

HASTINGS UTILITY BOARD AGENDA

**Council Chambers – City Hall
220 North Hastings Avenue
November 9, 2017
9:00 AM**

ROLL CALL:

PLEDGE OF ALLEGIANCE:

MOTION TO ADOPT CURRENT AGENDA FOR NOVEMBER 9, 2017 REGULAR MEETING.

PUBLIC NOTICE - Official Notice of the Regular Meeting was published in the Hastings Tribune on Tuesday, November 7, 2017. Pursuant to Nebraska Revised Statute Section 84-1412, the public is advised that a copy of today's agenda and all reproducible written material which will be discussed at today's meeting is located at the back of the Council Chambers. Also, a current copy of the Nebraska Open Meetings Act is posted on the south wall of the Council Chambers which is accessible to members of the public.

MANAGER'S COMMUNICATIONS:

BOARD CHAIRMAN'S COMMUNICATIONS:

BOARD MEMBERS' COMMUNICATIONS:

CITIZEN COMMUNICATIONS:

CONSENT AGENDA:

1. All Consent Items.
 - (a) Approval of the minutes of the Hastings Utility Board Meeting of October 12, 2017

REGULAR AGENDA:

2. Unfinished Business of Preceding Meeting.
3. General Business.
 - (a) Release of Easement for Heartland Concrete

- (b) Update on Whelan Energy Center, Unit 2 (WEC-2) Outage
- (c) Director Appointment for Public Power Generation Agency (PPGA)
- (d) Presentation of the June 2017 Monthly Report
- (e) Approval of Real Estate Improvement Contract for Residential Water Distribution System (WDS-2 2017-4)
- (f) Approval of Real Estate Improvement Contract for Residential Sewer Distribution System (SDS-2 2017-5)
- (g) Approval of Real Estate Improvement Contract for Residential Water Distribution System (WDS-2 2017-6)
- (h) Approval of Real Estate Improvement Contract for Residential Sewer Distribution System (SDS-2 2017-7)

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

ADJOURN:

The Hastings Utility Board reserves 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 Hastings Utility Board to take up the items on the agenda in sequential order. However, the Hastings Utilities Board reserves the right to take up matters in a different order to accommodate the schedule of the Utility Board Members, persons having items on the agenda, and the public.

CITY OF HASTINGS, NEBRASKA
MINUTES OF UTILITY BOARD REGULAR MEETING
Thursday, October 12, 2017

Pursuant to due call and notice thereof, a Regular Meeting of the Utility Board of Hastings, Nebraska was conducted in the Council Chambers of City Hall, 220 N. Hastings Avenue, on October 12, 2017.

The meeting was called to order at 9:00 a.m. in Regular Session by Chairman Schreiner with the following members present: Joanne Seberg, Shawn Hartmann, Jack Schreiner, Willis Hunt. Absent: Bill Hitesman.

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

Moved by Joanne Seberg seconded by Shawn Hartmann to adopt the current agenda for October 12, 2017 Regular meeting. Roll Call: Ayes: Shawn Hartmann, Willis Hunt, Jack Schreiner, Joanne Seberg. Nays: None. Absent: Bill Hitesman. The motion carried.

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

MANAGER'S COMMUNICATIONS:

Allen Meyer, Interim Manager of Utilities, stated that the scheduled outage at WEC-1 began on September 20, 2017 and was completed on October 4, 2017. The scheduled outage at WEC-2 began the evening of October 6, 2017. He said that this is a major overhaul of the generator and replacing catalysts in the selective catalytic reduction system. This outage should be complete right before Thanksgiving.

Meyer thanked everyone who assisted him during his term as Interim Manager and said he looks forward to working with Kevin Johnson, the new Manager of Utilities.

BOARD CHAIRMAN'S COMMUNICATIONS:

Chairman Jack Schreiner thanked Al for his service for the past year.

BOARD MEMBERS' COMMUNICATIONS:

Board Member Willis Hunt thanked Al for his desire to help and make the transition to a new Manager as easy as possible.

CITIZEN COMMUNICATIONS:

None.

CONSENT AGENDA:

1. All Consent Items.

(a) Approval of the minutes of the Hastings Utility Board Meeting of September 14, 2017

Moved by Willis Hunt seconded by Joanne Seberg to approve all Consent Items, as presented. Roll Call: Ayes: Shawn Hartmann, Willis Hunt, Jack Schreiner, Joanne Seberg. Nays: None. Absent: Bill Hitesman. The motion carried.

REGULAR AGENDA:

2. Unfinished Business of Preceding Meeting.

None.

3. General Business.

(a) Discussion on Insurance

Jeff Scanlan of the Harry A. Koch Co. gave an overview of Hastings Utilities' current insurance coverage. A review of the current coverages is required by bond ordinance.

Moved by Shawn Hartmann seconded by Willis Hunt that this Board go into Closed Session, which Closed Session is clearly necessary for the protection of the public interest in that said Closed Session will consist of a strategy session relative to negotiations. Roll Call: yes: Shawn Hartmann, Willis Hunt, Jack Schreiner, Joanne Seberg. Nays: None. Absent: Bill Hitesman. The motion carried.

The meeting closed to the public at 10:05 a.m.

Moved by Shawn Hartmann seconded by Willis Hunt that the meeting be reopened to the public at 10:20 a.m., and that no decisions were made nor official actions taken during said Closed Session. Roll Call: Ayes: Shawn Hartmann, Willis Hunt, Jack Schreiner, Joanne Seberg. Nays: None. Absent: Bill Hitesman. The motion carried.

(b) Approval of Electric System Insurance Resolution No. 2017-02

Moved by Willis Hunt seconded by Joanne Seberg to approve Electric System Insurance Resolution 2017-02 for one year. Roll Call: Ayes: Shawn Hartmann, Willis Hunt, Jack Schreiner, Joanne Seberg. Nays: None. Absent: Bill Hitesman. The motion carried.

(c) Approval of Combined Utilities System Insurance Resolution No. 2017-03

Moved by Willis Hunt seconded by Shawn Hartmann to approve Combined Utilities System Insurance Resolution No. 2017-03 for one year. Roll Call: Ayes: Shawn Hartmann, Willis Hunt, Jack Schreiner, Joanne Seberg. Nays: None. Absent: Bill Hitesman. The motion carried.

(d) Presentation of the April 2017 Monthly Report

Allen Meyer gave a presentation on the April 2017 Monthly Report.

Moved by Willis Hunt seconded by Joanne Seberg that this Board go into Closed Session, which Closed Session is clearly necessary for the protection of the public interest and for the prevention of needless injury to the reputation of an individual, which individual has not requested a public meeting, in order to discuss certain matters relating to personnel and that said Closed Session will consist of a strategy session relative to litigation, negotiations, and security.

The meeting closed to the public at 10:42 a.m.

Moved by Shawn Hartmann seconded by Willis Hunt that the meeting be reopened to the public at 11:25 a.m., and that no decisions were made nor official actions taken during said Closed Session. Roll Call: Ayes: Shawn Hartmann, Willis Hunt, Jack Schreiner, Joanne Seberg. Nays: None. Absent: Bill Hitesman. The motion carried.

Moved by Shawn Hartmann seconded by there being no further business to adjourn the meeting at 11:25 a.m. Roll Call: Ayes; Shawn Hartmann, Willis Hunt, Joanne Seberg, Jack Schreiner. Nays; None. Absent: Bill Hitesman. The motion carried.

APPROVED:

Board Secretary



MEMORANDUM

DATE : October 4, 2017
TO : Kevin Johnson
FROM : Ron Sekora
RE : Release of easement for Heartland Concrete

Jeff Wissing from Heartland Concrete has his business at 9295 Osborne Drive West. This is 4 miles north of Hastings on the west side of Hwy 281 just south of 94th Street (Trumbull Road).

He recently purchased additional property north of his lot and had the existing lots replatted into West Fork North 3rd Subdivision.

The existing 20' easement was part of the original plat is now restricting the use of the lot. He would like this easement released.

There are no utilities in the easement. We will retain the existing easements at the east and west sides of the lot.

The telephone company and cable TV have been notified of this release of easement and approve of the release.

Staff recommends approval for the release of this easement.

I will be available to answer any questions you may have.

Sincerely,

A handwritten signature in black ink that reads "Ron Sekora".

Ron Sekora

Coordinating Engineer

Aspen/employees/Rsekora/HU17/letters/Memo release esmt Heartland Concrete

"Locally owned and operated since 1886"

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

WHEREAS, the City of Hastings holds interest in the platted easement as Doc# 20031742, March 18, 2003 , on, over, across and beneath the following real estate:

Referring to A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 8 NORTH, RANGE 10 WEST OF THE SIXTH P.M., ALSO BEING THAT PART OF LOT2 WEST FORK NORTH 3RD SUBDIVISION, IN ADAMS COUNTY, NEBRASKA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 2, THENCE S00° 38' 42" W (ASSUMED BEARING) ON THE EAST LINE OF SAID LOT 2, A DISTANCE OF 55.22 FEET, THENCE S89° 13' 35" W BEING PARALLEL TO AND 10.00 FEET NORTH OF THE SOUTH LINE OF LOT 1, WEST FORK NORTH 1ST SUBDIVISION A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING, THENCE CONTINUING S89° 13' 35" W A DISTANCE OF 277.01 FEET TO THE EXISTING UTILITY EASEMENT THAT LIES 10.00 FEET EAST AND PARALLEL TO THE WEST LINE OF SAID LOT 2, WEST FORK NORTH 3RD SUBDIVISION , THENCE S00° 15' 05" W ON SAID EASEMENT LINE A DISTANCE OF 20.00 FEET, THENCE N89° 13' 35" E, PARALLEL TO AND 10.00 FEET SOUTH OF SAID SOUTH LINE OF LOT 1, WEST FORK NORTH 1ST SUBDIVISION A DISTANCE OF 276.88 FEET TO THE EXISTING UTILITY EASEMENT THAT LIES 20.00 FEET WEST AND PARALLEL TO THE EAST LINE OF SAID LOT 2, WEST FORK NORTH 3RD SUBDIVISION, THENCE N00° 38' 42" E ON SAID EASEMENT LINE A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING, CONTAINING 0.13 ACRES MORE OR LESS, as per attached Exhibit "A".

