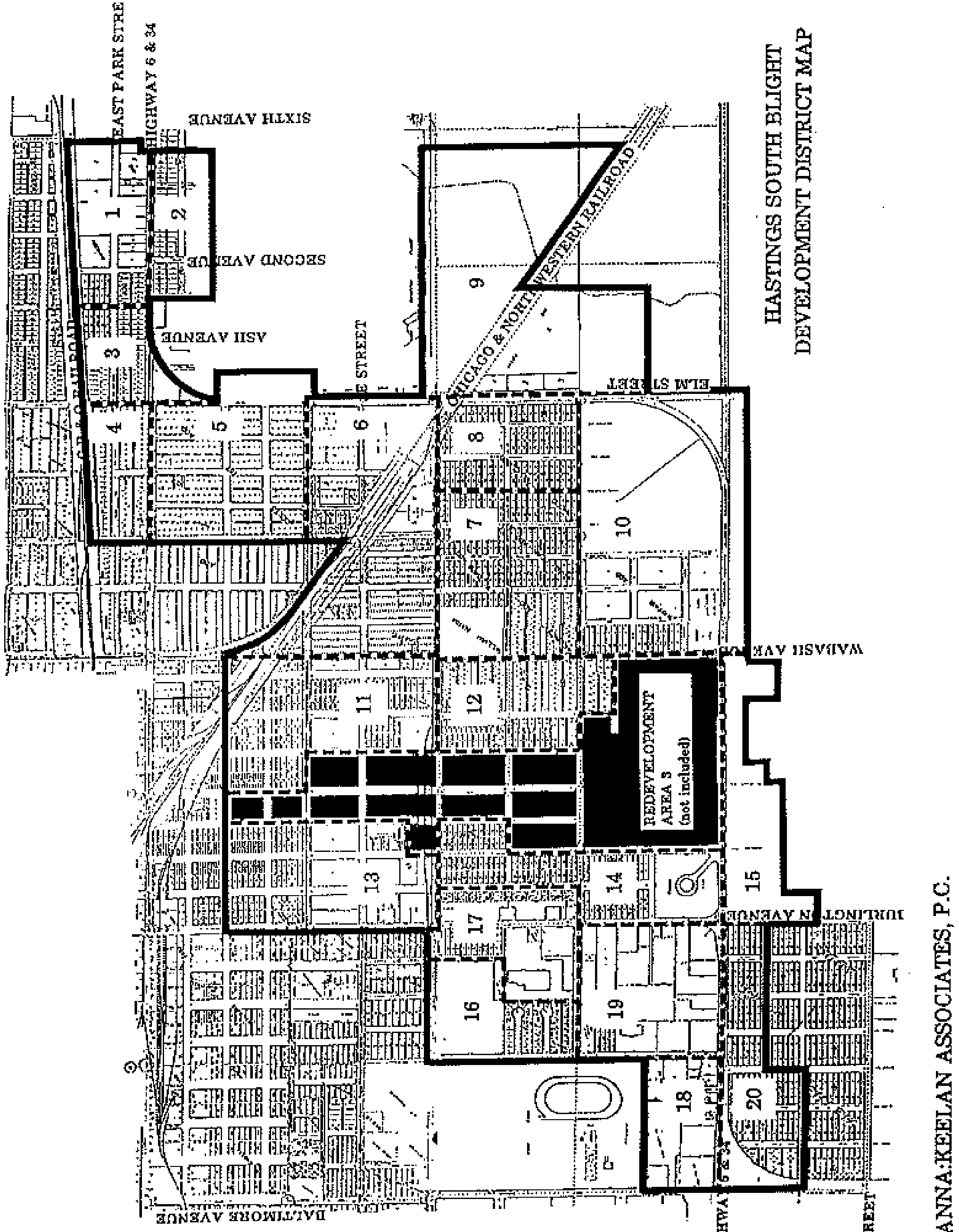


ILLUSTRATION 7

- 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. 2024-65

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. 2024-8 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. 2024-8 and held a public hearing on October 15, 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 October 16, 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. 2024-8 for the Hoppe Development – Cedar Park Redevelopment Project, to be located southeast of the intersection of Cedar Avenue and East “D” 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 12th day of November, 2024.

____
Corey Stutte, Mayor

ATTEST:

____
Kimberly S. Jacobitz, City Clerk

(S E A L)

Approved as to form:

____
Jesse Oswald, City Attorney

"EXHIBIT A"
PLAN MODIFICATION NO. 2024-8
TO REDEVELOPMENT AREA #5
(Hoppe Development – Cedar Park 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 a specific redevelopment project involving a multifamily development to be located southeast of the intersection of Cedar Avenue and East "D" Street.

Executive Summary:

Project Description
The Project consists of the redevelopment of a parcel of land located east of Cedar Avenue and south of East "D" Street. Hoppe Development proposes a mixed income multifamily housing development project that will include the acquisition of the project site and development of two co-located projects consisting of up to 58 total residential units and a shared amenity package. Project A, a 55+ focused Low-Income Housing Tax Credit (LIHTC) project will include 10 two-bed townhome units and 24 two-bed stacked rowhome flat units for a total of 34 residential units. Project B, a workforce housing project funded partially by Nebraska Affordable Housing Trust Funds (NAHTF) will consist of an additional 24 two-bed stacked rowhome flat units of which ten households will be making at or below 120% of the Area Median Income and will do so for 10 years. The project site will consist of a shared amenity package including a clubhouse with a community room, kitchen, and gym, and an outdoor recreation space.

The Project shall utilize the benefits of the Nebraska Community Development Law, including the use of tax increment financing for eligible costs which shall include, but not be limited to:

- Site acquisition costs
- Site preparation and site grading
- Building enhancements including façade improvements to assist in the prevention of future blight conditions and energy enhancements to make the structures more energy efficient
- Infrastructure improvements including street, water, sewer, gas and electric costs

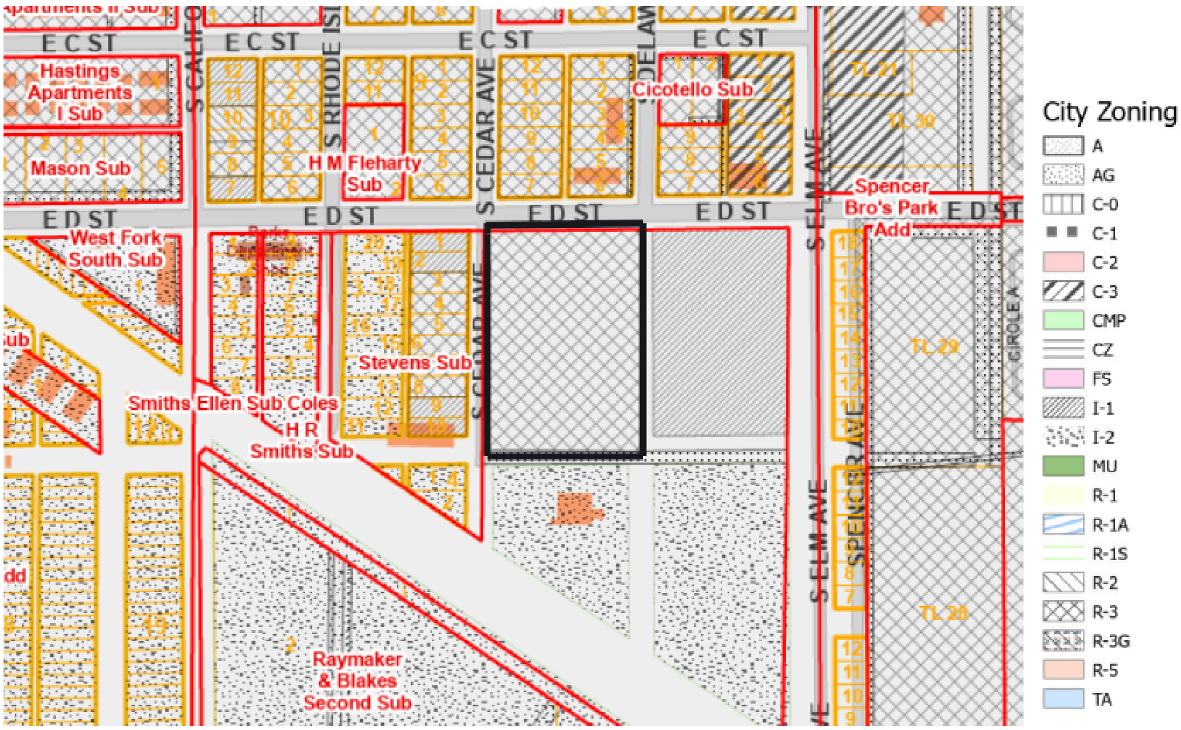
The Cedar Park Redevelopment Project will encounter these costs at this Redevelopment Area and the Project is not financially feasible without the use of tax increment financing.

Property Description (the "Redevelopment Project Area")

A parcel of land located east of Cedar Avenue and south of East "D" Street.

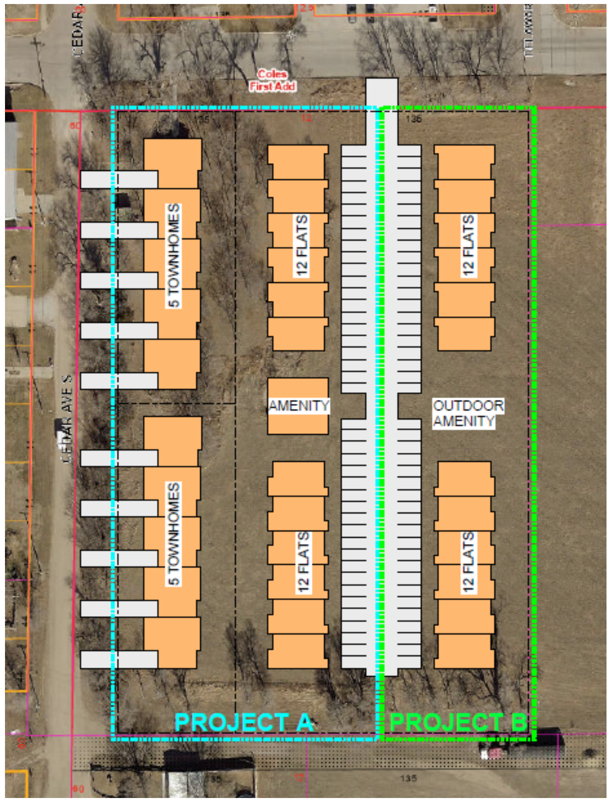
Legal Descriptions: Beginning at a point on the South line of "D" Street in Cole's First Addition to the City of Hastings, Adams County, Nebraska, 346 feet East of the Northeast corner of Lot Nine (9), in H.R. Smith's Sub-division of Part of Blk 13, Cole's Addition in the City of Hastings, Adams County, Nebraska, running thence East 338 feet along the South line of said "D" Street, thence South 470 feet, thence West 338 feet, thence North 470 feet to the point of beginning; being what was formerly known as Block Two (2), Steven's Subdivision of a part of Block Thirteen (13), in Cole's Addition in the City of Hastings, Adams County, Nebraska, together with one-half the vacated street on the East, South and West sides of said block as they existed before vacation.

Map of Existing Land Use and Proposed Redevelopment Site



Site Plan: Attached below is the conceptual Site Plan prepared by the Project Engineers which depicts the location of the two co-located projects consisting of up to 58 total residential units.

Cedar Park Site Plan



The real property ad valorem taxes on the base valuation will continue to be paid to the other taxing entities. The increase in value will come from the redevelopment of the Cedar Park Project Site to add approximately 58 dwelling units of multifamily housing in the R-3 Multi-family zoning district. The tax increment will be captured for the tax years 2025 through 2039 inclusive. Provided, however, if there is no increase in valuation for the 2025 tax year, the increment will be captured beginning in the year when an increase in value is available for capture and ending fifteen years later. Total project costs for the Cedar Park Project are estimated to be approximately $15,000,000 which includes the costs of development of the two co-located projects consisting of up to 58 total residential units.

Project costs for the acquisition, preparation of the site and the installation of water, sewer and paving are estimated to be in excess of $1,397,275. The developer intends to construct up to 58 residential units and a shared amenity package. Project A, includes 10 two-bed townhome units and 24 two-bed stacked rowhome flat units for a total of 34 residential units. Project B, will consist of an additional 24 two-bed stacked rowhome flat units. When site improvements and the 58 residential units are completed the total project costs are anticipated to be $14,771,579. The project valuation when completed is estimated to be $5,140,000 and the developer projects an incremental valuation increase of approximately $5,026,117. The final assessed value is significantly less than the construction cost which is due to the way County Assessors are required to value Low Income Housing Tax Credit (LIHTC) projects. By statute, the county assessor is required to value these types of housing projects by the income method rather than cost or sales comparison approach to value.

Statutory Pledge of Taxes.

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

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

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

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

Redevelopment Plan Amendment Complies with the Act:

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

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

2. **Conformation to the General Plan for the Municipality as a whole. (§18-2103 /13) (a} and §18-2110)**

The property is designated as Urban Residential in the 2009 Imagine Hastings Comprehensive Plan Future Land Use Map. The urban residential category allows higher density residential development and this category may include a mixture of housing styles and types including single family, duplexes, townhomes and multi-family of both rental and ownership types. In May of 2024, the Site was rezoned from I-1 Industrial to R-3, Multiple-family Residential District. This district would generally have a more intense residential use compared to other residential zoning districts. This redevelopment plan amendment and project are consistent with the Comprehensive Development Plan, in that no changes in the Comprehensive Development Plan elements are intended. This plan merely provides funding for the developer to construct affordable housing for residential uses on this property as defined by the current and effective zoning regulations. The Hastings Planning Commission will hold a public hearing at their meeting on October 15, 2024 to review and approve Plan Modification No. 2024-8 to Redevelopment Area #5 confirming that this project is consistent with the Comprehensive Development Plan for the City of Hastings.