WHEREAS, Jeffery A. and Patricia K. Wissing are titleholders of the said real estate; and,

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

WHEREAS, by virtue of a Resolution enacted by the Mayor and City Council of the City of Hastings on the ____ day of _____, 20____, the City of Hastings has released and waived its interest in the said easement and has authorized the Mayor of the City of Hastings to execute this Release.

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

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

EXECUTED on the _____ day of _____, 20_____.

ATTEST:

THE CITY OF HASTINGS
A Municipal Corporation
Of the State of Nebraska

Kimberly S. Jacobitz, City Clerk

By: _____
Corey Stutte, Mayor of Hastings

STATE OF NEBRASKA)
) ss
ADAMS COUNTY)

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

Notary Public

- (A) FOUND 1/2" PIPE W/ LS-557 CAP
- (B) FOUND 1/2" REBAR
- (C) FOUND 1/2" REBAR
- (D) FOUND 1/2" PIPE W/ LS-557 CAP
- (E) FOUND 1/2" REBAR
- (F) FOUND 1/2" REBAR
- (G) FOUND 1/2" REBAR
- (H) FOUND 1/2" REBAR

EASEMENT DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 8 NORTH, RANGE 10 WEST OF THE SIXTH P.M., ALSO BEING THAT PART OF LOT 2, WEST FORK NORTH 3RD SUBDIVISION, IN ADAMS COUNTY, NEBRASKA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 2, THENCE S00°38'42"W (ASSUMED BEARING) ON THE EAST LINE OF SAID LOT 2, A DISTANCE OF 55.22 FEET, THENCE S89°13'35"W, BEING PARALLEL TO AND 10.00 FEET NORTH OF THE SOUTH LINE OF LOT 1, WEST FORK NORTH 1ST SUBDIVISION A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING, THENCE CONTINUING S89°13'35"W A DISTANCE OF 277.01 FEET TO THE EXISTING UTILITY EASEMENT THAT LIES 10.00 FEET EAST AND PARALLEL TO THE WEST LINE OF SAID LOT 2, WEST FORK NORTH 3RD SUBDIVISION, THENCE S00°15'05"W ON SAID EASEMENT LINE A DISTANCE OF 20.00 FEET, THENCE N89°13'35"E, PARALLEL TO AND 10.00 FEET SOUTH OF THE SAID SOUTH LINE OF LOT 1, WEST FORK NORTH 1ST SUBDIVISION A DISTANCE OF 276.88 FEET TO THE EXISTING UTILITY EASEMENT AND PARALLEL TO THE EAST LINE OF SAID LOT 2, WEST FORK NORTH 3RD SUBDIVISION, THENCE N00°38'42"E ON SAID EASEMENT LINE A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING, CONTAINING 0.13 ACRES MORE OR LESS.

CLOSURE OF EASEMENT DESCRIPTION:

Closing latitude	=	-0.00283
Closing departure	=	0.00740
Closing bearing	=	N69°04'51"W
Closing distance	=	0.00793
Total traverse length	=	593.89 (593.89)
Total error of closure	=	1/74929
Error of closure in latitude	=	1/209856
Error of closure in departure	=	1/80216
Area	=	5538.09 Sq. Ft.
Area	=	0.1271 Acres

SURVEYOR'S CERTIFICATE:

I, JOSHUA EUGENE GRUMMERT, A LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEBRASKA, DO HEREBY CERTIFY THIS EASEMENT SURVEY WAS MADE BY ME OR UNDER MY SUPERVISION, ON OCTOBER 3RD, 2017.

[Signature]

JOSHUA E. GRUMMERT | LS-783

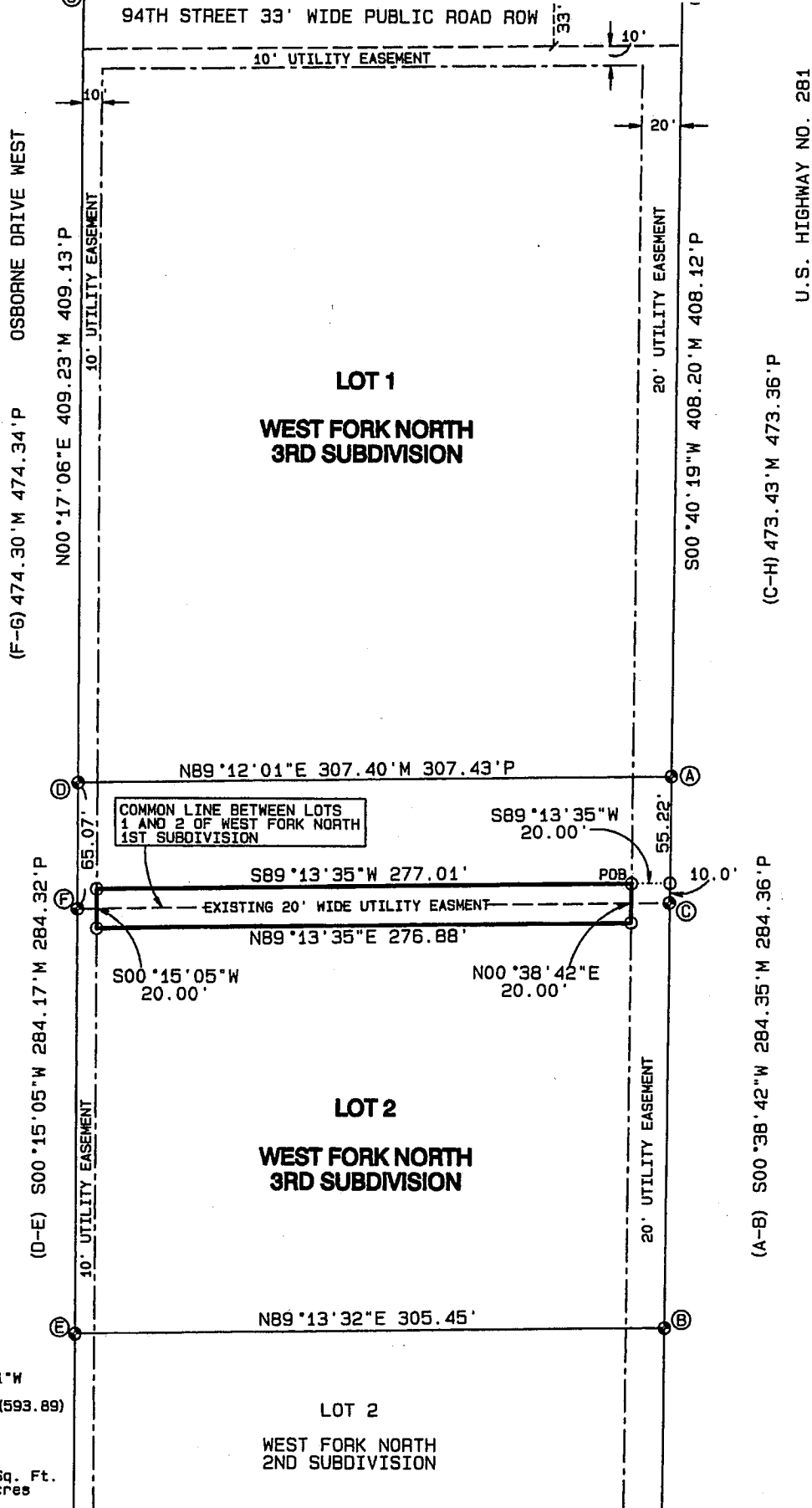
VICINITY SKETCH

LEGEND :
M-MEASURED DISTANCE
R-RECORD DISTANCE
G-GOVERNMENT DISTANCE
P-PLATTED DISTANCE

SHEET 1 OF 1

60'
SCALE 1:60

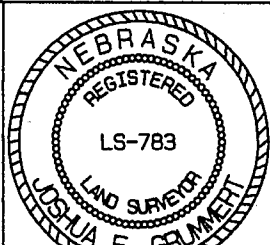
WED BEARING



U.S. HIGHWAY NO. 281

(C-H) 473.43' M 473.36' P

(A-B) S00°38'42\" W 284.35' M 284.36' P



Department: Utilities

Staff Contact:

Utility Board Meeting Date: 11/09/2017

AGENDA ITEM SUMMARY SHEET

Description of Item:

Update on Whelan Energy Center, Unit 2 (WEC-2) Outage

Names of People/Business affected by this action:

Why Council action is required:

Type of action requested:

No Action Required

Suggested motion:

Deadlines associated with action:

Department head comments:

City Administrator comments:



October 17, 2017

Utility Board

Hastings Utilities

Hastings, Nebraska

RE: Director Appointment Form for PPGA

Members of the Board:

With the appointment of the new Manager of Utilities, Kevin Johnson, on October 16, action by the Utility Board is recommended to reflect this change in representation for future PPGA Board meetings. Historically the Manager of Utilities has served as the PPGA Director for the City of Hastings. Don Cox has been fulfilling the duties of Alternate Director this past year since the retirement of the previous Manager of Utilities. The proposed Director Appointment Form for PPGA is attached. The form has Kevin Johnson designated as the PPGA Board Director. Allen Meyer and Don Cox are designated as the authorized individuals to appoint an Alternate Director in the absence of the Director.