3. **The Redevelopment Plan must be sufficiently complete to address the following items: (§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. The Community Redevelopment Authority is the current owner of the property on which the Project will be constructed and the developer plans to acquire the property.

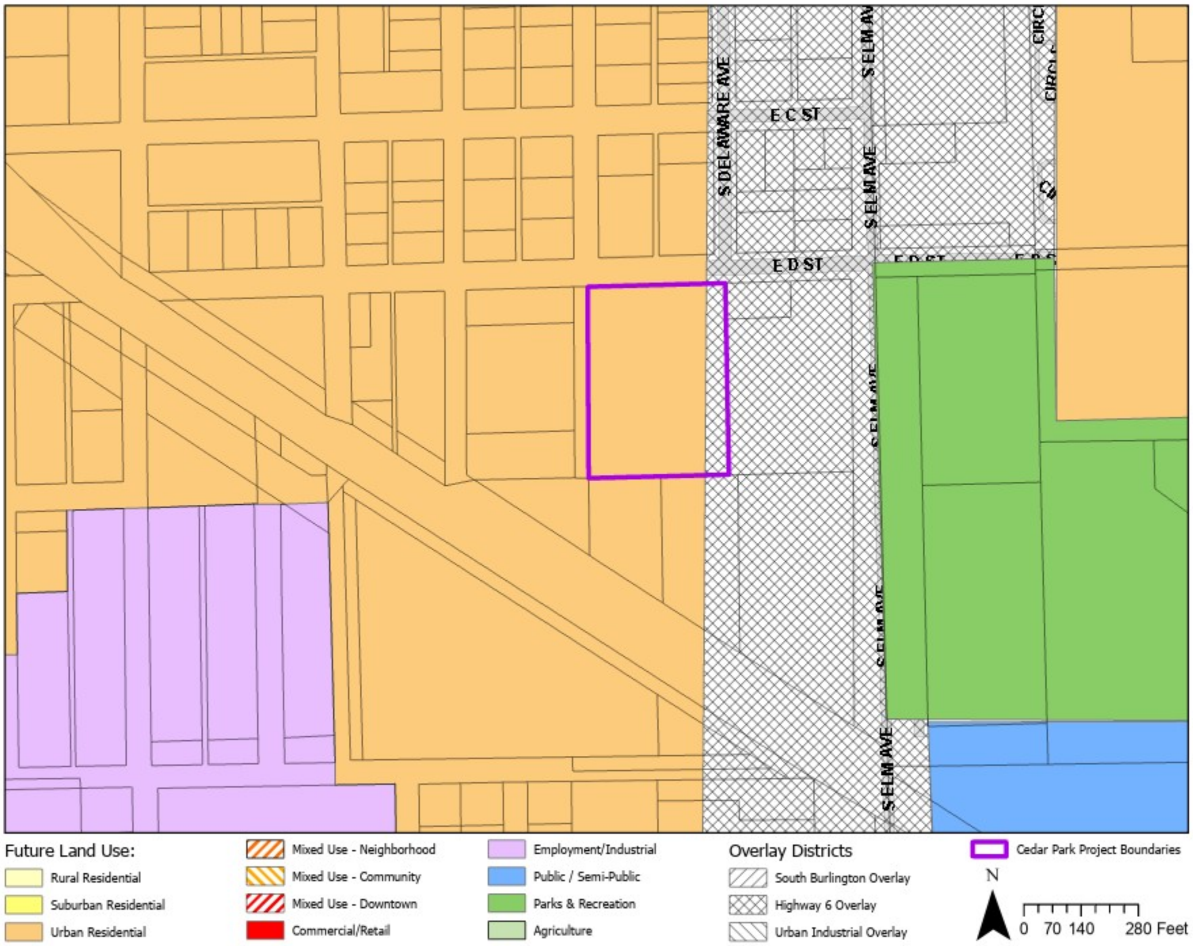
   b. **Demolition and Removal of Structures:**

The site has a vacant single-family home which will be demolished to accommodate the project site development. The home has been vacant for over one year and no relocation costs are included as a part of this project.

   c. **Future Land Use Plan**

See the attached map from the 2009 Hastings Comprehensive Development Plan. The Project Site is identified as “Urban Residential” in the Comprehensive Development Plan which use is consistent with this Amendment. The site is planned for residential development and ancillary uses of the area after redevelopment as required by Section 18-2111(5) of the Nebraska Community Development Law. The Cedar Park Project will add 58 dwelling units to the site.

Future Land Use Map



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

The project area is currently zoned for residential use under the R-3 Multi Family district. The Project Site Plan reflects the paving of Cedar Avenue which will be constructed in conjunction with the project. No changes are anticipated in building codes or ordinances, nor are any other planning changes contemplated. [§18-2103(b) and §18-2111] other than as described herein.

e. Site Coverage and intensity of Use

The developer intends to construct multifamily housing to provide much needed additional affordable and workforce housing to the City of Hastings. The Cedar Park Redevelopment Project will contain 58 dwelling units which density is approved for this Mixed-Use Development.

f. Additional Public Facilities or Utilities

Sewer, water and street paving already exist to support this redevelopment of the site. Sufficient electric utilities and gas lines also exist which currently serve the existing site. The redeveloper will be responsible for installing any sidewalks or paving required for the project. No other utilities would be impacted by the development. [§18-2103(b) and§18-2111]. The redeveloper intends to construct a new parking lot to serve the occupants of the Project.

4. **<u>The Act requires a Redevelopment Plan provide for relocation of individuals and families displaced as a result of plan implementation.</u>** The residential structure located on the site is vacant. There are no individuals or families who will be displaced by the Project.

5. **<u>No member of the Authority, nor any employee thereof holds any interest in any property in this Redevelopment Project Area. [§18-2106]</u>.** No members of the authority or staff of the CRA have any interest in this property.

6. **<u>Section 18-2114 of the Act requires that the Authority consider:</u>**

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

The developer intends to purchase the property from the Authority for $145,000 and acquisition is part of the request for tax increment financing. The CRA has been asked to provide $1,000,803 in TIF funding to this project to offset the cost of TIF eligible expenditures. The CRA has identified the following TIF eligible expenses for the developers' proposed improvements;

a) site acquisition - $145,000
b) site preparation - $112,350
c) infrastructure including sewer, water, paving, electric and gas - $775,950
d) planning related & engineering services - $363,975

The total TIF eligible expenses for this project are $1,397,275. The property will be transferred to the redevelopers by the Authority and the developer will provide and secure all necessary financing.

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

The Developer anticipates that the sources of financing for Project "A" shall be structured as follows:

• Low Income Housing Tax Credits:	$4,328,496
• State Affordable Housing Tax Credits:	$2,200,000
• National Housing Trust Funds	$ 800,000
• Owner Equity	$ 150,000
• ARPA Rural Community Recovery Funds	$ 300,000
• Active Solar Tax Credits	$ 42,330
• Permanent Financing:	$1,968,068
• Deferred Developer Fee:	$ 250,000
• TIF Loan:	$ 490,437
Total	**$10,238,041**

The Developer anticipates that the sources of financing for Project "B" shall be structured as follows:

• Developer Equity:		$ 559,100
• NE Affordable Housing Trust Funds		$ 750,000
• Permanent Financing:		$2,514,072
• CRA Loan		$ 200,000
• TIF Loan:		$ 510,366
	Total	**$4,533,538**

The actual cost of development shall be determined following the completion of design and bidding of the Project.

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

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

7. <u>Section 18-2113 of the Act requires:</u>

Prior to recommending a redevelopment plan to the governing body for approval, an authority shall consider whether the proposed land uses and building requirements in the redevelopment project area are designed with the general purpose of accomplishing, in conformance with the general plan, a coordinated, adjusted, and harmonious development of the city and its environs which will, in accordance with present and future needs, promote health, safety, morals, order, convenience, prosperity, and the general welfare, as well as efficiency and economy in the process of development, including, among other things, adequate provision for traffic, vehicular parking, the promotion of safety from fire, panic, and other dangers, adequate provision for light and air, the promotion of the healthful and convenient distribution of population, the provision of adequate transportation, water, sewerage, and other public utilities, schools, parks, recreational and community facilities, and other public requirements, the promotion of sound design and arrangement, the wise and efficient expenditure of public funds, and the prevention of the recurrence of insanita1y or unsafe dwelling accommodations or conditions of blight.

The Authority has considered these elements in proposing this Plan Amendment. This amendment, in and of itself will promote consistency with the Hastings Comprehensive Development Plan by providing the following benefits;

- Increasing the housing opportunities available for a growing population of the city; and
- The redevelopment of the blighted and substandard parcel existing on the Project site.

8. <u>Time Frame for Development</u>

Development of the Cedar Park Project is anticipated to be commenced in the first quarter of 2025 and construction is anticipated to be complete in the second quarter of 2026. Excess valuation should be available for this project for 15 years beginning with the 2025 tax year, provided, however, if there is no increase in valuation for the 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, site grading, and improvement of a street are necessary to facilitate redevelopment of this site. The redevelopment of this property will result in increased housing opportunities and increased sales tax and is another step in the creation of affordable housing opportunities for the Hastings community. The Community Redevelopment Authority and the Hastings City Council have made it clear with previous decisions that they support development that will increase additional housing opportunities.

10. **Cost Benefit Analysis**

Section 18-2113 of the Act, further requires the Authority conduct a cost benefit analysis of the Plan Modification 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 $1,000,803 in public funds from tax increment financing will be required to complete the two co-located housing developments in the Cedar Park Redevelopment Project. This investment by the Authority will leverage approximately $13,770,776 in private and public sector financing; an investment of $13.76 for every TIF dollar investment.

	PROJECT "A"			
USES OF FUNDS			**SOURCES OF FUNDS**	
Site acquistion	$ 145,000		LIHTC	$ 4,328,496
Site preparation	$ 112,350		State AHTC	$ 2,200,000
Utility Infrastructure	$ 775,950		HOME Funds	$ 800,000
Engineering/Architecture/Planning/Legal	$ 313,975		Deferred Developer Fee	$ 250,000
Construction Costs	$ 8,890,766		First Mortgage Loan	$ 1,968,068
			Developer Equity/Other	$ 201,040
			TIF	$ 490,437
TOTAL USES	**$ 10,238,041**		**TOTAL SOURCES**	**$ 10,238,041**

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

A large financial gap exists on Project "A" after conventional financing, tax credits and other state incentives are utilized. A combination of federal and state incentives and TIF are needed to make the project feasible. The developer is contributing developer equity and other soft financing of $201,040, a deferred developer fee of $250,000, bank financing of $1,968,068 and TIF funding of $490,437 is intended to fill the remaining gap, making this project feasible. Without the availability of TIF funding for the project, it would not be feasible for the developer to proceed with this redevelopment. **In order to qualify for Low Income Housing Tax Credits, the projects Debt Service Coverage Ratio must be 1.15% or greater. Please see the table below which shows the debt coverage ratios are less than 1.15% without TIF and are not sufficient to meet LIHTC qualifications.**

Proforma Operating Statement w/o TIF	PROJECT "A"			
	Year 1	Year 2	Year 3	Year 4
Rent Revenue	$ 392,545	$400,396	$408,404	$416,572
Expenses	$ (232,546)	($239,165)	($245,983)	($253,005)
NOI Without TIF	$ 159,999	$161,231	$162,421	$163,567
Debt Service	$ (173,801)	$ (173,801)	$ (173,801)	$ (173,801)
Cash Flow Without TIF	**$ (13,802)**	**$ (12,570)**	**$ (11,380)**	**$ (10,234)**
Debt Service Coverage Ratio	**0.9206%**	**0.9256%**	**0.9304%**	**0.9348%**

Proforma Operating Statement with TIF	PROJECT "A"			
	Year 1	Year 2	Year 3	Year 4
Rent Revenue	$ 392,545	$ 400,396	$ 408,404	$ 416,572
Expenses	$ (232,546)	$ (239,165)	$ (245,983)	$ (253,005)
NOI Without TIF	$ 159,999	$ 161,231	$ 162,421	$ 163,567
Debt Service	$ (139,130)	$ (139,130)	$ (139,130)	$ (139,130)
Cash Flow Without TIF	**$ 20,869**	**$ 22,101**	**$ 23,291**	**$ 24,437**
Debt Service Coverage Ratio	**1.15%**	**1.1589%**	**1.1674%**	**1.176%**

	PROJECT "B"		
USES OF FUNDS		**SOURCES OF FUNDS**	
Site acquistion	$ 50,000	Developer Equity	$ 759,100
Site preparation	$ 50,000	NAHTF	$ 750,000
Utility Infrastructure	$ 194,000	First Mortage Loan	$ 2,514,072
Engineering/Architecture/Planning/Legal	$ 110,000	TIF	$ 510,366
Construction Costs	$ 4,129,538		
TOTAL USES	**$ 4,533,538**	**TOTAL SOURCES**	**$ 4,533,538**

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

A large financial gap exists on Project "B" after conventional financing, Nebraska Affordable Housing Trust Funds (NAHTF) and developer equity are utilized. The developer is contributing equity of $759,100, bank financing of $2,514,072 and TIF funding of $510,366 is intended to fill the remaining gap, making this project feasible. **Without the availability of TIF funding for the project, it would not be feasible for the developer to proceed with this redevelopment. The table below shows rate of returns from 0% to 3.65% without TIF funding which is an unacceptable return on investment in today's market.**

Proforma Operating Statement w/o TIF	PROJECT "B"			
	Year 1	Year 2	Year 3	Year 4
Rent Revenue	$ 400,464	$ 412,478	$ 424,852	$ 437,598
Expenses	$ (148,594)	$(151,565)	$(154,597)	$(157,689)
NOI Without TIF	$ 251,870	260,913	270,255	279,909
Additional Debt Service	$ (50,763)	-50,763	-50,763	-50,763
Debt Service	$ (201,668)	$(201,603)	$(201,533)	$(201,459)
Cash Flow Without TIF	$ (561)	8,547	17,959	27,687
Cash on Cash ROI	0%	1.12%	2.36%	3.65%
Developer Equity - $759,100				
Proforma Operating Statement with TIF				
	Year 1	Year 2	Year 3	Year 4
Rent Revenue	$ 400,464	$ 412,478	$ 424,852	$ 437,598
Expenses	$ (148,594)	$(151,565)	$(154,597)	$(157,689)
Net Operating Income	$ 251,870	$ 260,913	$ 270,255	$ 279,909
Debt Service	$ (201,668)	$(201,603)	$(201,533)	$(201,459)
Cash Flow With TIF	$ 50,202	$ 59,310	$ 68,722	$ 78,450
Cash on Cash ROI	**6.61%**	**7.81%**	**9.05%**	**10.33%**
Developer Equity - $759,100				

Tax Revenue. The land to be redeveloped has a 2024 valuation of $113,883. Based on the 2023 levy rate of 2.174723, this valuation would result in real property taxes of approximately $2,477 which will be paid out to all the existing taxing entities. It is anticipated that the assessed value will increase by approximately $5,026,117 upon full completion, as a result of the site redevelopment of the Cedar Park projects. This development will result in an additional estimated tax increase of over $109,304 annually. This tax increment gained from the 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:	$113,883
Estimated value after completion	$5,140,000
Increment value	$5,026,117
Annual TIF generated (estimated)	$109,304
TIF bond issue	$1,000,803

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

The proposed redevelopment will create additional valuation of $5,026,117. No additional tax shifts are anticipated from the project. The project creates new valuation from the construction of 58 dwelling units of multifamily housing that will support taxing entities long after the project tax increment financing indebtedness is paid off.

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

The overall Redevelopment Project includes the paving of a public street to improve access to the housing units contemplated for the Project. The site is currently served by municipal services including water and sanitary sewer. Those services will continue following the completion of the Project. 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 Redevelopment Area #5. The Project will provide additional workforce and affordable housing opportunities for the residents of Hastings which will attract additional residents for employment. Workforce and affordable housing are a driver for economic development.

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

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

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

This development should not have an impact on the Hastings school systems as the target tenant for the 34-unit Project "A" is a 55+ age group focused project. Project "B" will consist of an additional 24 two-bed units are not suitable for larger families. The Community Redevelopment Authority has reviewed this development with the District #18 school superintendent and 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 Council, and the Community Redevelopment Authority to create additional housing units. The project will create additional housing opportunities for Hastings' area residents. This project is consistent with the goals of the City's Comprehensive Plan, and the Hastings Housing Needs Assessment Study of 2021.

Time Frame for Development

The Cedar Park Redevelopment Project is anticipated to be developed commencing in the first quarter of 2025 and be substantially completed and the new housing units should be ready for occupancy by the 2nd quarter of 2026.

Department: Museum
Staff Contact: Teresa Kreutzer-Hodson
Council Meeting Date: 11/12/2024

AGENDA ITEM SUMMARY SHEET

Description of Item:

Approval of the contract with Capitol Museum Services for the Hastings Museum Kool-Aid Exhibit in the amount of $883,061.78.

Names of People/Business affected by this action:

City of Hastings, Hastings Museum, Capitol Museum Services

Why Council action is required:

Council approval is required

Type of action requested:

Motion

Suggested motion:

Motion to approve the contract with Capitol Museum Services for the Hastings Museum Kool-Aid Exhibit.

Deadlines associated with action:

Department head comments:

This is the first phase of a planned revitalization of the second floor exhibits that Museum staff, Hastings Museum Board, and the Hastings Museum Foundation have been working toward over the past five years. These changes are vital to maintaining relevancy to the community and drawing visitors to Hastings. With the support of the Board and Foundation, I recommend approval of this contract.

City Administrator comments:

I recommend approval of the construction contract for the Kool-Aid Exhibit at the Hastings Museum.

AGREEMENT

THIS AGREEMENT, made and entered into this 12th day of November 2024 by and between the City of Hastings, Party of the First Part, hereinafter called the "Purchaser" or "City", and Capitol Museum Services, a division of Capitol Exhibit Services, Inc., a Corporation of (town) Manassas in the State of Virginia, 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 eight hundred eighty-three thousand, sixty-one and 78/100. ($883,061.78)

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 **Hastings Museum Kool-Aid Exhibit, CH 2024-27.**

All materials, equipment, and/or labor shall be in accordance with the accompanying contract documents and specifications which are as much a part of this Agreement as if repeated verbatim herein.

It is further agreed that the Contractor will start work promptly, furnish the necessary drawings promptly and complete the work in the number of days set forth in the Proposal.

AGREEMENT

IN WITNESS WHEREOF: The Parties of the First and Second Parts have hereto set their hands and seals on the day and year above written.

CITY OF HASTINGS
Party of the First Part

By: ________________________________

Date: ________________________________

ATTEST:

____
City Clerk

CONTRACTOR
Party of the Second Part

SEAL

RAY W. DEHART

By: [signature]

Title: PRESIDENT

Date: 10/25/2024

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.

To: Mayor Corey Stutte and City Council Members

From: Bruce E. Sandahl

On behalf of the Hastings Museum Board, with the support of the Hastings Museum Foundation, I would like to recommend accepting the bid of Capital Museum Services (CMS) for the construction of the new Kool-Aid exhibit. Three bids were received on September 18, 2024. CMS was found to be the lowest responsible bidder in the amount of $883,061.78.

A quorum of both boards at a joint meeting held October 24, 2024, agreed to support this project and recommend approval.

Sincerely,

Bruce E. Sandahl
President, Hastings Museum Board

HASTINGS MUSEUM
FOUNDATION

October 31, 2024

To: Mayor Corey Stutte and City Council Members

The Hastings Museum Foundation was established to financially support programs and exhibits such as the construction of the new Kool-Aid exhibit. On behalf of the Hastings Museum Foundation, I would like to inform you that a quorum of members voted on October 24, 2024, to support this project at $883,061.78 as presented in the Capital Museum Services bid plus an additional $66,938 if needed. We support this project and recommend approval of the Capital Museum Services bid.

Sincerely,

Dale Musgrave
Executive Director
Hastings Museum Foundation

Life up close.
HastingsMuseum
Natural & Cultural History
Planetarium • Theatre

RLR ASSOCIATES INC
1302 North Illinois Street
Indianapolis, Indiana 46202
Tel 317.632.1300
www.rlr.biz

Project Description
Hastings Museum
Kool-Aid Exhibit DD-CA

RLR Project Number
HSTM-002

Phase
95% Exhibit Documents

Date Issued
31 May 2024

General Note
Drawings express design intent only and should not be used as shop drawings. Signage Contractor shall provide all fabrication, specification, and installation details for review and approval. Contractor to field verify all dimensions and check for obstructions. Contractor responsible for all elements required, including but not limited to: electrical wiring, terminations, and extentions from junction box (provided by others), devices and controls, and structural elements not identified as "by others" as part of the sign contract. Contractor shall be responsible for designing all necessary connections with assistance of a qualified engineer licensed to do work in the State of Indiana.

All messaging shown is for placement only. Approved message schedule to be provided.

No.	Description	Date

Sheet Title
Rendering 01

Sheet Number
AG **R1**

Life up close.
HastingsMuseum
Natural & Cultural History
Planetarium • Theatre

RLR
RLR ASSOCIATES INC
1302 North Illinois Street
Indianapolis, Indiana 46202
Tel 317.632.1300
www.rlr.biz

Project Description
Hastings Museum
Kool-Aid Exhibit DD-CA

RLR Project Number
HSTM-002

Phase
95% Exhibit Documents

Date Issued
31 May 2024

General Note
Drawings express design intent only and should not be used as shop drawings. Signage Contractor shall provide all fabrication, specification, and installation details for review and approval. Contractor to field verify all dimensions and check for obstructions. Contractor responsible for all elements required, including but not limited to: electrical wiring, terminations, and extentions from junction box (provided by others), devices and controls, and structural elements not identified as "by others" as part of the sign contract. Contractor shall be responsible for designing all necessary connections with assistance of a qualified engineer licensed to do work in the State of Indiana.

All messaging shown is for placement only. Approved message schedule to be provided.

No.	Description	Date

Sheet Title
Rendering 02

Sheet Number
AG **R2**

Life up close.
HastingsMuseum
Natural & Cultural History
Planetarium • Theatre

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No.	Description	Date

Sheet Title
Rendering 03

Sheet Number
AG **R3**

Life up close.
HastingsMuseum
Natural & Cultural History
Planetarium • Theatre

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HSTM-002

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No.	Description	Date

Sheet Title
Rendering 04

Sheet Number
AG **R4**

Life up close.
HastingsMuseum
Natural & Cultural History
Planetarium • Theatre

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No.	Description	Date

Sheet Title
Rendering 05

Sheet Number
AG **R5**

Life up close.
HastingsMuseum
Natural & Cultural History
Planetarium • Theatre

RLR

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www.rlr.biz

Project Description
Hastings Museum
Kool-Aid Exhibit DD-CA

RLR Project Number
HSTM-002

Phase
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Date Issued
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No.	Description	Date

Sheet Title
Rendering 06

Sheet Number
AG **R6**

Life up close.
HastingsMuseum
Natural & Cultural History
Planetarium • Theatre

RLR ASSOCIATES INC
1302 North Illinois Street
Indianapolis, Indiana 46202
Tel 317.632.1300
www.rlr.biz

Project Description
Hastings Museum
Kool-Aid Exhibit DD-CA

RLR Project Number
HSTM-002

Phase
95% Exhibit Documents

Date Issued
31 May 2024

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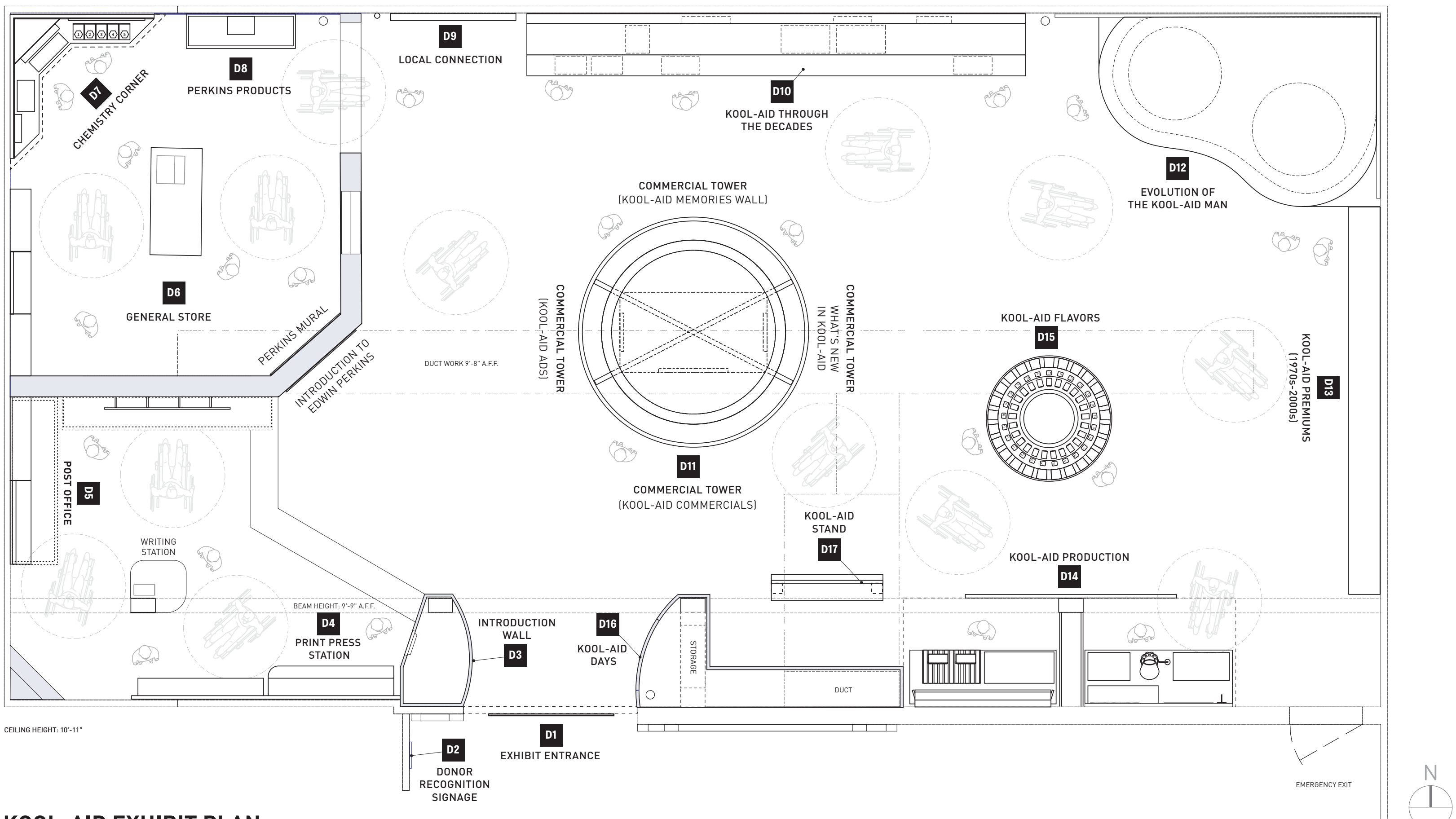
No.	Description	Date

Sheet Title
Rendering 07

Sheet Number
AG **R7**

Life up close.
HastingsMuseum
Natural & Cultural History
Planetarium • Theatre



KOOL-AID EXHIBIT PLAN

scale: 3/16" = 1'-0"

RLR

RLR ASSOCIATES INC
1302 North Illinois Street
Indianapolis, Indiana 46202
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Project Description
Hastings Museum
Kool-Aid Exhibit DD-CA

RLR Project Number
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Phase
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No.	Description	Date

Sheet Title
Exhibit Floor Plan

Sheet Number
AG **LP01**

Department: Utility Administration
Staff Contact: Derek Zeisler
Council Meeting Date: 11/12/2024

AGENDA ITEM SUMMARY SHEET

Description of Item:

Approval to submit Letters of Intent for 2024 Rural Workforce Housing Funds from the Nebraska Department of Economic Development

Names of People/Business affected by this action:

City of Hastings, HEDC

Why Council action is required:

Council approval is required

Type of action requested:

Motion

Suggested motion:

Motion to approve to submit Letters of Intent for 2024 Rural Workforce Housing Funds from the Nebraska Department of Economic Development

Deadlines associated with action:

Department head comments:

HEDC has made the request for $200,000 from the Economic Development Fund of $1,013,000 that resides in the Utilities Department Budget. The request is for a similar use to what has been requested and approved in the past.