This recommendation by the Utility Board for the PPGA Director Appointment will be submitted to the City Council for their approval.

Sincerely,

Allen W. Meyer

Assistant Manager of Utilities

"Locally owned and operated since 1886"

**DIRECTOR APPOINTMENT FORM
FOR
PUBLIC POWER GENERATION AGENCY**

I hereby certify, as an authorized representative of the City of Hastings (the "Member"), a Member of Public Power Generation Agency ("PPGA"), that the Member adopted the following resolutions at a meeting of the governing body of said Member, and that such resolutions constitute the binding action of the Member:

BE IT RESOLVED that pursuant to Section 3.02 of the PPGA Bylaws, the Member hereby designates the following individual as its Director:

<u>Name</u>	<u>Title</u>	<u>Signature</u>
Kevin Johnson	Manager of Utilities	_____

BE IT FURTHER RESOLVED that the Director and each of the following individuals be, and hereby are, authorized by the Member to appoint an Alternate Director to PPGA on behalf of the Member according to the terms and provisions of Section 3.02 of the PPGA Bylaws (each, an Authorized Individual"):

<u>Name</u>	<u>Title</u>	<u>Signature</u>
Allen Meyer	Asst. Mgr. of Utilities	_____
Donald Cox	Director of Marketing and Energy Supply	_____

BE IT FURTHER RESOLVED that the powers and authority granted by these resolutions shall continue in full force and effect until written notice is given to the Assistant Secretary Treasurer of PPGA of the cancellation or modification thereof. Pursuant to the Bylaws of PPGA, these resolutions shall be effective upon delivery of this form to the Assistant Secretary Treasurer of PPGA.

I further certify that the foregoing is a full and correct copy of the resolutions as they appear on the books of the Member, and said resolutions have not been rescinded, modified or amended, and are now in full force and effect.

Dated: _____ of _____, _____
 Day Month Year

Signed: _____

Name: _____
 Authorized Representative

HASTINGS UTILITIES
FINANCIAL STATEMENTS

June 30, 2017

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HASTINGS UTILITIES

Combined Balance Sheets

June 30, 2017 and September 30, 2016

	Electric System		Combined System		Total	
	June 30, 2017	September 30, 2016	June 30, 2017	September 30, 2016	June 30, 2017	September 30, 2016
Assets						
Utility Plant						
Electric	\$182,535,279	\$182,937,091	\$	\$	\$182,535,279	\$182,937,091
Gas	-	-	-	-	33,038,022	33,038,022
Water	-	-	33,058,449	33,038,022	35,536,994	35,536,994
Pollution Control	-	-	35,536,994	35,536,994	63,166,487	63,098,474
Street Lighting	-	-	63,166,487	63,098,474	1,505,228	1,509,424
Administrative	-	-	1,505,228	1,509,424	796,376	755,257
Total Utility Plant	\$182,535,279	\$182,937,091	\$134,063,534	\$133,994,496	\$316,598,813	\$316,931,587
Less Accumulated Depreciation	113,741,018	110,182,772	62,560,142	59,669,061	176,301,160	169,851,833
Net Utility Plant in Service	\$68,794,261	\$72,754,319	\$71,503,392	\$74,325,435	\$140,297,653	\$147,079,754
Construction in Progress	3,311,927	1,580,397	11,604,601	6,808,878	14,916,528	8,389,275
Net Utility Plant	\$72,106,188	\$74,334,716	\$83,107,993	\$81,134,313	\$155,214,181	\$155,469,029
Non-Utility Plant						
Electric	\$15,866,333	\$15,866,333	\$	\$	\$15,866,333	\$15,866,333
Total Non-Utility Plant	\$15,866,333	\$15,866,333	\$	\$	\$15,866,333	\$15,866,333
Less Accumulated Depreciation	4,606,470	4,086,891	-	-	4,606,470	4,086,891
Net Non-Utility Plant in Service	\$11,259,863	\$11,779,442	\$	\$	\$11,259,863	\$11,779,442
Special Funds, Cash & Investments						
Insurance Fund	\$2,010,000	\$2,010,000	\$1,000,000	\$1,000,000	\$3,010,000	\$3,010,000
Debt Service Account	2,242,733	3,045,415	1,047,173	1,333,338	3,289,906	4,378,753
Bond Fund Reserve Account	4,613,476	4,639,914	1,804,000	1,804,000	6,417,476	6,443,914
Customer Deposits Fund	-	-	326,780	313,750	326,780	313,750
Rate Stabilization Fund	2,536,283	2,536,283	13,491,081	13,691,081	16,027,364	16,227,364
Health Insurance Claim Fund	-	-	4,466,874	4,121,299	4,466,874	4,121,299
Closure / Post Closure Care Account	983,627	946,034	-	-	983,627	946,034
Economic Development Fund	-	-	2,488,000	2,488,000	2,488,000	2,488,000
Total Special Funds	\$12,386,119	\$13,177,646	\$24,623,908	\$24,751,468	\$37,010,027	\$37,929,114
Current Assets						
Cash & Investments	\$16,897,972	\$19,345,044	\$8,118,000	\$7,553,391	\$25,015,972	\$26,898,435
Receivables:						
Accounts, Consumers	6,395,796	6,444,910	1,964,681	2,145,013	8,360,477	8,589,923
Accrued Interest	7,379	28,128	5,560	4,787	12,939	32,915
Intercompany Receivable	-	-	2,212,409	3,706,015	2,212,409	3,706,015
Loan to Street Lighting	-	-	800,000	600,000	800,000	600,000
Inventories:						
Fuel	2,537,435	2,861,435	395,194	410,827	2,932,629	3,272,262
Other	1,881,999	1,910,646	1,566,597	1,593,186	3,448,596	3,503,832
Prepaid Expense	367,098	146,514	-	-	367,098	146,514
Total Current Assets	\$28,087,679	\$30,736,677	\$15,062,441	\$16,013,219	\$43,150,120	\$46,749,896
Deferred Charges	\$135,099	\$155,914	\$250,757	\$259,219	\$385,856	\$415,133
Total Assets	\$123,974,948	\$130,184,395	\$123,045,099	\$122,158,219	\$247,020,047	\$252,342,614

HASTINGS UTILITIES

Combined Balance Sheets

June 30, 2017 and September 30, 2016

	Electric System		Combined System		Total	
	June 30, 2017	September 30, 2016	June 30, 2017	September 30, 2016	June 30, 2017	September 30, 2016
Capitalization						
City's Equity						
Bond Fund:						
Debt service Account	\$2,242,733	\$3,045,415	\$ -	\$ -	\$2,242,733	\$3,045,415
Reserve Account	4,613,476	4,639,914	-	-	4,613,476	4,639,914
Retained Earnings	99,728,270	98,816,565	99,591,987	96,242,707	199,320,257	195,059,272
Total City's Equity	\$106,584,479	\$106,501,894	\$99,591,987	\$96,242,707	\$206,176,466	\$202,744,601
Long Term Debt						
Revenue Bonds	\$8,140,000	\$12,040,000	\$17,330,000	\$18,490,000	\$25,470,000	\$30,530,000
Agreements	-	-	-	-	-	-
Total Long Term Debt	\$8,140,000	\$12,040,000	\$17,330,000	\$18,490,000	\$25,470,000	\$30,530,000
Less: Current Portion	\$4,120,000	\$3,900,000	\$1,190,000	\$1,160,000	\$5,310,000	\$5,060,000
Unamortized Discount	(26,879)	(66,526)	(237,004)	(279,560)	(263,883)	(346,086)
Deferred from Advance Refunds	62,959	116,958	11,081	14,123	74,040	131,081
Net Long Term Debt	\$3,983,920	\$8,089,568	\$16,365,923	\$17,595,437	\$20,349,843	\$25,685,005
Total Capitalization	\$110,568,399	\$114,591,462	\$115,957,910	\$113,838,144	\$226,526,309	\$228,429,606
Liabilities Payable From Special Funds						
Customer Deposits	\$ -	\$ -	\$326,780	\$313,750	\$326,780	\$313,750
Health Insurance Claims	-	-	446,241	121,070	446,241	121,070
Total Liabilities Payable From Special Funds	\$ -	\$ -	\$773,021	\$434,820	\$773,021	\$434,820
Current Liabilities						
Current Portion of Long Term Debt	\$4,120,000	\$3,900,000	\$1,190,000	\$1,160,000	\$5,310,000	\$5,060,000
Accounts Payable:						
Construction & Other	2,015,708	2,363,754	1,703,878	3,108,859	3,719,586	5,472,613
Operations	2,330,796	2,961,195	169,962	189,615	2,500,758	3,150,810
Intercompany Payables	2,212,409	3,706,015	-	-	2,212,409	3,706,015
Street Lighting Loan	-	-	800,000	600,000	800,000	600,000
Interest Payable	171,953	118,976	128,590	297,006	300,543	415,982
Advances - Refundable	-	-	442	442	442	442
Total Current Liabilities	\$10,850,866	\$13,049,940	\$3,992,872	\$5,355,922	\$14,843,738	\$18,405,862
Deferred Credits						
Compensated Absences	\$1,539,278	1,549,122	\$1,771,499	\$1,795,254	\$3,310,777	\$3,344,376
Other Deferred Credits	1,016,405	993,871	549,797	734,079	1,566,202	1,727,950
Total Deferred Credits	\$2,555,683	\$2,542,993	\$2,321,296	\$2,529,333	\$4,876,979	\$5,072,326
Total Capitalization and Liabilities	\$123,974,948	\$130,184,395	\$123,045,099	\$122,158,219	\$247,020,047	\$252,342,614