City Administrator comments:

These funds will be used to help support new housing growth and will benefit the city of Hastings. I recommend approval.

Rural Workforce Housing Fund Summary

October 28, 2024

Round	Project Name	Total Units	RWHF Loan (0%)	Total Investment
2018	Pioneer Trail Flats	84	$900,000	$10,900,000
2018	Osborne View Estates	24	$900,000	$2,500,000
2023	Theatre District Flats	56	$750,000	$10,000,000
2023	Elm & 26	256	$850,000	Proposed $27,000,000
RLF	Hangar 55	78	$300,000	
RLF	Corner Building 1 & 2	2	$80,000	
RLF	Garage Flats	4	$200,000	
		504 Units Built	$3,980,000	

<u>Rural Workforce Housing Fund Impact</u>

2018 Grant
Grant Award: $850,000
Local Match: $950,000
$850,000-Hastings Utilities/City of Hastings
$100,000-HEDC
Project Total: $1,800,000

2023 Grant
Grant Award: $1,000,000
Local Match: $600,000
$500,000-Hastings Utilities/City of Hastings
$100,000-CRA
Project Total: $1,600,000

Total valuation increase on impacted properties since fund origination-$29,940,422

2024/25 Proposed Application:
Grant Ask: $1,150,000
Local Match: $550,000
$200,000-Hastings Utilities/City of Hastings
$200,000-CRA
$150,000-HEDC (HEDC will also provide administration of grant and revolving fund)
Project Total: $1,700,000

Department: Engineering
Staff Contact: Lee Vrooman
Council Meeting Date: 11/12/2024

AGENDA ITEM SUMMARY SHEET

Description of Item:

Ordinance No. 4781 Creating Street Improvement District 2024-1 Elm Meadows First Subdivision

Names of People/Business affected by this action:

City of Hastings

Why Council action is required:

Council approval is required for creation of Ordinance

Type of action requested:

Ordinance

Suggested motion:

Motion to approve Ordinance No. 4781 Creating Street Improvement District 2024-1 Elm Meadows First Subdivision

Deadlines associated with action:

Department head comments:

Scott Rief with Innate Concepts/Rief Development and Maria Montanez with Lagunas Home Construction both requested and are in favor of creating this district. These two developers comprise 100% of the property owners in the district. This ordinance will create Street Improvement District 2024-1. The project consists of new 6" thick, 32 foot wide concrete paving with curb and gutter for 23rd Street from Elm Avenue to Hudson Way then south on Hudson Way onto 22nd Street to the west edge of Elm Meadows First Subdivision.

Recommend Approval

City Administrator comments:

This street improvement district will help to keep the project moving forward and adding housing in Hastings. I recommend approval.

ORDINANCE NO. 4781

AN ORDINANCE OF THE CITY OF HASTINGS, NEBRASKA CREATING STREET IMPROVEMENT DISTRICT NO. 2024-1; DEFINING THE BOUNDARIES AND LIMITS THEREOF; PROVIDING FOR PAVING, GRADING, CURBING, GUTTERING AND OTHER NECESSARY AND INCIDENTAL WORK; PROVIDING FOR THE PAYMENT OF SUCH IMPROVEMENTS AND OTHER INCIDENTAL EXPENSES BY THE ISSUANCE OF WARRANTS, BOND ANTICIPATION NOTES AND BONDS; PROVIDING FOR ASSESSMENT OF THE COSTS OF SUCH IMPROVEMENTS AGAINST THE PROPERTY SPECIALLY BENEFITED THEREBY AND THE LEVY OF GENERAL TAXES; PROVIDING FOR THE PUBLICATION OF THIS ORDINANCE IN PAMPHLET FORM; AND RELATED MATTERS

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

Section 1. Street Improvement District No. 2024-1 (the **"District"**) of the City of Hastings, Nebraska (the **"City"**) is hereby created pursuant to Sections 16-619 to 16-623, inclusive, Reissue Revised Statutes of Nebraska, as amended.

Section 2. The District shall include and encompass the designated portions of the following streets in the Elm Meadows First Subdivision, and the improvements in the District are defined and established as follows:

THE STREETS TO BE IMPROVED BY PAVING, GRADING, CURBING AND GUTTERING, DRAINAGE AND STORM SEWER, AND INCIDENTAL WORK CONNECTED THEREWITH ARE:

New 6" thick, 32 foot wide concrete paving with curb and gutter for 23rd Street from Elm Avenue to Hudson Way then south on Hudson Way onto 22nd Street to the west edge of Elm Meadows First Subdivision.

Section 3. The outer boundaries of the District are defined as follows:

A TRACT OF LAND BEING ALL OF LOTS 1-12 AND OUTLOT B, BLOCK 2 AND LOTS 1-6, BLOCK 1, AND OUTLOT C, BLOCK 4, ALL IN ELM MEADOWS FIRST SUBDIVISION, LOT 1 AND OUTLOT A OF ELM 26 FIRST SUBDIVISION AND AN UNPLATTED TRACT ALL LOCATED IN PART OF THE NORTHEAST QUARTER OF THE NORTH HALF (NE1/4 N1/2) OF FRACTIONAL SECTION SIX (6), TOWNSHIP SEVEN (7) NORTH, RANGE NINE (9) WEST OF THE 6TH P.M., IN THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 1 BLOCK 2, ELM MEADOWS FIRST SUBDIVISION, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE S00°35'18"W, ON THE EAST LINE OF LOT 1, BLOCK 2, ELM MEADOWS FIRST SUBDIVISION, A DISTANCE OF 149.92 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1, BLOCK 2, ELM MEADOWS FIRST SUBDIVISION; THENCE N89°46'36"W, ON THE SOUTH LINE OF LOTS 1 & 2, BLOCK 2, ELM MEADOWS FIRST SUBDIVISION, A DISTANCE OF 167.00 FEET TO THE SOUTHWEST CORNER OF LOT 2, BLOCK 2, ELM MEADOWS FIRST SUBDIVISION; THENCE S00°37'56"W, ON THE EAST LINE OF LOTS 4, 5 & 6, BLOCK 2, ELM MEADOWS FIRST SUBDIVISION, A

DISTANCE OF 175.00 FEET TO THE SOUTHEAST CORNER OF LOT 6, BLOCK 2, ELM MEADOWS FIRST SUBDIVISION; THENCE N89°43'37"W, ON THE SOUTH LINE OF LOT 6, BLOCK 2, ELM MEADOWS FIRST SUBDIVISION, A DISTANCE OF 133.48 FEET TO THE NORTHWEST CORNER OF LOT 1, BLOCK 3, ELM MEADOWS FIRST SUBDIVISION; THENCE S00°31'06"W, ON THE EAST LINE OF LOT 7, BLOCK 2, ELM MEADOWS FIRST SUBDIVISION, A DISTANCE OF 245.80 FEET TO THE SOUTHEAST CORNER OF SAID LOT 7, BLOCK 2, ELM MEADOWS FIRST SUBDIVISION; THENCE S00°25'01"W, ON THE EAST LINE OF LOT 9, BLOCK 2, ELM MEADOWS FIRST SUBDIVISION, A DISTANCE OF 104.32 FEET TO THE SOUTHWEST CORNER OF LOT 2, BLOCK 3, ELM MEADOWS FIRST SUBDIVISION; THENCE S00°35'19"W, CONTINUING ON SAID EAST LINE OF LOT 9, BLOCK 2, ELM MEADOWS FIRST SUBDIVISION, A DISTANCE OF 150.54 FEET TO THE SOUTHEAST CORNER OF LOT 9, BLOCK 2, ELM MEADOWS FIRST SUBDIVISION; THENCE N89°55'19"W, ON THE SOUTH LINE OF SAID LOT 9 AND OUTLOT B, BLOCK 2, ELM MEADOWS FIRST SUBDIVISION, A DISTANCE OF 336.00 FEET TO THE SOUTHWEST CORNER OF OUTLOT B, BLOCK 2, ELM MEADOWS FIRST SUBDIVISION; THENCE N13°02'13"W, ON THE WEST LINE OF SAID OUTLOT B, BLOCK 2, ELM MEADOWS FIRST SUBDIVISION, A DISTANCE OF 392.52 FEET TO THE NORTHWEST CORNER OF OUTLOT B, BLOCK 2, ELM MEADOWS FIRST SUBDIVISION ALSO BEING A POINT ON THE SOUTH RIGHT OF WAY LINE OF 22ND STREET; THENCE N13°02'13"W A DISTANCE OF 60.75 FEET TO THE SOUTHWEST CORNER OF OUTLOT A, BLOCK 1, ELM MEADOWS FIRST SUBDIVISION ALSO BEING A POINT ON THE NORTH RIGHT OF WAY LINE OF SAID 22ND STREET; THENCE N04°01'11"W, ON A WESTERLY LINE OF SAID OUTLOT A, BLOCK 1, ELM MEADOWS FIRST SUBDIVISION, A DISTANCE OF 160.00 FEET TO A SOUTHERLY CORNER OF SAID OUTLOT A, BLOCK 1, ELM MEADOWS FIRST SUBDIVISION; THENCE N85°58'49"E, ON THE NORTH LINE OF LOT 5 & 6, BLOCK 1, ELM MEADOWS FIRST SUBDIVISION, A DISTANCE OF 210.00 FEET TO THE NORTHEAST CORNER OF LOT 5, BLOCK 1, ELM MEADOWS FIRST SUBDIVISION; THENCE N09°34'32"E, ON THE WEST LINE OF LOTS 1-3, BLOCK 1, ELM MEADOWS FIRST SUBDIVISION, A DISTANCE OF 235.00 FEET TO THE NORTHWEST CORNER OF LOT 1, BLOCK 1, ELM MEADOWS FIRST SUBDIVISION; THENCE N75°56'28"E A DISTANCE OF 151.13 FEET TO THE INTERSECTION OF THE WEST RIGHT OF WAY LINE OF HUDSON WAY AND THE NORTH RIGHT OF WAY LINE OF 23RD STREET; THENCE N00°12'05"E, ON SAID WEST RIGHT OF WAY LINE OF HUDSON WAY, A DISTANCE OF 56.15 FEET; THENCE CONTINUING ON SAID NORTHWESTERLY RIGHT OF WAY LINE OF HUDSON WAY AROUND A CURVE IN A CLOCKWISE DIRECTION, HAVING A RADIUS OF 275.00 FEET, A DELTA ANGLE OF 041°45'34", A CHORD BEARING OF N21°26'18"E, A CHORD DISTANCE OF 196.02 FEET; AN ARC LENGTH OF 200.43 FEET; THENCE S49°15'38"E A DISTANCE OF 50.00 FEET TO A POINT ON THE NORTHEASTERLY RIGHT OF WAY LINE OF HUDSON WAY ALSO BEING ON THE WESTERLY LINE OF LOT 1, ELM 26 FIRST SUBDIVISION; THENCE N42°40'19"E, CONTINUING ON SAID WESTERLY LINE OF LOT 1, ELM 26 FIRST SUBDIVISION, A DISTANCE OF 17.45 FEET TO THE NORTHWEST CORNER OF LOT 1, ELM 26 FIRST SUBDIVISION; THENCE S57°13'11"E, ON THE NORTH LINE OF LOT 1 AND OUTLOT A, ELM 26 FIRST SUBDIVISION, A DISTANCE OF 132.23 FEET TO A NORTH CORNER OF OUTLOT A, ELM 26 FIRST SUBDIVISION; THENCE S89°19'40"E, ON THE NORTH LINE OF SAID OUTLOT A, ELM 26 FIRST SUBDIVISION, A DISTANCE OF 132.16 FEET TO THE NORTHEAST CORNER OF OUTLOT A, ELM 26 FIRST SUBDIVISION ALSO BEING ON THE WEST RIGHT OF WAY LINE OF ELM AVENUE; THENCE S00°35'19"W, ON SAID WEST RIGHT OF WAY LINE OF ELM AVENUE, A DISTANCE OF 206.23 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS 456,282.66 SQUARE FEET OR 10.47 ACRES MORE OR LESS.

Section 4. The City's Consultant will prepare detailed plans, specifications and an estimate of costs, all of which will be filed with the Clerk.

Section 5. The improvements to be constructed in the District shall be made at public cost, but special assessments on the properties especially benefited thereby shall be levied to reimburse the City to the extent provided by law.

Section 6. For the purpose of paying the costs of the improvements to be made in the District, the Mayor and Council may issue warrants or bond anticipation notes of the City in the form and manner provided by law. To effect the final payment and retirement of such warrants and bond anticipation notes, or to pay for any of the improvements authorized herein, the Mayor and Council shall issue bonds in the manner and form provided by law and shall assess the costs of such improvements to the property in each District in proportion to the benefits derived from such improvements.

Section 7. After the passage and publication of this Ordinance, the Clerk shall publish in the Hastings Tribune, a newspaper of general circulation in the City, at least once each week for not less than three consecutive weeks, as provided by law, notice of the creation of the District in the form attached hereto (the **"Notice"**).

Section 8. If the owners of record title representing more than 50% of the front footage of the property abutting or adjoining any streets, avenues or alleys which are within the District shall file with the Clerk within 20 days after the first publication of the Notice written objections to the creation of the District, the improvements proposed to be constructed therein shall not be made.

Section 9. If any section or other part of this Ordinance is for any reason held invalid, the invalidity thereof shall not affect the validity of any other provision of this Ordinance.

Section 10. All ordinances, resolutions or orders, or parts thereof in conflict with the provisions of this Ordinance are to the extent of such conflict hereby repealed.

Section 11. This Ordinance shall be published in pamphlet form in the manner and form provided by law and shall take effect and be in full force from and after its due passage, approval and publication as provided by law.

[The remainder of this page intentionally left blank.]

PASSED AND APPROVED this ____ day of ____________, 2024.

CITY OF HASTINGS, NEBRASKA

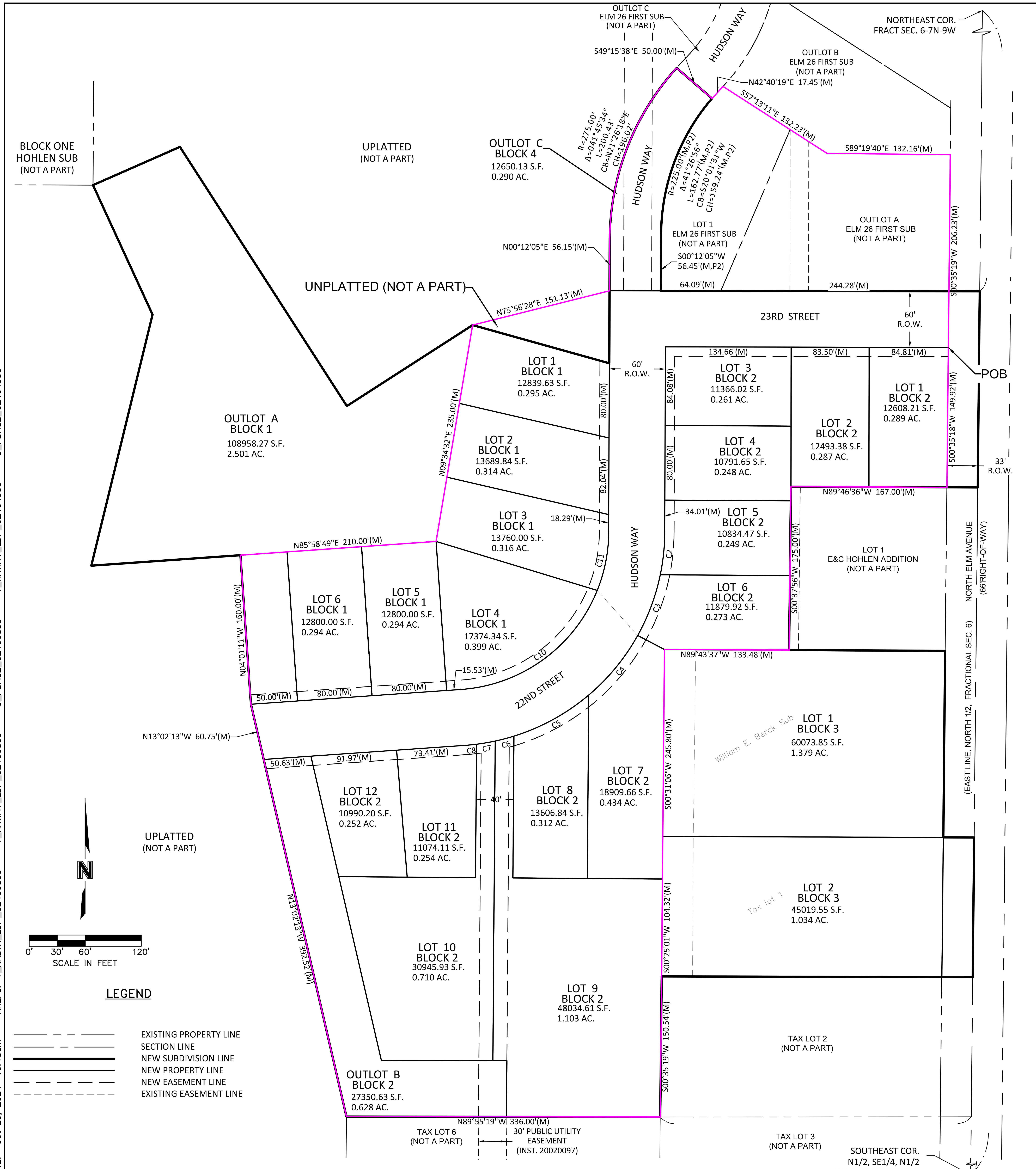
ATTEST:

By: ___________________________________
Mayor

By: ___________________________________
Clerk

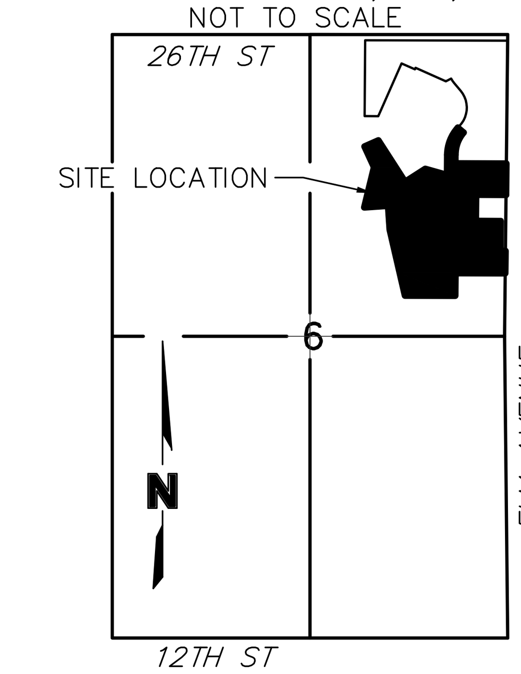
[S E A L]

STREET IMPROVEMENT DISTRICT 2024-1
ELM MEADOWS FIRST SUBDIVISION



LOCATION MAP

FRACTIONAL SEC. 6, T7N, R9W
NOT TO SCALE



LEGAL DESCRIPTION PAVING DISTRICT

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

REVISIONS

REV. NO.	DATE	REVISIONS DESCRIPTION

STREET IMPROVEMENT DISTRICT 2024-1
ELM MEADOWS FIRST SUBDIVISION
HASTINGS, NEBRASKA
2024

drawn by: KDG
checked by:
approved by:
QA/QC by:
project no.: 2024-04930
drawing no.:
date: 10/29/2024

Department: Engineering
Staff Contact: Lee Vrooman
Council Meeting Date: 11/12/2024

AGENDA ITEM SUMMARY SHEET

Description of Item:

Ordinance No. 4782 Creating Water Extension District 2024-1 Elm Meadows First Subdivision

Names of People/Business affected by this action:

City of Hastings

Why Council action is required:

Council approval is required for creation of Ordinance

Type of action requested:

Ordinance

Suggested motion:

Motion to approve Ordinance No. 4782 Creating Water Extension District 2024-1 Elm Meadows First Subdivision

Deadlines associated with action:

Department head comments:

Scott Rief with Innate Concepts/Rief Development and Maria Montanez with Lagunas Home Construction both requested and are in favor of creating this district. These two developers comprise 100% of the property owners in the district. The project consists of an extension of the existing 16” ductile water main from the east side of Elm Avenue, west on 23rd Street for approximately 215 feet, then reduce to 10” ductile water main to Hudson Way and south onto 22nd Street to the west edge of Elm Meadows First Subdivision. Water extension districts do not require a remonstrance period. Because all the property owners in the district requested the district, a simple majority is needed to approve the district.

Recommend Approval

City Administrator comments:

This water district extension will help to keep the project moving forward and adding housing in Hastings. I recommend approval.

ORDINANCE NO. 4782

AN ORDINANCE CREATING WATER EXTENSION DISTRICT NO. 2024-1; DEFINING THE BOUNDARIES AND LIMITS THEREOF; PROVIDING FOR THE CONSTRUCTION OF WATER MAINS AND OTHER NECESSARY AND INCIDENTAL WORK; PROVIDING FOR ASSESSMENT OF THE COSTS OF SUCH IMPROVEMENTS AGAINST THE PROPERTY ESPECIALLY BENEFITED THEREBY AND THE LEVY OF GENERAL TAXES; PROVIDING FOR THE PUBLICATION OF THIS ORDINANCE; AND RELATED MATTERS

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

Section 1. The Mayor and Council hereby deem it necessary and advisable to extend municipal water service to territory beyond the existing water system and, for such purpose, Water Extension District No. 2024-1 (the **"District"**) of the City of Hastings, Nebraska (the **"City"**) is hereby created pursuant to Sections 19-2402 to 19-2407, inclusive, Reissue Revised Statutes of Nebraska, as amended.

Section 2. The limits, boundaries and improvements in the District are defined and established as follows:

WATER EXTENSION DISTRICT NO. 2024-1

The property to be included in the district and subject to special assessment consists of the area described as follows:

A TRACT OF LAND BEING ALL OF LOTS 1-12 AND OUTLOT B, BLOCK 2 AND LOTS 1-6, BLOCK 1, AND OUTLOT C, BLOCK 4, ALL IN ELM MEADOWS FIRST SUBDIVISION, LOT 1 AND OUTLOT A OF ELM 26 FIRST SUBDIVISION AND AN UNPLATTED TRACT ALL 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. AND PART OF THE ELM AVENUE RIGHT OF WAY IN HANNON SUBDIVISION, SECTION FIVE (5), TOWNSHIP SEVEN (7) NORTH, RANGE NINE (9) WEST IN THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 1 BLOCK 2, ELM MEADOWS FIRST SUBDIVISION, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE S00°35'18"W, ON THE EAST LINE OF LOT 1, BLOCK 2, ELM MEADOWS FIRST SUBDIVISION, A DISTANCE OF 149.92 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1, BLOCK 2, ELM MEADOWS FIRST SUBDIVISION; THENCE N89°46'36"W, ON THE SOUTH LINE OF LOTS 1 & 2, BLOCK 2, ELM MEADOWS FIRST SUBDIVISION, A DISTANCE OF 167.00 FEET TO THE SOUTHWEST CORNER OF LOT 2, BLOCK 2, ELM MEADOWS FIRST SUBDIVISION; THENCE S00°37'56"W, ON THE EAST LINE OF LOTS 4, 5 & 6, BLOCK 2, ELM MEADOWS FIRST SUBDIVISION, A DISTANCE OF 175.00 FEET TO THE SOUTHEAST CORNER OF LOT 6, BLOCK 2, ELM MEADOWS FIRST SUBDIVISION; THENCE N89°43'37"W, ON THE SOUTH LINE OF LOT 6, BLOCK 2, ELM MEADOWS FIRST SUBDIVISION, A DISTANCE OF 133.48 FEET TO THE NORTHWEST CORNER OF LOT 1, BLOCK 3, ELM MEADOWS FIRST SUBDIVISION; THENCE S00°31'06"W, ON THE EAST LINE OF LOT 7, BLOCK 2, ELM MEADOWS FIRST SUBDIVISION, A DISTANCE OF 245.80 FEET TO THE SOUTHEAST CORNER OF SAID LOT 7, BLOCK 2, ELM MEADOWS FIRST SUBDIVISION; THENCE S00°25'01"W, ON THE EAST LINE OF LOT 9, BLOCK 2, ELM MEADOWS FIRST SUBDIVISION, A DISTANCE OF 104.32 FEET TO THE SOUTHWEST CORNER OF LOT 2,