HASTINGS UTILITIES

Statement Of Fund Operations For 9 Months Ended June 30, 2017 and the 9 Months Ending September 30, 2016

	2016-2017		2016
	Electric System	Combined System	Total
Operating Revenues	\$26,631,960	\$15,880,337	\$42,512,297
Operating Expenses	28,019,324	14,444,863	42,464,187
Operating Income (Loss)	(\$1,387,364)	\$1,435,474	\$48,110
Additions to Income	9,426,000	222,161	9,648,161
Deductions From Income	8,072,061	521,045	8,593,106
Contribution in Aid of Construction	116,010	2,212,690	2,328,700
Net Income	\$82,585	\$3,349,280	\$3,431,865
City's Equity - Beginning	106,501,894	96,242,707	202,744,601
City's Equity - Ending	\$106,584,479	\$99,591,987	\$206,176,466

HASTINGS UTILITIES
Statement Of Fund Operations
For 9 Months Ended June 30, 2017
and the 9 Months Ending September 30, 2016

	2016-2017					2016
	Gas Department	Water Department	Pollution Control Department	Street Lighting Department	Admin. Department	Total
Operating Revenues	\$6,999,538	\$4,054,313	\$4,447,188	\$379,298	\$0	\$15,880,337
Operating Expenses	7,434,197	2,779,940	3,996,578	234,148	-	14,444,863
Operating Income (Loss)	(\$434,659)	\$1,274,373	\$450,610	\$145,150	\$0	\$1,435,474
Additions to Income	92,393	68,114	61,306	348	-	222,161
Deductions From Income	72,536	19,531	428,978	-	-	521,045
Contribution in Aid of Construction	-	2,085,101	127,589	-	-	2,212,690
Net Income	(\$414,802)	\$3,408,057	\$210,527	\$145,498	\$0	\$3,349,280
City's Equity - Beginning						96,242,707
City's Equity - Ending						\$99,591,987
						\$96,242,707

HASTINGS UTILITIES

ELECTRIC DEPARTMENT

STATEMENT OF REVENUES AND EXPENSES

June, 2017

	June 2017	Year To Date 2016-2017	June 2016	Budget 2016-2017	YTD Budget % 2016-2017
Operating Revenues					
Retail Sales	\$2,057,663	\$17,221,677	\$1,970,200		
Interdepartmental Sales	46,557	353,162	50,024		
Fuel Cost Adjustment	860,086	7,344,887	806,636		
Total Retail Sales	\$2,964,306	\$24,919,726	\$2,826,860	\$33,500,000	74.4%
Wholesale Sales	235,576	1,712,234	268,588	2,000,000	85.6%
Total Operating Revenue	\$3,199,882	\$26,631,960	\$3,095,448	\$35,500,000	75.0%
Operating Expenses					
Production:					
Fuel	\$603,747	\$4,921,185	\$665,644	\$7,000,000	70.3%
Other	603,777	4,741,036	547,143	7,372,000	64.3%
Purchased Power	221,397	1,610,086	200,942	2,800,000	57.5%
Purchased Power - PPGA	764,211	5,884,204	593,035	8,700,000	67.6%
Transmission and Distribution	142,374	1,349,093	120,973	1,589,000	84.9%
General and Administrative:					
Direct	300,047	1,760,693	230,498	2,106,000	83.6%
Indirect	282,827	2,494,074	271,536	3,561,000	70.0%
Cash Payments in Lieu Of Taxes *	340,566	1,608,532	138,851	1,988,000	80.9%
Total Operating Expenses	\$3,258,946	\$24,368,903	\$2,768,622	\$35,116,000	69.4%
Operating Inc. (Loss) Before Deprec.	(\$59,064)	\$2,263,057	\$326,826	\$384,000	589.3%
Less Depreciation	405,529	3,650,421	399,097	4,790,000	76.2%
Operating Income (Loss)	(\$464,593)	(\$1,387,364)	(\$72,271)	(\$4,406,000)	31.5%
Add - Other Income					
Interest Income	\$10,049	\$110,888	\$14,617	\$109,000	101.7%
Participation & Capacity Agreements	60,863	556,544	62,592	800,000	69.6%
Coal Sales - Ethanol	412,752	4,157,104	319,908	4,100,000	101.4%
Electric Jobbing Sales	9,409	104,223	8,034	150,000	69.5%
Reimbursement from PPGA	478,751	4,234,852	419,703	5,900,000	71.8%
Other	36,849	262,389	39,805	332,000	79.0%
Total Other Income	\$1,008,673	\$9,426,000	\$864,659	\$11,391,000	82.7%
Deduct - Other Expense					
Interest & Amortization of Bond Expense	\$33,930	\$305,281	\$42,986	\$406,000	75.2%
Coal Cost - Ethanol	279,280	2,889,728	220,996	2,870,000	100.7%
Non Utility Plant Depreciation	57,731	519,579	57,731	690,000	75.3%
Cost of Electrical Jobbing	16,212	122,621	11,423	145,000	84.6%
Cost of Services to PPGA	478,751	4,234,852	419,703	5,900,000	71.8%
Total Other Expenses	\$865,904	\$8,072,061	\$752,839	\$10,011,000	80.6%
Income Before Contrib. in Aid of Const.	(\$321,824)	(\$33,425)	\$39,549	(\$3,026,000)	1.1%
Downtown Block Project Funding	-	-	-	325,000	0.0%
Contribution in Aid of Construction	4,599	116,010	1,148	20,000	580.1%
Net Income (Loss)	(\$317,225)	\$82,585	\$40,697	(\$2,681,000)	(3.1)%

*June and July PILOT recorded in June

HASTINGS UTILITIES
GAS DEPARTMENT
STATEMENT OF REVENUES AND EXPENSES
June, 2017

	June 2017	Year To Date 2016-2017	June 2016	Budget 2016-2017	YTD Budget % 2016-2017
Operating Revenues					
Retail Sales	\$285,075	\$5,896,457	\$269,905		
Interdepartmental Sales	372	58,768	1,607		
Purchased Gas Adjustment	43,672	1,044,313	20,879		
Less PGA Credits	-	-	-		
Total Operating Revenues	\$329,119	\$6,999,538	\$292,391	\$8,200,000	85.4%
Operating Expenses					
Production:					
Natural Gas Purchased	\$156,872	\$3,863,414	\$176,839	\$5,100,000	75.8%
Gas Refund	-	-	-	-	
Peak Shaving Plant	3,057	28,028	4,891	75,000	37.4%
Transmission and Distribution	113,537	777,748	102,079	1,191,000	65.3%
General and Administrative:					
Direct	80,927	664,022	69,819	759,000	87.5%
Indirect	74,374	655,862	67,848	890,000	73.7%
Cash Payments in Lieu Of Taxes *	42,016	221,339	24,760	328,000	67.5%
Transfer to General Fund - Res. 1344	-	121,055	-	209,000	57.9%
Intra-City Services Fund	-	26,917	-	100,000	26.9%
Total Operating Expenses	\$470,783	\$6,358,385	\$446,236	\$8,652,000	73.5%
Operating Inc. (Loss) Before Deprec.	(\$141,664)	\$641,153	(\$153,845)	(\$452,000)	(141.8)%
Less Depreciation	119,582	1,075,812	117,473	1,405,000	76.6%
Operating Income (Loss)	(\$261,246)	(\$434,659)	(\$271,318)	(\$1,857,000)	23.4%
Add - Other Income					
Gas Jobbing Sales	\$3,198	\$19,966	\$1,023	\$67,000	29.8%
Reimbursement from PPGA	-	962	-	-	
Other	-	-	-	10,000	
Allocation of Admin Department Revenue	9,313	71,465	8,873	82,000	87.2%
Total Other Income	\$12,511	\$92,393	\$9,896	\$159,000	58.1%
Deduct - Other Expenses					
Cost of Gas Jobbing	\$3,794	\$71,574	\$6,697	\$78,000	91.8%
Interest Expense	-	-	-	-	0.0%
Economic Development	-	-	-	2,488,000	0.0%
Cost of Services to PPGA	-	962	-	-	
Total Other Expenses	\$3,794	\$72,536	\$6,697	\$2,566,000	2.8%
Income Before Contrib. in Aid of Const.	(\$252,529)	(\$414,802)	(\$268,119)	(\$4,264,000)	9.7%
Downtown Block Project Funding	-	-	-	25,000	0.0%
Contribution in Aid of Construction	-	-	-	-	
Net Income (Loss)	(\$252,529)	(\$414,802)	(\$268,119)	(\$4,239,000)	9.8%

*June and July PILOT recorded in June

**HASTINGS UTILITIES
WATER DEPARTMENT
STATEMENT OF REVENUES AND EXPENSES
June, 2017**

	June 2017	Year To Date 2016-2017	June 2016	Budget 2016-2017	YTD Budget % 2016-2017
Operating Revenues					
Water Sales to Customers	\$608,621	\$4,004,801	\$516,926		
Interdepartmental Sales	7,143	49,512	6,241		
Total Operating Revenue	\$615,764	\$4,054,313	\$523,167	\$6,048,000	67.0%
Operating Expenses					
Production:					
Purchased power	\$45,124	\$277,523	\$51,112	\$350,000	79.3%
Other	14,205	182,781	42,322	295,000	62.0%
Transmission and Distribution	88,538	590,957	69,335	1,025,000	57.7%
General and Administrative:					
Direct	48,657	411,143	38,582	432,000	95.2%
Indirect	67,752	597,464	63,316	830,000	72.0%
Cash Payments in Lieu Of Taxes *	49,782	234,324	20,030	311,000	75.3%
Transfer to General Fund - Res. 1344	-	110,664	-	154,000	71.9%
Total Operating Expenses	\$314,058	\$2,404,856	\$284,697	\$3,397,000	70.8%
Operating Income Before Depreciation	\$301,706	\$1,649,457	\$238,470	\$2,651,000	62.2%
Less Depreciation	41,674	375,084	40,881	490,000	76.5%
Operating Income (Loss)	\$260,032	\$1,274,373	\$197,589	\$2,161,000	59.0%
Add Other Income					
Interest Income	\$0	\$0	\$0	\$0	0.0%
Water Jobbing Sales	2,980	26,344	6,590	50,000	52.7%
Reimbursement from PPGA	-	147	126	5,000	
Other	-	14,620	-	20,000	73.1%
Allocation of Admin Department Revenue	3,518	27,003	3,384	31,000	87.1%
Total Other Income	\$6,498	\$68,114	\$10,100	\$106,000	64.3%
Deduct Other Expense					
Interest & Amortization of Bond Expense	\$0	\$0	\$0	\$0	0.0%
Cost of Water Jobbing	4,635	19,384	3,892	42,000	46.2%
Cost of Services to PPGA	-	147	126	5,000	
Total Other Expenses	\$4,635	\$19,531	\$4,018	\$47,000	41.6%
Income (Loss) Before Contrib. Aid Const.	\$261,895	\$1,322,956	\$203,671	\$2,220,000	59.6%
Downtown Block Project Funding			\$0	120,000	0.0%
Contribution in Aid of Construction	5,003	2,085,101	73,548	60,000	3,475.2%
Net Income (Loss)	\$266,898	\$3,408,057	\$277,219	\$2,400,000	142.0%

*June and July PILOT recorded in June

HASTINGS UTILITIES POLLUTION CONTROL

STATEMENT OF REVENUES AND EXPENSES

June, 2017

	June 2017	Year To Date 2016-2017	June 2016	Budget 2016-2017	YTD Budget % 2016-2017
Operating Revenues					
Sewer Service Charge - Customers	\$495,031	\$4,442,501	\$480,302		
Interdepartmental Charges	1,028	4,687	404		
Total Operating Revenue	\$496,059	\$4,447,188	\$480,706	\$5,600,000	79.4%
Operating Expenses					
Sewer Treatment:					
Purchased Power	\$18,321	\$177,978	\$17,774	\$220,000	80.9%
Other	78,326	871,081	76,300	1,128,000	77.2%
Sewer Line Expense	28,058	381,171	49,403	436,000	87.4%
General and Administrative:					
Direct	36,670	304,519	34,856	555,000	54.9%
Indirect	84,461	744,808	74,433	976,000	76.3%
Cash Payments in Lieu Of Taxes *	38,928	186,497	16,751	224,000	83.3%
Total Operating Expenses	\$284,764	\$2,666,054	\$269,517	\$3,539,000	75.3%
Operating Income Before Depreciation	\$211,295	\$1,781,134	\$211,189	\$2,061,000	86.4%
Less Depreciation	147,894	1,330,524	146,265	1,755,000	75.8%
Operating Income (Loss)	\$63,401	\$450,610	\$64,924	\$306,000	147.3%
Add Other Income					
Interest Income	\$1,908	\$12,090	\$1,011	\$9,000	134.3%
Sewer Jobbing Sales	991	5,420	281	5,000	108.4%
Reimbursement from PPGA	-	-	-	-	
Other	-	30,052	-	50,000	60.1%
Allocation of Admin Department Revenue	1,791	13,744	1,768	16,000	85.9%
Total Other Income	\$4,690	\$61,306	\$3,060	\$80,000	76.6%
Deduct Other Expense					
Interest and Amortization of Bond Expense	\$47,267	\$425,419	\$48,707	\$567,000	75.0%
Cost of Sewer Jobbing	182	3,559	275	3,000	118.6%
Cost of Services to PPGA	-	-	-	-	
Total Other Expenses	\$47,449	\$428,978	\$48,982	\$570,000	75.3%
Inc. (Loss) Before Contrib. in Aid Const.	\$20,642	\$82,938	\$19,002	(\$184,000)	(45.1)%
Downtown Block Project Funding				210,000	
Contribution in Aid of Construction	1,825	127,589	-	80,000	159.5%
Net Income (Loss)	\$22,467	\$210,527	\$19,002	\$106,000	198.6%

*June and July PILOT recorded in June

HASTINGS UTILITIES
ADMINISTRATIVE DEPARTMENT
STATEMENT OF REVENUES AND EXPENSES
June, 2017

	June 2017	Year To Date 2016-2017	June 2016	Budget 2016-2017	YTD Budget % 2016-2017
General and Administrative					
Supervision - Customer Accounts	\$10,246	\$97,410	\$9,650	\$137,000	71.1%
Meter Reading Expense	17,199	150,854	19,341	265,000	56.9%
Customer Records and Collection	32,183	354,469	26,864	456,000	77.7%
Uncollectible Accounts	(749)	21,228	(1,067)	50,000	42.5%
Customer Service & Information	9,912	105,294	8,143	170,000	61.9%
Advertising	5	1,252	507	10,000	12.5%
Postage	12,250	79,727	7,599	110,000	72.5%
Engineering	91,425	948,481	111,633	1,400,000	67.7%
Locating	6,716	56,602	7,048	82,000	69.0%
Information Technology	20,635	212,386	23,805	335,000	63.4%
General and Administrative Salaries	80,170	796,919	97,677	1,265,000	63.0%
Human Resources	7,167	71,668	-	130,000	55.1%
Admin & Engineering Services to PPGA	71,654	680,914	68,762	995,000	68.4%
Charges to EPS	372	5,863	353	16,000	36.6%
Office Supplies	10,704	137,337	11,161	180,000	76.3%
Travel, Training, Misc. General Expense	1,473	4,249	3,226	48,000	8.9%
Outside Services	30,841	221,362	36,446	525,000	42.2%
Property Insurance	4,426	43,031	5,560	62,000	69.4%
Injuries and Damages	3,133	28,776	2,696	37,000	77.8%
Employee Benefits	157,823	1,136,349	120,721	1,601,000	71.0%
Safety Training & Equipment	9,612	103,215	7,600	170,000	60.7%
Misc. General Expense	696	12,753	-	7,000	182.2%
Maintenance of Buildings & Grounds	34,218	243,200	16,404	400,000	60.8%
Depreciation	1,328	11,952	1,328	17,000	70.3%
Total General and Administrative	\$613,439	\$5,525,291	\$585,457	\$8,468,000	65.2%
Less Overhead Allocated	31,999	346,306	39,209	1,200,000	28.9%
Less Reimbursement from PPGA	71,654	680,914	68,762	995,000	68.4%
Less Reimbursement from EPS	372	5,863	353	16,000	36.6%
Allocable Expenses	\$509,414	\$4,492,208	\$477,133	\$6,257,000	71.8%

HASTINGS UTILITIES
ADMINISTRATIVE DEPARTMENT
STATEMENT OF REVENUES AND EXPENSES
June, 2017

	June 2017	Year To Date 2016-2017	June 2016	Budget 2016-2017	YTD Budget % 2016-2017
Allocable Expenses Brought Forward	\$509,414	\$4,492,208	\$477,133	\$6,257,000	
Allocations to Operating Departments					
Electric	\$282,827	\$2,494,074	\$271,536	\$3,561,000	70.0%
Gas	74,374	655,862	67,848	890,000	73.7%
Water	67,752	597,464	63,316	830,000	72.0%
Pollution Control	84,461	744,808	74,433	976,000	76.3%
Total Allocations	\$509,414	\$4,492,208	\$477,133	\$6,257,000	71.8%
Net Operating Expenses	\$0	\$0	\$0	\$0	0.0%
Add Other Income					
Interest	\$5,445	\$39,743	\$4,694		
Sales Tax Collection Fee	75	839	68		
Posting Charges	6,465	56,160	7,380		
Reconnect Charges	1,650	8,750	1,200		
Other	1,032	7,068	693		
Total Other Income	\$14,667	\$112,560	\$14,035	\$130,000	86.6%
Allocation Of Other Income To Operating Departments					
Gas	\$9,313	\$71,465	\$8,873	\$82,000	87.2%
Water	3,518	27,003	3,384	31,000	87.1%
Pollution Control	1,791	13,744	1,768	16,000	85.9%
Street Lighting	45	348	10	1,000	34.8%
Total Allocations	\$14,667	\$112,560	\$14,035	\$130,000	86.6%
Net Income (Loss)	\$0	\$0	\$0	\$0	0.0%