BLOCK 3, ELM MEADOWS FIRST SUBDIVISION; THENCE S00°35'19"W, CONTINUING ON SAID EAST LINE OF LOT 9, BLOCK 2, ELM MEADOWS FIRST SUBDIVISION, A DISTANCE OF 150.54 FEET TO THE SOUTHEAST CORNER OF LOT 9, BLOCK 2, ELM MEADOWS FIRST SUBDIVISION; THENCE N89°55'19"W, ON THE SOUTH LINE OF SAID LOT 9 AND OUTLOT B, BLOCK 2, ELM MEADOWS FIRST SUBDIVISION, A DISTANCE OF 336.00 FEET TO THE SOUTHWEST CORNER OF OUTLOT B, BLOCK 2, ELM MEADOWS FIRST SUBDIVISION; THENCE N13°02'13"W, ON THE WEST LINE OF SAID OUTLOT B, BLOCK 2, ELM MEADOWS FIRST SUBDIVISION, A DISTANCE OF 392.52 FEET TO THE NORTHWEST CORNER OF OUTLOT B, BLOCK 2, ELM MEADOWS FIRST SUBDIVISION ALSO BEING A POINT ON THE SOUTH RIGHT OF WAY LINE OF 22ND STREET; THENCE N13°02'13"W A DISTANCE OF 60.75 FEET TO THE SOUTHWEST CORNER OF OUTLOT A, BLOCK 1,ELM MEADOWS FIRST SUBDIVISION ALSO BEING A POINT ON THE NORTH RIGHT OF WAY LINE OF SAID 22ND STREET; THENCE N04°01'11"W, ON A WESTERLY LINE OF SAID OUTLOT A, BLOCK 1, ELM MEADOWS FIRST SUBDIVISION, A DISTANCE OF 160.00 FEET TO A SOUTHERLY CORNER OF SAID OUTLOT A, BLOCK 1, ELM MEADOWS FIRST SUBDIVISION; THENCE N85°58'49"E, ON THE NORTH LINE OF LOT 5 & 6, BLOCK 1, ELM MEADOWS FIRST SUBDIVISION, A DISTANCE OF 210.00 FEET TO THE NORTHEAST CORNER OF LOT 5, BLOCK 1,ELM MEADOWS FIRST SUBDIVISION; THENCE N09°34'32"E, ON THE WEST LINE OF LOTS 1-3, BLOCK 1, ELM MEADOWS FIRST SUBDIVISION, A DISTANCE OF 235.00 FEET TO THE NORTHWEST CORNER OF LOT 1, BLOCK 1, ELM MEADOWS FIRST SUBDIVISION; THENCE N75°56'28"E A DISTANCE OF 151.13 FEET TO THE INTERSECTION OF THE WEST RIGHT OF WAY LINE OF HUDSON WAY AND THE NORTH RIGHT OF WAY LINE OF 23RD STREET; THENCE N00°12'05"E, ON SAID WEST RIGHT OF WAY LINE OF HUDSON WAY, A DISTANCE OF 56.15 FEET; THENCE CONTINUING ON SAID NORTHWESTERLY RIGHT OF WAY LINE OF HUDSON WAY AROUND A CURVE IN A CLOCKWISE DIRECTION, HAVING A RADIUS OF 275.00 FEET, A DELTA ANGLE OF 041°45'34", A CHORD BEARING OF N21°26'18"E, A CHORD DISTANCE OF 196.02 FEET; AN ARC LENGTH OF 200.43 FEET; THENCE S49°15'38"E A DISTANCE OF 50.00 FEET TO A POINT ON THE NORTHEASTERLY RIGHT OF WAY LINE OF HUDSON WAY ALSO BEING ON THE WESTERLY LINE OF LOT 1, ELM 26 FIRST SUBDIVISION; THENCE N42°40'19"E, CONTINUING ON SAID WESTERLY LINE OF LOT 1, ELM 26 FIRST SUBDIVISION, A DISTANCE OF 17.45 FEET TO THE NORTHWEST CORNER OF LOT 1, ELM 26 FIRST SUBDIVISION; THENCE S57°13'11"E, ON THE NORTH LINE OF LOT 1 AND OUTLOT A, ELM 26 FIRST SUBDIVISION, A DISTANCE OF 132.23 FEET TO A NORTH CORNER OF OUTLOT A, ELM 26 FIRST SUBDIVISION; THENCE S89°19'40"E, ON THE NORTH LINE OF SAID OUTLOT A, ELM 26 FIRST SUBDIVISION, A DISTANCE OF 132.16 FEET TO THE NORTHEAST CORNER OF OUTLOT A, ELM 26 FIRST SUBDIVISION ALSO BEING ON THE WEST RIGHT OF WAY LINE OF ELM AVENUE; THENCE S00°35'19"W, ON SAID WEST RIGHT OF WAY LINE OF ELM AVENUE ALSO BEING ON THE EAST LINE OF SAID OUTLOT A, ELM 26 FIRST SUBDIVISION, A DISTANCE OF 146.23 FEET TO THE SOUTHEAST CORNER OF OUTLOT A, ELM 26 FIRST SUBDIVISION ALSO BEING THE INTERSECTION OF SAID WEST RIGHT OF WAY LINE OF ELM AVENUE AND THE NORTH RIGHT OF WAY LINE OF 23RD STREET; THENCE S89°54'46"E A DISTANCE OF 66.00 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF ELM AVENUE; THENCE S00°35'19"W ON SAID EAST RIGHT OF WAY LINE OF ELM AVENUE A DISTANCE OF 60.00 FEET; THENCE N89°54'46"W A DISTANCE OF 66.00 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS 460,242.81 SQUARE FEET OR 10.57 ACRES MORE OR LESS.

The improvements to be constructed are:

> Extension of the existing 16” ductile water main from the east side of Elm Avenue, west on 23rd Street for approximately 215 feet, then reduce to 10” ductile water main to Hudson Way and south onto 22nd Street to the west edge of Elm Meadows First Subdivision.

The District and the improvements to be constructed therein are all within the corporate limits of the City or within the extraterritorial zoning jurisdiction of the City.

Section 3. The City's Consultant will prepare detailed plans and specifications for the improvements to be constructed in the District and an estimate of costs for the same, all of which will be filed with the Clerk.

Section 4. The improvements to be constructed in the District shall be made at public cost, but special assessments on the properties especially benefited thereby shall be levied to reimburse the City to the extent provided by law.

Section 5. For the purpose of paying the costs of the improvements to be made in the District, the Mayor and Council may issue warrants or bond anticipation notes of the City in the form and manner provided by law. To effect the final payment and retirement of such warrants and bond anticipation notes, or to pay for any of the improvements authorized herein, the Mayor and Council may issue bonds in the manner and form provided by law and shall assess the costs of such improvements to the property in the District in proportion to the benefits derived from such improvements.

Section 6. If any section or other part of this Ordinance is for any reason held invalid, the invalidity thereof shall not affect the validity of any other provision of this Ordinance.

Section 7. All ordinances, resolutions or orders, or parts thereof in conflict with the provisions of this Ordinance are to be extent of such conflict hereby repealed.

Section 8. This Ordinance shall be published in the manner and form provided by law and shall take effect and be in full force from and after its due passage, approval and publication as provided by law.

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CITY OF HASTINGS, NEBRASKA

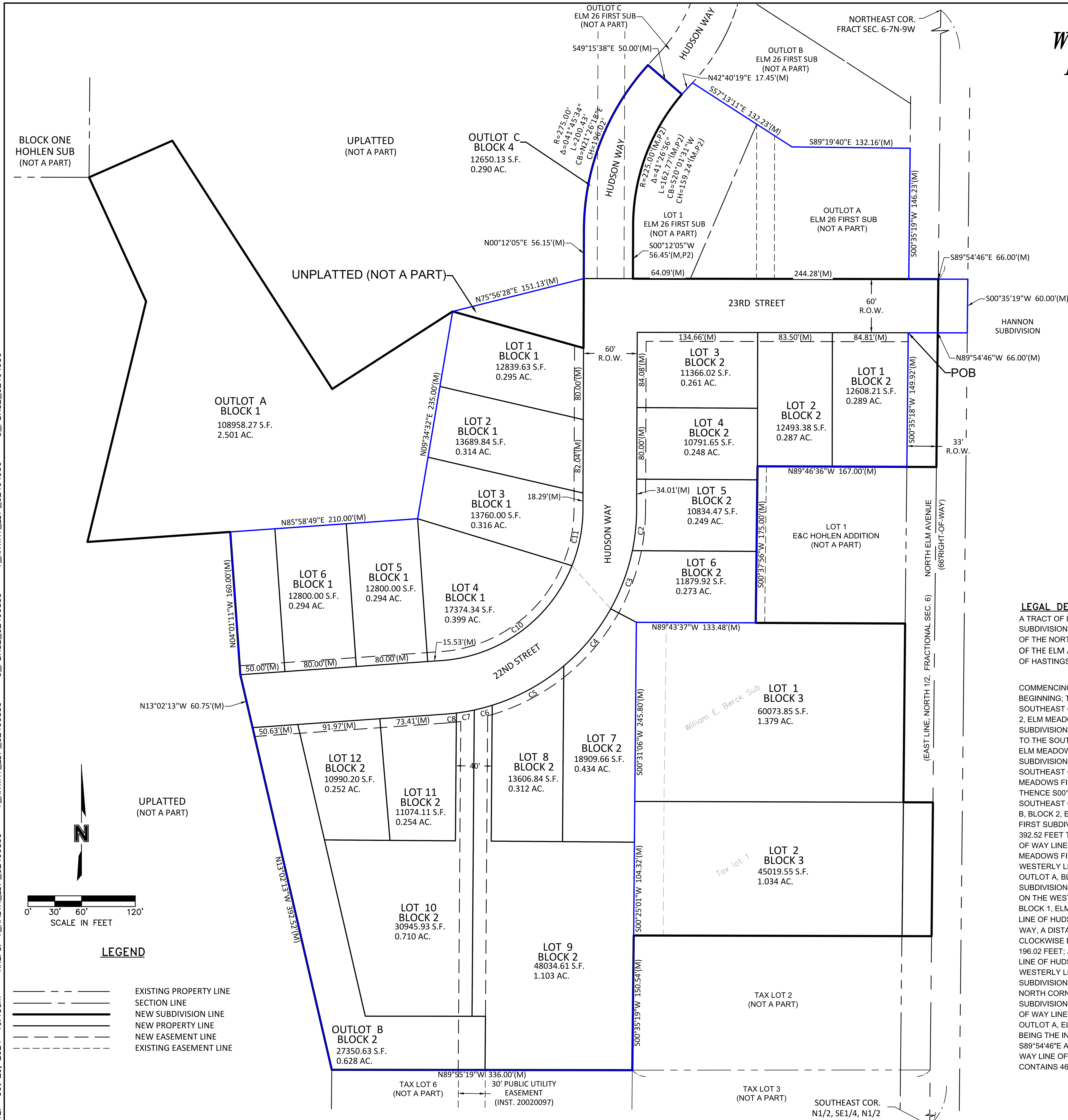
ATTEST:

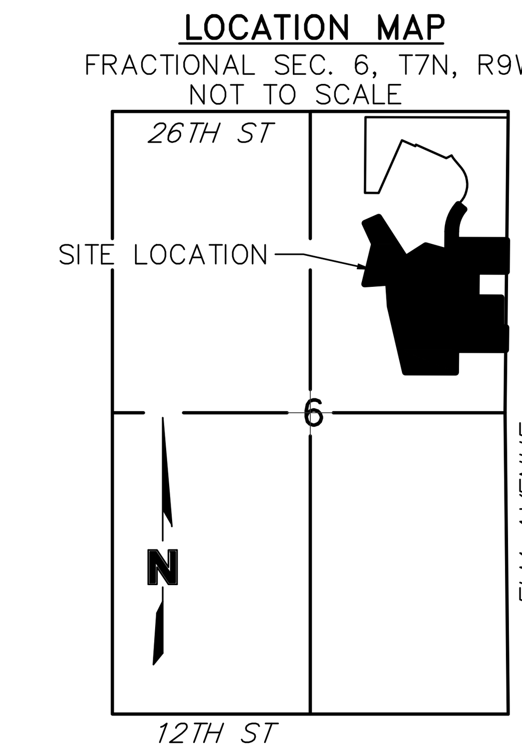
By: ____
Mayor

By: ____
Clerk

[S E A L]

WATER EXTENSION DISTRICT 2024-1
ELM MEADOWS FIRST SUBDIVISION





LEGAL DESCRIPTION WATER DISTRICT

A TRACT OF LAND BEING ALL OF LOTS 1-12 AND OUTLOT B, BLOCK 2 AND LOTS 1-6, BLOCK 1, AND OUTLOT C, BLOCK 4, ALL IN ELM MEADOWS FIRST SUBDIVISION, LOT 1 AND OUTLOT A OF ELM 26 FIRST SUBDIVISION AND AN UNPLATTED TRACT ALL 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. AND PART OF THE ELM AVENUE RIGHT OF WAY IN HANNON SUBDIVISION, SECTION FIVE (5), TOWNSHIP SEVEN (7) NORTH, RANGE NINE (9) WEST IN THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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

REVISIONS

REV. NO.	DATE	REVISIONS DESCRIPTION

WATER EXTENSION DISTRICT 2024-1
ELM MEADOWS FIRST SUBDIVISION
HASTINGS, NEBRASKA
2024

drawn by: KDG
checked by:
approved by:
QA/QC by:
project no.: 2024-04930
drawing no.:
date: 10/29/2024

DWG: C:\Temp\AcPublish_30280\Elm Meadows DISTRICTS.dwg USER: kgangstad
DATE: Oct 29, 2024 10:18am XREFS: V_XALTA_LDP_02400835 V_XRWAY_LDP_02400835 C_PBASE_02400835 V_XRWAY_LDP_02404930 C_PBASE_02404930

Department: Engineering
Staff Contact: Lee Vrooman
Council Meeting Date: 11/12/2024

AGENDA ITEM SUMMARY SHEET

Description of Item:

Ordinance No. 4783 Creating Sanitary Sewer Extension District 2024-3 Elm Meadows First Subdivision

Names of People/Business affected by this action:

City of Hastings

Why Council action is required:

Council approval is required for creation of Ordinance

Type of action requested:

Ordinance

Suggested motion:

Motion to approve Ordinance No. 4783 Creating Sanitary Sewer Extension District 2024-3 Elm Meadows First Subdivision

Deadlines associated with action:

Department head comments:

Scott Rief with Innate Concepts/Rief Development and Maria Montanez with Lagunas Home Construction both requested and are in favor of creating this district. These two developers comprise 100% of the property owners in the district. The project consists of installing new PVC sanitary sewer services along 23rd Street, Hudson Way and 22nd Street where existing 8" sanitary sewer main exists. Extend a new 8" PVC sanitary sewer main from the existing 8" sanitary sewer main at Lot 9 of Elm Meadows First Subdivision to the west edge of said subdivision along 22nd Street. Sanitary sewer extension districts do not require a remonstrance period. Because all the property owners in the district requested the district, a simple majority is needed to approve the district.

Recommend Approval

City Administrator comments:

This sanitary sewer district extension will help to keep the project moving forward and adding housing in Hastings. I recommend approval.