HASTINGS UTILITIES
STREET LIGHTING
STATEMENT OF REVENUES AND EXPENSES
June, 2017

	June 2017	Year To Date 2016-2017	June 2016	Budget 2016-2017	YTD Budget % 2016-2017
Operating Revenues					
Operating Revenue	\$42,180	\$379,298	\$41,983		
Total Operating Revenue	\$42,180	\$379,298	\$41,983	\$500,000	75.9%
Operating Expenses					
Production:					
Operation & Maintenance	\$435	\$49,519	\$2,752	\$95,000	52.1%
Purchased Power	10,398	139,037	12,802	190,000	73.2%
General and Administrative:					
Direct	-	-	-	-	
Indirect	1,300	22,627	1,867	36,000	62.9%
Total Operating Expenses	\$12,133	\$211,183	\$17,421	\$321,000	65.8%
Operating Income (Loss) Before Deprec.	\$30,047	\$168,115	\$24,562	\$179,000	93.9%
Less Depreciation	2,547	22,965	2,437	30,000	76.6%
Operating Income (Loss)	\$27,500	\$145,150	\$22,125	\$149,000	97.4%
Add - Other Income					
Allocation of Admin Department Revenue	\$45	\$348	\$10	\$1,000	34.8%
Total Other Income	\$45	\$348	\$10	\$1,000	34.8%
Deduct - Other Expenses					
Interest	\$0	\$0	\$0	\$0	0.0%
Total Other Expenses	\$0	\$0	\$0	\$0	0.0%
Income Before Contrib. in Aid Const.	\$27,545	\$145,498	\$22,135	\$150,000	97.0%
Contribution in Aid of Construction	-	-	-	-	
Net Income (Loss)	\$27,545	\$145,498	\$22,135	\$150,000	97.0%

HASTINGS UTILITIES

Statement Of Changes in Financial Position For the Month Ended June 30, 2017

	Electric System	Combined System	Total
FUNDS PROVIDED			
Operations			
Net Income (Loss)	(\$317,225)	\$64,381	(\$252,844)
Add Items Not Requiring Funds:			
Depreciation	480,035	326,950	806,985
Amortization	1,604	(4,391)	(2,787)
Total Funds Provided (Used) by Operations	\$164,414	\$386,940	\$551,354
Other Provisions			
Increase in Customer Deposits	\$0	\$3,060	\$3,060
Increase in Health Insurance Claims	-	66,049	66,049
Increase in Intercompany Payable	1,536,586	-	1,536,586
Increase in Interest Payable	32,326	51,660	83,986
Decrease in Interest Receivable	22,705	519	23,224
Decrease in Prepaid Expenses	67,007	-	67,007
Decrease in Deferred Charges	7,319	9,656	16,975
TOTAL FUNDS PROVIDED	\$1,830,357	\$517,884	\$2,348,241
FUNDS APPLIED			
Increase in Accounts Receivable	\$405,570	\$32,785	\$438,355
Increase in Inventories	597,879	7,226	\$605,105
Increase in Intercompany Receivable	-	1,536,586	1,536,586
Increase in Property and Equipment:			
Electrical Department	101,706		101,706
Gas Department	-	52,735	52,735
Water Department	-	372,147	372,147
Pollution Control Department	-	42,770	42,770
Street Lighting Department	-	30,810	30,810
Decrease in Accounts Payable	664,834	1,163,085	1,827,919
Decrease in Deferred Credits	56,259	6,308	62,567
TOTAL FUNDS APPLIED	\$1,826,248	\$3,244,452	\$5,070,700
INCREASE (DECREASE) CASH AND INVESTMENTS	\$4,109	(\$2,726,568)	(\$2,722,459)
SUMMARY OF CHANGES IN CASH AND INVESTMENTS			
Special Funds	\$399,477	\$376,749	\$776,226
General	(395,368)	(3,103,317)	(3,498,685)
	\$4,109	(\$2,726,568)	(\$2,722,459)

HASTINGS UTILITIES

Statement Of Changes in Financial Position For 9 Months Ended June 30, 2017

	Electric System	Combined System	Total
FUNDS PROVIDED			
Operations			
Net Income (Loss)	\$82,585	\$3,349,280	\$3,431,865
Add Items Not Requiring Funds:			
Depreciation	4,320,975	2,937,960	7,258,935
Amortization	14,352	(39,514)	(25,162)
Total Funds Provided (Used) by Operations	\$4,417,912	\$6,247,726	\$10,665,638
Other Provisions			
Increase in Customer Deposits	\$0	\$13,030	\$13,030
Increase in Health Insurance Claims Payable	-	325,171	325,171
Increase in Deferred Credits	12,690	-	12,690
Increase in Interest Payable	52,977	-	52,977
Decrease in Interest Receivable	20,749	-	20,749
Decrease in Intercompany Receivable	-	1,493,606	1,493,606
Decrease in Accounts Receivable	49,114	-	49,114
Decrease in Inventories	352,647	42,222	394,869
Decrease in Deferred Charges	20,815	8,462	29,277
TOTAL FUNDS PROVIDED	\$4,926,904	\$8,130,217	\$13,057,121
FUNDS APPLIED			
Increase in Accounts Receivable	\$0	\$19,668	\$19,668
Increase in Interest Receivable	-	773	773
Increase in Prepaid Expenses	220,584	-	220,584
Increase in Property and Equipment:			
Electrical Department	1,572,868	-	1,572,868
Gas Department	-	347,433	347,433
Water Department	-	3,935,956	3,935,956
Pollution Control Department	-	208,652	208,652
Street Lighting Department	-	391,406	391,406
Administrative Department	-	28,193	28,193
Decrease in Revenue Bonds	3,900,000	1,160,000	5,060,000
Decrease in Accounts Payable	978,445	1,224,634	2,203,079
Decrease in Deferred Credits	-	208,037	208,037
Decrease in Intercompany Payable	1,493,606	-	1,493,606
Decrease in Interest Payable	-	168,416	168,416
TOTAL FUNDS APPLIED	\$8,165,503	\$7,693,168	\$15,858,671
INCREASE (DECREASE) CASH AND INVESTMENTS	(\$3,238,599)	\$437,049	(\$2,801,550)
SUMMARY OF CHANGES IN CASH AND INVESTMENTS			
Special Funds	(\$791,527)	(\$127,560)	(\$919,087)
General	(2,447,072)	564,609	(1,882,463)
	(\$3,238,599)	\$437,049	(\$2,801,550)

SUPPLEMENTARY DATA

HASTINGS UTILITIES

CITY OF HASTINGS, NEBRASKA ELECTRIC SYSTEM

SCHEDULE OF NET RECEIPTS AS DEFINED BY BOND ORDINANCE Twelve Months Ended June 30, 2017

Revenues

Electricity Sales to Customers	\$37,652,163
Interest Income	159,063
Participation and Capacity Agreements	756,187
Coal Income - Ethanol (Net of Expenses)	1,558,798
Other Services Furnished to Customers, Net of Expenses	356,755
Total Revenues	<u>\$40,482,966</u>

Expenses

Production:	
Fuel	\$6,609,640
Other	6,333,475
Purchased Power	10,274,325
Transmission and Distribution	1,804,097
General and Administration	4,990,198
Total Expenses	<u>\$30,011,735</u>
 Net Receipts as Defined by Bond Ordinance	 <u>\$10,471,231</u>

Maximum Annual Debt Service Ratio 2.39

\$ 4,375,580

Previous Twelve Months Debt Service Ratios

June	2016	1.71
July	2016	1.83
August	2016	1.86
September	2016	2.04
October	2016	2.17
November	2016	2.23
December	2016	2.25
January	2017	2.33
February	2017	2.36
March	2017	2.40
April	2017	2.43
May	2017	2.43

HASTINGS UTILITIES
CITY OF HASTINGS, NEBRASKA
COMBINED SYSTEM
SCHEDULE OF NET RECEIPTS AS DEFINED BY BOND ORDINANCE
Twelve Months Ended June 30, 2017

Revenues

Gas	\$7,147,189
Water	6,158,618
Pollution Control	6,159,333
Street Lighting	504,728
Gain (Loss) on Sale of Property (PC)	132,217
Other Services Furnished to Customers,	
Net of Expenses	144,456
Total Revenues	<u><u>\$20,246,541</u></u>

Expenses

Gas	\$6,915,976
Water	2,545,500
Pollution Control	3,472,225
Street Lighting	274,381
Total Expenses	<u><u>\$13,208,082</u></u>

Net Receipts as Defined by Bond Ordinance \$7,038,459

Average Annual Combined Debt Service Ratio 4.93

\$1,428,946

Previous Twelve Months Debt Service Ratios

May	2016	3.41
June	2016	3.49
July	2016	3.73
August	2016	3.87
September	2016	4.00
October	2016	4.19
November	2016	4.33
December	2016	4.33
January	2017	4.52
February	2017	4.67
March	2017	4.64
April	2017	4.76

HASTINGS UTILITIES **COMPARATIVE STATEMENT OF PRODUCTION** **June 2017 and 2016 - Year to Date 2016-2017**

<u>Electric Department K-W Hours</u>	No. Meters In Service 6/30/2017	June 2017	Year to Date 2016-2017	No. Meters In Service 6/30/2016	June 2016
Residential - Hastings	10,334	8,673,147	65,937,422	10,316	8,242,273
Residential - Rural	276	429,103	3,496,402	271	451,390
Residential - Juniata	345	383,839	2,860,425	341	411,387
Commercial - Hastings	1,873	6,807,549	55,560,013	1,833	6,808,233
Commercial - Rural	190	815,115	8,268,246	195	921,330
Commercial - Juniata	47	141,000	1,060,409	46	149,695
Commercial Heating - Hastings	33	146,228	1,602,676	34	162,815
Commercial Heating - Rural	3	6,407	109,712	3	10,642
Primary Power	38	16,941,920	147,834,781	40	14,817,910
Irrigation	115	267,734	429,962	96	415,497
Street Lighting - Hastings	1	159,891	2,114,301	1	193,267
Traffics - Hastings	1	13,156	110,493	1	12,356
Street Lighting - Juniata	1	6,639	84,126	1	6,639
Public Authorities - Hastings	86	356,917	2,163,020	87	346,138
Public Authorities - Juniata	10	44,176	335,214	10	52,322
Unmetered	12	5,214	46,926	12	5,214
Interdepartmental	32	403,944	5,778,513	23	870,055
	<u>13,397</u>			<u>13,310</u>	
Total Retail Sales		35,601,979	297,792,641		33,877,163
Total Wholesale Sales		9,967,950	68,340,237		9,458,604
Total Sales		<u>45,569,929</u>	<u>366,132,878</u>		<u>43,335,767</u>
Gross Generation		37,310,310	303,427,880		36,059,200
Less Plant Power		3,696,323	32,021,664		3,778,899
Net Generation		33,613,987	271,406,216		32,280,301
KWH Purchased		16,339,444	111,737,726		18,070,850
Total KWH		49,953,431	383,143,942		50,351,151
Unaccounted For/Unbilled		4,383,502	17,011,064		7,015,384
KWH Sold (Retail and Wholesale)		<u>45,569,929</u>	<u>366,132,878</u>		<u>43,335,767</u>

HASTINGS UTILITIES **COMPARATIVE STATEMENT OF PRODUCTION** **June 2017 and 2016 - Year to Date 2016-2017**

Water Department - CCF				No. Meters In Service 6/30/2016	June 2016
Residential - Hastings	8,405	133,591	652,189	8,372	124,909
Residential - Rural	34	515	2,106	34	547
Residential - CMS	5	71	283	5	91
Commercial - Hastings	1,318	71,937	491,649	1,296	73,218
Commercial - Rural	24	1,230	7,565	25	853
Commercial - CMS	75	15,510	116,514	74	7,516
Large Industrial - Hastings	5	19,591	157,059	5	19,666
Large Industrial - Rural	1	38,340	330,247	1	32,892
Sales to Public Authorities	72	9,728	31,503	76	11,787
Interdepartmental	28	3,754	23,220	27	3,654
	<u>9,967</u>			<u>9,915</u>	
Total Retail Sales		294,267	1,812,335		275,133
Total Wholesale Sales		5,774	38,584		4,997
Total Sales		<u>300,041</u>	<u>1,850,919</u>		<u>280,130</u>
CCF Pumped		364,734	2,070,299		421,551
Water Main Flushing		292	981		120
Unaccounted For/Unbilled		64,401	218,399		141,301
CCF Sold		<u>300,041</u>	<u>1,850,919</u>		<u>280,130</u>
Gas Department - CCF *					
Residential - Hastings	9,332	209,199	5,941,156	9,323	191,457
Residential - Rural	18	240	13,866	18	222
Commercial - Hastings	1,233	79,378	2,484,037	1,183	70,517
Commercial - Rural	23	1,228	51,230	25	2,241
Industrial - Hastings	45	171,896	2,175,918	46	148,482
Industrial - Rural	2	3,874	117,845	2	2,212
Sales to Public Authorities	20	8,055	109,730	23	6,351
Firm Transportation	11	66,058	975,268	11	86,727
Interdepartmental	7	876	133,393	8	4,324
Total	<u>10,691</u>	<u>540,804</u>	<u>12,002,443</u>	<u>10,639</u>	<u>512,533</u>
Gas Purchased		328,600	10,056,345		347,530
Gas Manufactured					
Total CCF		328,600	10,056,345		347,530
Unaccounted For/Unbilled		(212,204)	(1,946,098)		(165,003)
CCF Sold		<u>540,804</u>	<u>12,002,443</u>		<u>512,533</u>

*Volume adjusted based on 945 Btu/cf

HASTINGS UTILITIES
Unit Sales and Cost Analysis
Electric Department
Year to Date June 30, 2017

		KWH	
		Purchased &	
		Generated	
Generated			
Plant Use		303,427,880 (A)	
		32,021,664	
		<u>271,406,216 (B)</u>	
Purchased		111,737,726 (C)	
Net Generation & Purchase		<u>383,143,942</u>	
Unaccounted For/Unbilled		<u>17,011,064</u>	
Total KWH for Resale			
Retail	297,792,641 (E)		
Wholesale	<u>68,340,237</u>	<u>366,132,878 (D)</u>	
		Expense	Cost Net
			KWH
Production:			
Fuel		\$4,921,185	0.01813 (B)
Other Production Expense		4,741,036	0.01747 (B)
Production Depreciation		2,165,112	0.00798 (B)
Total Production Expense		<u>\$11,827,333</u>	<u>0.04358 (B)</u>
Power Purchased		7,494,290	0.06707 (C)
Total Power Expense		<u>\$19,321,623</u>	<u>0.05277 (D)</u>
Transmission & Distribution		1,349,093	0.00368 (D)
General & Administrative		4,254,767	0.01162 (D)
Other Depreciation		1,485,309	0.00406 (D)
Payment in Lieu of Taxes		1,608,532	0.00439 (D)
Total Power & Distribution Expense		<u>\$28,019,324</u>	<u>0.07653 (D)</u>
Long Term Debt Interest		305,281	0.00083 (D)
Total Cost		<u><u>\$28,324,605</u></u>	<u><u>0.07736 (D)</u></u>
Revenue - KWH Sold - Retail		\$24,919,726	0.08368 (E)
Revenue - KWH Sold - Wholesale		1,712,234	
Interest Earned		110,888	
Participation & Capacity Agreements		556,544	
Coal Income - Ethanol (Net of Expenses)		1,267,376	
Other Services Net of Expenses		243,991	
Total Revenues		<u><u>\$28,810,759</u></u>	

HASTINGS UTILITIES
Unit Sales and Cost Analysis
Year to Date June 30, 2017

Water Department

Total Water Pumped (CCF)	2,070,299
Water Main Flushing	981
Unaccounted For/Unbilled	218,399
Water for Resale	<u>1,850,919</u>

	<u>Expenses</u> <u>Year to Date</u>	<u>Cost Per</u> <u>CCF Sold</u>	<u>Cost Per</u> <u>CCF Pumped</u>
Expenses			
Production	\$460,304	0.24869	0.22234
Transmission & Distribution	590,957	0.31928	0.28545
General & Administrative	1,008,607	0.54492	0.48718
Depreciation	375,084	0.20265	0.18117
Payment in Lieu of Taxes	234,324	0.12660	0.11318
Trans. To General Fund - Res. 1344	110,664	0.05979	0.05345
 Subtotal	 \$2,779,940	 1.50192	 1.34277
Distribution Loss	-	-	0.15915
Total	<u>\$2,779,940</u>	<u>1.50192</u>	<u>1.50192</u>
 Total Revenue & Earnings per CCF Sold	 <u>\$4,054,313</u>	 <u>2.19043</u>	

Gas Department

Total Gas Purchased (CCF)	10,056,345
Equivalent Gas Manufactured (CCF)	-
Total	<u>10,056,345</u>
Unaccounted For/Unbilled (CCF)	(1,946,098)
Total Gas for Resale (CCF)	<u>12,002,443</u>

	<u>Expenses</u> <u>Year to Date</u>	<u>Net Cost</u> <u>per CCF</u>
Expenses		
Gas Purchased & Manufactured	\$3,891,442	0.32422
Transmission & Distribution	777,748	0.06480
General & Administrative	1,319,884	0.10997
Depreciation	1,075,812	0.08963
Payment in Lieu of Taxes	221,339	0.01844
Trans. To General Fund - Res. 1344	121,055	0.01009
Intra-City Services Fund	26,917	0.00224
Total	<u>\$7,434,197</u>	<u>0.61939</u>
 Total Revenue & Earnings per CCF Sold	 <u>\$6,999,538</u>	 <u>0.58318</u>