ORDINANCE NO. 4783

AN ORDINANCE CREATING SANITARY SEWER EXTENSION DISTRICT NO. 2024-3; DEFINING THE BOUNDARIES AND LIMITS THEREOF; PROVIDING FOR THE CONSTRUCTION OF SEWER MAINS AND OTHER NECESSARY AND INCIDENTAL WORK; PROVIDING FOR ASSESSMENT OF THE COSTS OF SUCH IMPROVEMENTS AGAINST THE PROPERTY ESPECIALLY BENEFITED THEREBY AND THE LEVY OF GENERAL TAXES; PROVIDING FOR THE PUBLICATION OF THIS ORDINANCE; AND RELATED MATTERS

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

Section 1. The Mayor and Council hereby deem it necessary and advisable to extend municipal Sewer service to territory beyond the existing Sewer system and, for such purpose, Sanitary Sewer Extension District No. 2024-3 (the **"District"**) of the City of Hastings, Nebraska (the **"City"**) is hereby created pursuant to Sections 19-2402 to 19-2407, inclusive, Reissue Revised Statutes of Nebraska, as amended.

Section 2. The limits, boundaries and improvements in the District are defined and established as follows:

SANITARY SEWER EXTENSION DISTRICT NO. 2024-3

The property to be included in the district and subject to special assessment consists of the area described as follows:

A TRACT OF LAND BEING ALL OF LOTS 1-12 AND OUTLOT B, BLOCK 2 AND LOTS 1-6, BLOCK 1, ALL IN ELM MEADOWS FIRST SUBDIVISION, AND AN UNPLATTED TRACT ALL LOCATED IN PART OF THE NORTHEAST QUARTER OF THE NORTH HALF (NE1/4 N1/2) OF FRACTIONAL SECTION SIX (6), TOWNSHIP SEVEN (7) NORTH, RANGE NINE (9) WEST OF THE 6TH P.M., IN THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 1 BLOCK 2, ELM MEADOWS FIRST SUBDIVISION, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE S00°35'18"W, ON THE EAST LINE OF LOT 1, BLOCK 2, ELM MEADOWS FIRST SUBDIVISION, A DISTANCE OF 149.92 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1, BLOCK 2, ELM MEADOWS FIRST SUBDIVISION; THENCE N89°46'36"W, ON THE SOUTH LINE OF LOTS 1 & 2, BLOCK 2, ELM MEADOWS FIRST SUBDIVISION, A DISTANCE OF 167.00 FEET TO THE SOUTHWEST CORNER OF LOT 2, BLOCK 2, ELM MEADOWS FIRST SUBDIVISION; THENCE S00°37'56"W, ON THE EAST LINE OF LOTS 4, 5 & 6, BLOCK 2, ELM MEADOWS FIRST SUBDIVISION, A DISTANCE OF 175.00 FEET TO THE SOUTHEAST CORNER OF LOT 6, BLOCK 2, ELM MEADOWS FIRST SUBDIVISION; THENCE N89°43'37"W, ON THE SOUTH LINE OF LOT 6, BLOCK 2, ELM MEADOWS FIRST SUBDIVISION, A DISTANCE OF 133.48 FEET TO THE NORTHWEST CORNER OF LOT 1, BLOCK 3, ELM MEADOWS FIRST SUBDIVISION; THENCE S00°31'06"W, ON THE EAST LINE OF LOT 7, BLOCK 2, ELM MEADOWS FIRST SUBDIVISION, A DISTANCE OF 245.80 FEET TO THE SOUTHEAST CORNER OF SAID LOT 7, BLOCK 2, ELM MEADOWS FIRST SUBDIVISION; THENCE S00°25'01"W, ON THE EAST LINE OF LOT 9, BLOCK 2, ELM MEADOWS FIRST SUBDIVISION, A DISTANCE OF 104.32 FEET TO THE SOUTHWEST CORNER OF LOT 2, BLOCK 3, ELM MEADOWS FIRST SUBDIVISION; THENCE S00°35'19"W, CONTINUING ON SAID

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The improvements to be constructed are:

Install new PVC sanitary sewer services along 23rd Street, Hudson Way and 22nd Street where existing 8” sanitary sewer main exists. Extend a new 8” PVC sanitary sewer main from the existing 8” sanitary sewer main at Lot 9 of Elm Meadows First Subdivision to the west edge of said subdivision along 22nd Street.

The District and the improvements to be constructed therein are all within the corporate limits of the City or within the extraterritorial zoning jurisdiction of the City.

Section 3. The City’s Consultant will prepare detailed plans and specifications for the improvements to be constructed in the District and an estimate of costs for the same, all of which will be filed with the Clerk.

Section 4. The improvements to be constructed in the District shall be made at public cost, but special assessments on the properties especially benefited thereby shall be levied to reimburse the City to the extent provided by law.

Section 5. For the purpose of paying the costs of the improvements to be made in the District, the Mayor and Council may issue warrants or bond anticipation notes of the City in the form and manner provided by law. To effect the final payment and retirement of such warrants and bond anticipation notes, or to pay for any of the improvements authorized herein, the Mayor and Council may issue bonds in the manner and form provided by law and shall assess the costs of such improvements to the property in the District in proportion to the benefits derived from such improvements.

Section 6. If any section or other part of this Ordinance is for any reason held invalid, the invalidity thereof shall not affect the validity of any other provision of this Ordinance.

Section 7. All ordinances, resolutions or orders, or parts thereof in conflict with the provisions of this Ordinance are to be extent of such conflict hereby repealed.

Section 8. This Ordinance shall be published in the manner and form provided by law and shall take effect and be in full force from and after its due passage, approval and publication as provided by law.

[The remainder of this page intentionally left blank.]

CITY OF HASTINGS, NEBRASKA

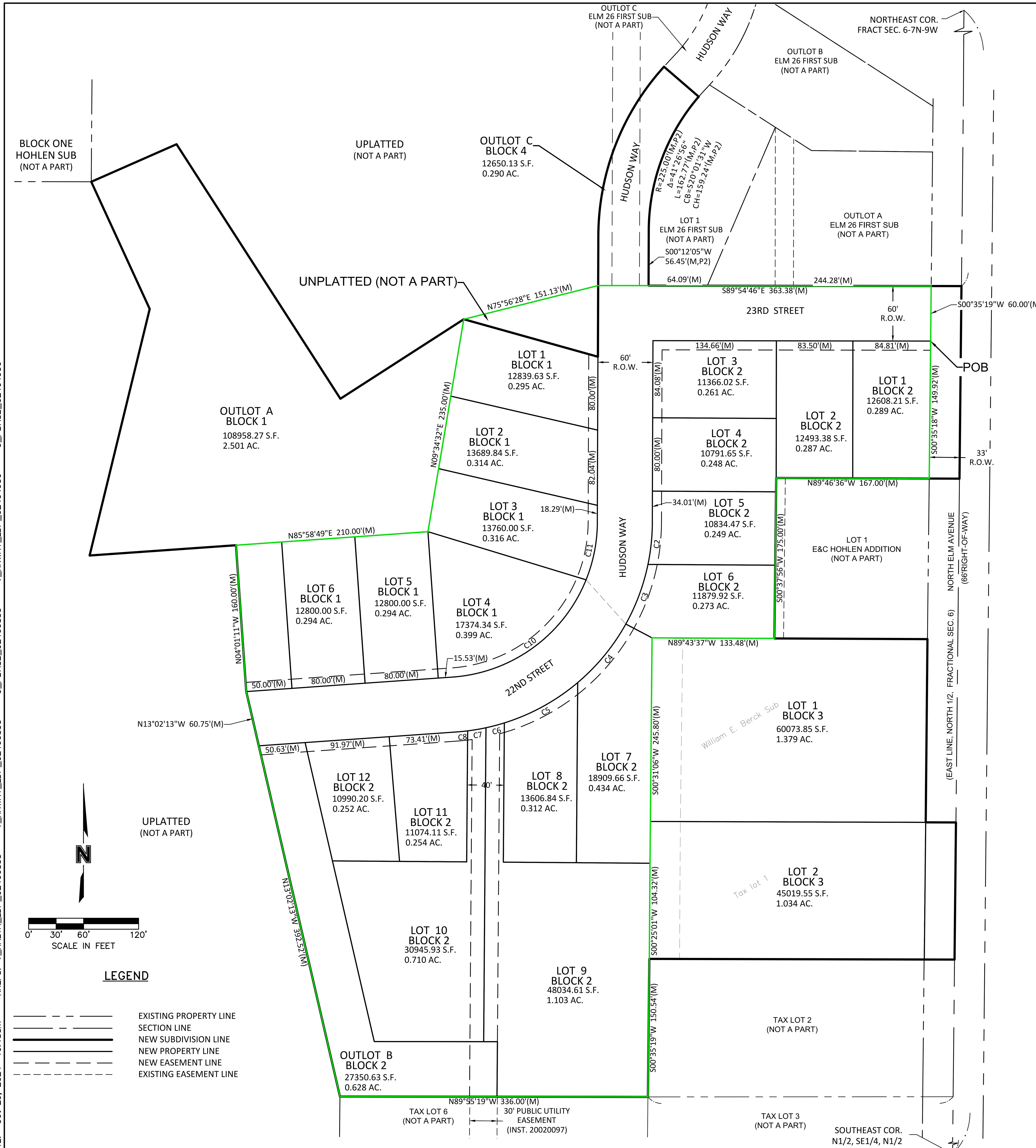
ATTEST:

By: ____
Mayor

By: ____
Clerk

[S E A L]

SANITARY SEWER EXTENSION DISTRICT 2024–3
ELM MEADOWS FIRST SUBDIVISION

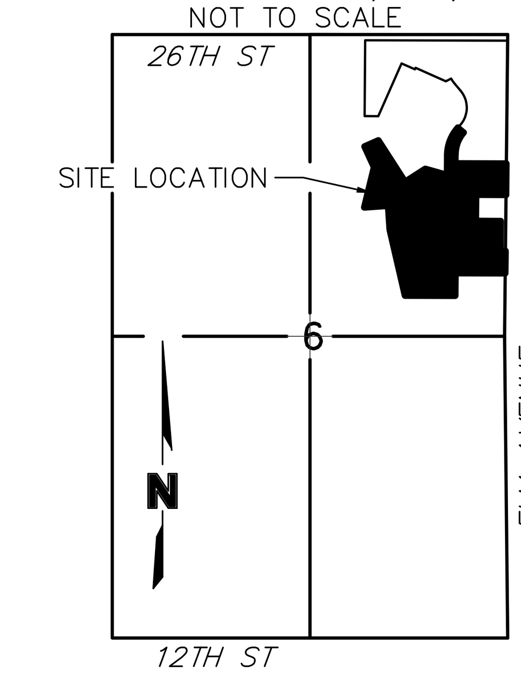


LEGEND

- EXISTING PROPERTY LINE
- SECTION LINE
- NEW SUBDIVISION LINE
- NEW PROPERTY LINE
- NEW EASEMENT LINE
- EXISTING EASEMENT LINE

LOCATION MAP

FRACTIONAL SEC. 6, T7N, R9W
NOT TO SCALE



LEGAL DESCRIPTION SANITARY DISTRICT

A TRACT OF LAND BEING ALL OF LOTS 1-12 AND OUTLOT B, BLOCK 2 AND LOTS 1-6, BLOCK 1, ALL IN ELM MEADOWS FIRST SUBDIVISION, AND AN UNPLATTED TRACT ALL LOCATED IN PART OF THE NORTHEAST QUARTER OF THE NORTH HALF (NE1/4 N1/2) OF FRACTIONAL SECTION SIX (6), TOWNSHIP SEVEN (7) NORTH, RANGE NINE (9) WEST OF THE 6TH P.M., IN THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 1 BLOCK 2, ELM MEADOWS FIRST SUBDIVISION, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE S00°35'18"W, ON THE EAST LINE OF LOT 1, BLOCK 2, ELM MEADOWS FIRST SUBDIVISION, A DISTANCE OF 149.92 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1, BLOCK 2, ELM MEADOWS FIRST SUBDIVISION; THENCE N89°46'36"W, ON THE SOUTH LINE OF LOTS 1 & 2, BLOCK 2, ELM MEADOWS FIRST SUBDIVISION, A DISTANCE OF 167.00 FEET TO THE SOUTHWEST CORNER OF LOT 2, BLOCK 2, ELM MEADOWS FIRST SUBDIVISION; THENCE S00°37'56"W, ON THE EAST LINE OF LOTS 4, 5 & 6, BLOCK 2, ELM MEADOWS FIRST SUBDIVISION, A DISTANCE OF 175.00 FEET TO THE SOUTHEAST CORNER OF LOT 6, BLOCK 2, ELM MEADOWS FIRST SUBDIVISION; THENCE N89°43'37"W, ON THE SOUTH LINE OF LOT 6, BLOCK 2, ELM MEADOWS FIRST SUBDIVISION, A DISTANCE OF 133.48 FEET TO THE NORTHWEST CORNER OF LOT 1, BLOCK 3, ELM MEADOWS FIRST SUBDIVISION; THENCE S00°31'06"W, ON THE EAST LINE OF LOT 7, BLOCK 2, ELM MEADOWS FIRST SUBDIVISION, A DISTANCE OF 245.80 FEET TO THE SOUTHEAST CORNER OF SAID LOT 7, BLOCK 2, ELM MEADOWS FIRST SUBDIVISION; THENCE S00°25'01"W, ON THE EAST LINE OF LOT 9, BLOCK 2, ELM MEADOWS FIRST SUBDIVISION, A DISTANCE OF 104.32 FEET TO THE SOUTHWEST CORNER OF LOT 2, BLOCK 3, ELM MEADOWS FIRST SUBDIVISION; THENCE S00°35'19"W, CONTINUING ON SAID EAST LINE OF LOT 9, BLOCK 2, ELM MEADOWS FIRST SUBDIVISION, A DISTANCE OF 150.54 FEET TO THE SOUTHEAST CORNER OF LOT 9, BLOCK 2, ELM MEADOWS FIRST SUBDIVISION; THENCE N89°55'19"W, ON THE SOUTH LINE OF SAID LOT 9 AND OUTLOT B, BLOCK 2, ELM MEADOWS FIRST SUBDIVISION, A DISTANCE OF 336.00 FEET TO THE SOUTHWEST CORNER OF OUTLOT B, BLOCK 2, ELM MEADOWS FIRST SUBDIVISION; THENCE N13°02'13"W, ON THE WEST LINE OF SAID OUTLOT B, BLOCK 2, ELM MEADOWS FIRST SUBDIVISION, A DISTANCE OF 392.52 FEET TO THE NORTHWEST CORNER OF OUTLOT B, BLOCK 2, ELM MEADOWS FIRST SUBDIVISION ALSO BEING A POINT ON THE SOUTH RIGHT OF WAY LINE OF 22ND STREET; THENCE N13°02'13"W A DISTANCE OF 60.75 FEET TO THE SOUTHWEST CORNER OF OUTLOT A, BLOCK 1,ELM MEADOWS FIRST SUBDIVISION ALSO BEING A POINT ON THE NORTH RIGHT OF WAY LINE OF SAID 22ND STREET; THENCE N04°01'11"W, ON A WESTERLY LINE OF SAID OUTLOT A, BLOCK 1, ELM MEADOWS FIRST SUBDIVISION, A DISTANCE OF 160.00 FEET TO A SOUTHERLY CORNER OF SAID OUTLOT A, BLOCK 1, ELM MEADOWS FIRST SUBDIVISION; THENCE N85°58'49"E, ON THE NORTH LINE OF LOT 5 & 6, BLOCK 1, ELM MEADOWS FIRST SUBDIVISION, A DISTANCE OF 210.00 FEET TO THE NORTHEAST CORNER OF LOT 5, BLOCK 1,ELM MEADOWS FIRST SUBDIVISION; THENCE N09°34'32"E, ON THE WEST LINE OF LOTS 1-3, BLOCK 1, ELM MEADOWS FIRST SUBDIVISION, A DISTANCE OF 235.00 FEET TO THE NORTHWEST CORNER OF LOT 1, BLOCK 1, ELM MEADOWS FIRST SUBDIVISION; THENCE N75°56'28"E A DISTANCE OF 151.13 FEET TO THE INTERSECTION OF THE WEST RIGHT OF WAY LINE OF HUDSON WAY AND THE NORTH RIGHT OF WAY LINE OF 23RD STREET; THENCE S89°54'46"E, ON THE NORTH RIGHT OF WAY LINE OF 23RD STREET, A DISTANCE OF 363.38 FEET TO THE INTERSECTION OF SAID NORTH RIGHT OF WAY LINE OF 23RD STREET AND THE WEST RIGHT OF WAY LINE OF ELM AVENUE ALSO BEING THE SOUTHEAST CORNER OF OUTLOT A, ELM 26 FIRST SUBDIVISION; THENCE S00°35'19"W ON THE WEST RIGHT OF WAY LINE OF NORTH ELM AVENUE, A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS 392,718.89 SQUARE FEET OR 9.02 ACRES MORE OR LESS.

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

REVISIONS

REV. NO.	DATE	REVISIONS DESCRIPTION

SANITARY SEWER EXTENSION DISTRICT 2024-3
ELM MEADOWS FIRST SUBDIVISION
HASTINGS, NEBRASKA
2024

drawn by: KDG
checked by:
approved by:
QA/QC by:
project no.: 2024-04930
drawing no.:
date: 10/29/2024

DWG: C:\Temp\AcPublish_30280\Elm Meadows DISTRICTS.dwg USER: kgangstad
DATE: Oct 29, 2024 10:18am XREFS: V_XALTA_LDP_02400835 V_XRWAY_LDP_02400835 C_PBASE_02400835 V_XRWAY_LDP_02404930 C_PBASE_02404930

Department: Engineering
Staff Contact: Lee Vrooman
Council Meeting Date: 11/12/2024

AGENDA ITEM SUMMARY SHEET

Description of Item:

Ordinance No. 4784 Creating Gas Extension District 2024-1 Elm Meadows First Subdivision

Names of People/Business affected by this action:

City of Hastings

Why Council action is required:

Council approval is required for creation of Ordinance

Type of action requested:

Ordinance

Suggested motion:

Motion to approve Ordinance No. 4784 Creating Gas Extension District 2024-1 Elm Meadows First Subdivision

Deadlines associated with action:

Department head comments:

Scott Rief with Innate Concepts/Rief Development and Maria Montanez with Lagunas Home Construction both requested and are in favor of creating this district. These two developers comprise 100% of the property owners in the district. The project consists of an extension of new 4" PE gas main from Elm Avenue west on 23rd Street to the intersection of Hudson Way then south on Hudson Way onto 22nd Street then west to the west edge of Elm Meadows First Subdivision.

Recommend Approval

City Administrator comments:

This gas district extension will help to keep the project moving forward and adding housing in Hastings. I recommend approval.

ORDINANCE NO. 4784

AN ORDINANCE CREATING GAS EXTENSION DISTRICT NO. 2024-1; DEFINING THE BOUNDARIES AND LIMITS THEREOF; PROVIDING FOR THE CONSTRUCTION OF GAS MAINS AND OTHER NECESSARY AND INCIDENTAL WORK; PROVIDING FOR ASSESSMENT OF THE COSTS OF SUCH IMPROVEMENTS AGAINST THE PROPERTY ESPECIALLY BENEFITED THEREBY AND THE LEVY OF GENERAL TAXES; PROVIDING FOR THE PUBLICATION OF THIS ORDINANCE; AND RELATED MATTERS

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

Section 1. The Mayor and Council hereby deem it necessary and advisable to extend municipal gas service to territory beyond the existing gas system and, for such purpose, Gas Extension District No. 2024-1 (the **"District"**) of the City of Hastings, Nebraska (the **"City"**) is hereby created pursuant to Sections 18-401 to 18-409, inclusive, Reissue Revised Statutes of Nebraska, as amended.

Section 2. The limits, boundaries and improvements in the District are defined and established as follows:

GAS EXTENSION DISTRICT NO. 2024-1

The property to be included in the district and subject to special assessment consists of the area described as follows:

A TRACT OF LAND BEING ALL OF LOTS 1-12 AND OUTLOT B, BLOCK 2 AND LOTS 1-6, BLOCK 1, ALL IN ELM MEADOWS FIRST SUBDIVISION, AND AN UNPLATTED TRACT ALL 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:

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The improvements to be constructed are:

> Extension of new 4” PE gas main from Elm Avenue west on 23rd Street to the intersection of Hudson Way then south on Hudson Way onto 22nd Street then west to the west edge of Elm Meadows First Subdivision.

The District and the improvements to be constructed therein are all within the corporate limits of the City or within the extraterritorial zoning jurisdiction of the City.

Section 3. The City Engineering Department will prepare detailed plans and specifications for the improvements to be constructed in the District and an estimate of costs for the same, all of which will be filed with the Clerk.

Section 4. The improvements to be constructed in the District shall be made at public cost, but special assessments on the properties especially benefited thereby shall be levied to reimburse the City to the extent provided by law.

Section 5. For the purpose of paying the costs of the improvements to be made in the District, the Mayor and Council may issue warrants or bond anticipation notes of the City in the form and manner provided by law. To effect the final payment and retirement of such warrants and bond anticipation notes, or to pay for any of the improvements authorized herein, the Mayor and Council may issue bonds in the manner and form provided by law and shall assess the costs of such improvements to the property in the District in proportion to the benefits derived from such improvements.

Section 6. If any section or other part of this Ordinance is for any reason held invalid, the invalidity thereof shall not affect the validity of any other provision of this Ordinance.

Section 7. All ordinances, resolutions or orders, or parts thereof in conflict with the provisions of this Ordinance are to be extent of such conflict hereby repealed.

Section 8. This Ordinance shall be published in the manner and form provided by law and shall take effect and be in full force from and after its due passage, approval and publication as provided by law.

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CITY OF HASTINGS, NEBRASKA

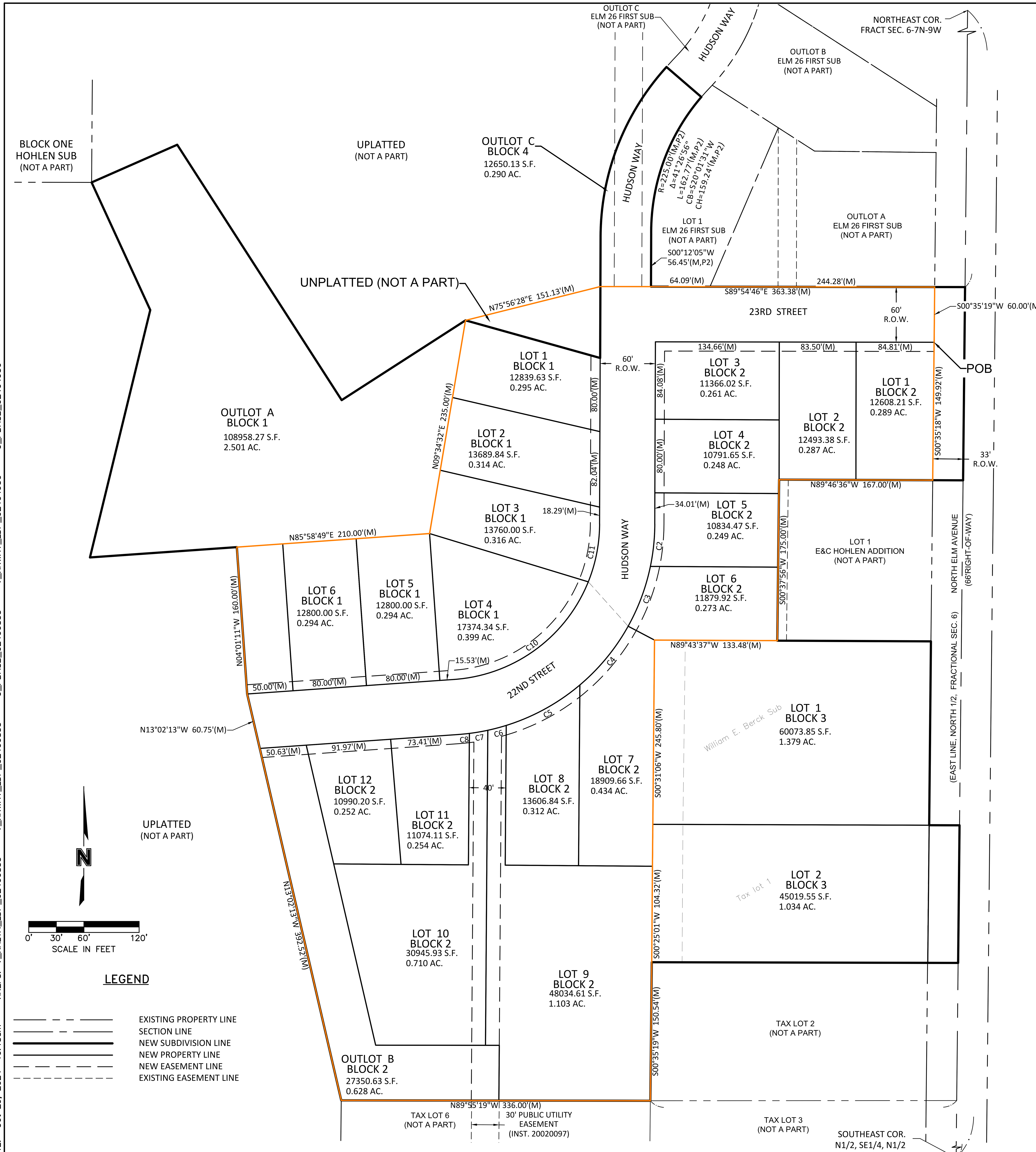
ATTEST:

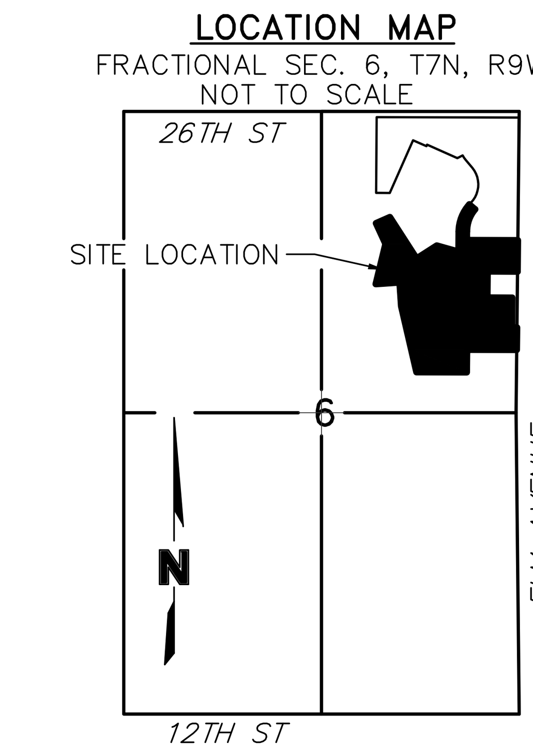
By: ______________________________
Mayor

By: ______________________________
Clerk

[S E A L]

GAS EXTENSION DISTRICT 2024–1
ELM MEADOWS FIRST SUBDIVISION





LEGAL DESCRIPTION GAS DISTRICT

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ELM MEADOWS FIRST SUBDIVISION
HASTINGS, NEBRASKA
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DWG: C:\Temp\AcPublish_30280\Elm Meadows DISTRICTS.dwg USER: kgangstad
DATE: Oct 29, 2024 10:18am XREFS: V_XALTA_LDP_02400835 V_XRWAY_LDP_02400835 C_PBASE_02400835 V_XRWAY_LDP_02404930 C_PBASE_02404930

PROPOSED APPOINTMENTS

BOARD OR COMMISSION	APPOINTEE	DATES OF TERM	REPLACING OR REAPPOINTMENT
Museum Board	Emma Markle	11/12/2024 to 7/31/2028	Replacing
Police Retirement Committee	John Adams	11/12/2024 to 11/12/2028	Replacing

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.