MONTHLY OPERATING DATA
June 2017

	<u>Current Month</u>	<u>Year to Date</u>	<u>Previous Year</u>
<u>Electric</u> Peak Hour	82.5 MW @ 1600,1700, & 1800 6/21/2017	82.5 MW @ 1600,1700, & 1800 6/21/2017	92.0 MW @ 1700 7/21/2016
<u>Gas</u>	1,259 MCF 6/7-8/2017 1,367 MMBTU	11,138 MCF 1/5-6/2017 11,702 MMBTU	12,115 MCF 12/17-18/2016 13,100 MMBTU
<u>Water</u> Peak Day	14.775 MGD 6/28/2017	14.775 MGD 6/28/2017	16.365 MGD 6/22/2016
<u>PCC</u> Peak Day	4.318 MGD 6/13/2017	5.202 MGD 5/19/2017	5.191 MGD 11/11/2016

HASTINGS UTILITIES
COMPARISON OF CAPITAL EXPENDITURES WITH BUDGET
JUNE 2017

ELECTRIC DEPARTMENT

B.I. NO.	Plant Additions	BUDGET AMOUNT	W.O. NO.	DATE APP.	APPROVED W.O. TOTAL W.O. AMT. TO DATE	JUNE 2017	YEAR TO DATE 2016-2017	C
2.00	Miscellaneous Plant - (WEC, NDS & DHPC)	\$100,000				\$61,407	\$70,171	
2.01	Replace Plant Switchgear - WEC	270,000	PL-685	Mar-17	\$3,668,500	29,615	184,791	
			PL-679	Mar-17	219,072			
2.02	Replace the FD Fans - WEC	100,000				-	-	
2.03	Natural Gas Upgrade Study - WEC	30,000				-	2,196	
2.04	New Security Doors - WEC	31,000				-	-	
2.05	New Oil Storage Building - WEC	90,000				-	-	
2.06	New Platforms - WEC	63,000				-	-	
2.07	Replace Oil Skids for ID Fans - WEC	349,000	PL-683	Nov-16	272,455	388	191,568	
2.08	Replace Stack Flow Measurement Equipment - WEC	41,000	PL-684	Jan-17	39,406	3,248	4,437	
2.09	Replace Reverse Osmosis Unit Control Panel - WEC	43,000	PL-682	Nov-16	40,673	9,035	19,159	
2.10	New Coal Handling Alternate Electric Feed - WEC	95,000	PL-686	Mar-17	65,179	429	1,902	
2.11	Replace Fuel Oil Tank - WEC	430,000	PL-681	Jul-16	412,404	510	218,802	
2.12	Replace Air Compressor - NDS	115,000				-	-	
2.13	Replace Demineralizer System - NDS (Carry Over PL-678)	100,000	PL-678	Mar-16	299,038	-	29,687	
2.14	New Emergency Generator - NDS	80,000				-	-	
2.15	Replace Pilot Wire Relaying DHPC to Laird	35,000	EL-357	May-16	24,614	-	-	
2.16	Upgrade SCADA Communications Network	84,000				4,637	56,876	
2.17	Replace 13.8 KV Breakers at B Street Substation	200,000				-	-	
	Upgrade Plant Elevator, NDS (Carry Over PL-672)		PL-672	Oct-15	167,562	-	30,123	
	PLANT ADDITIONS	\$2,256,000			210,262	\$109,269	\$809,712	
<u>Rural Distribution</u>								
2.30	New 3-Phase Overhead Electric Line on J St., Elm Ave. to Technical Blvd.; and on Technical Blvd., J St. to Coal Train Rd.	\$128,000				\$0	\$0	
2.31	New 3-Phase Overhead Electric Line on 42nd St., Columbine Ave. to Showboat Blvd.	70,000	EL-374	Dec-16	76,621	-	56,316	
		50,000				30,894	54,037	
2.32	Ordinary Construction Additions to Rural System	\$248,000				\$30,894	\$110,353	
	TOTAL RURAL DISTRIBUTION							

HASTINGS UTILITIES
COMPARISON OF CAPITAL EXPENDITURES WITH BUDGET
JUNE 2017
ELECTRIC DEPARTMENT

B.I. NO.		BUDGET AMOUNT	W.O. NO.	DATE APP.	APPROVED W.O. AMT.	W.O. AMOUNT	JUNE 2017	YEAR TO DATE 2016-2017	C
	<u>City Distribution - Overhead</u>								
2.40	Conversion from 2400/4160Y to 7970/13800Y, 3rd St. to 5th St.; East Side Blvd. to 2nd Ave., and BNSFRR Tracks to 3rd St., Ash Ave. to 6th Ave. (C.O. EL-270)	\$200,000	EL-270	May-14	\$686,560	671,115	(\$8,812)	\$130,259	
2.41	Conversion from 2400/4160Y to 7970/13800Y, Crane Ave. to Baltimore Ave., 8th St. to Boyce St.	100,000	EL-340	Oct-15	90,864	57,415	-	-	
2.42	Meters, Sockets, and Equipment	200,000					2,886	75,620	
2.43	Services, Overhead and Underground	50,000					4,157	28,839	
2.44	Ordinary Overhead Construction Additions	100,000					17,750	123,583	
	TOTAL CITY DISTRIBUTION - OVERHEAD	\$650,000					\$15,981	\$358,301	
	<u>City Distribution - Underground</u>								
2.50	New 3-Phase Electric Line for the New ASR Water Storage and Treatment Facility West of Baltimore Ave., 18th St. to 26th St.	\$300,000	EL-364	Jul-16	120,738	73,197	\$0	\$73,197	
2.51	Downtown City Block Project	325,000					-	-	
2.52	Ordinary Underground Construction Additions	250,000					2,969	292,593	
	TOTAL CITY DISTRIBUTION - UNDERGROUND	\$875,000					\$2,969	\$365,790	
	<u>Vehicle and Miscellaneous Additions</u>								
2.60	Replace Truck 26 (2005 Ford Bucket)	\$102,000					\$0	\$116,752	
2.61	Tools and Miscellaneous Equipment	50,000					-	-	
	TOTAL VEHICLE & EQUIPMENT ADDITIONS	\$152,000					\$0	\$116,752	
	ALLOCATION OF ADMINISTRATIVE DEPT. CAPITAL BUDGET	\$380,000					\$0	\$50,300	
	TOTAL CAPITAL BUDGET - ELECTRIC DEPARTMENT	\$4,561,000					\$159,113	\$1,811,208	
	<u>Less Contributions by Others</u>								
	Misc. Contributions	\$325,000					\$4,599	\$38,417	
	Downtown Block Project Funding	\$325,000					-	-	
	TOTAL CONTRIBUTIONS BY OTHERS	\$650,000					\$4,599	\$38,417	
	TOTAL CAPITAL BUDGET AFTER PARTICIPATION	\$4,236,000					\$154,514	\$1,772,791	

HASTINGS UTILITIES
COMPARISON OF CAPITAL EXPENDITURES WITH BUDGET
JUNE 2017
GAS DEPARTMENT

B.I.	NO.	<u>Distribution Additions</u>	BUDGET AMOUNT	W.O. NO.	DATE APP.	APPROVED W.O. AMT.	W.O. TOTAL TO DATE	JUNE 2017	YEAR TO DATE 2016-2017	C
	1.00	Purchase of New Gas Meters	\$100,000					\$0	\$32,551	
	1.01	Replacement 4" Medium Pressure Gas Main on 12th St., 1000' west of Marian Rd. to Sycamore Ave. (C.O. GA-323)	153,000	GA-323	Jun-16	\$152,795		16,838	16,838	
	1.02	New 4" Medium Pressure Gas Main on Columbine Ave., 1700' north of 26th St. to 42nd St.; and 42nd St., Columbine Ave. east 2500'	128,000	GA-321	Oct-16	127,624	\$76,476	-	73,853	
	1.03	New 4" PE Gas Main on Fox Run St., Quail Ridge to Mallard Way Ave.; Mallard Way Ave., Fox Run South 550'	45,000	GA-325	Sep-16	53,456	34,119	4,177	34,119	
	1.04	Replacement 8" Medium Pressure Gas Main on Front St., Laird Ave. to Baltimore Ave.	50,000					-	5,857	
	1.05	Downtown City Block Project - Replacement 4" Medium Pressure Gas Main on 3rd St., Denver Ave. to Hastings Ave.	25,000					-	-	
	1.06	Miscellaneous Gas Service Replacements	75,000					4,638	99,575	
	1.07	Miscellaneous Gas Main Replacement	75,000					26,770	35,394	
	1.08	New Developments and Annexations	100,000					-	13,743	
		TOTAL DISTRIBUTION ADDITIONS	<u>\$751,000</u>					<u>\$52,423</u>	<u>\$311,930</u>	
		<u>Vehicles and Miscellaneous Additions</u>								
	1.30	Tools and Equipment	\$25,000					\$0	\$18,045	
	1.31	Replace Vermeer Directional Drilling Machine (2006 Vermeer D-7-11)	200,000					-	-	
		TOTAL VEHICLE AND MISCELLANEOUS ADDITIONS	<u>\$225,000</u>					<u>\$0</u>	<u>\$18,045</u>	
		ALLOCATION OF ADMINISTRATIVE DEPT. CAPITAL BUDGET	<u>\$95,000</u>					<u>\$0</u>	<u>\$13,228</u>	
		TOTAL CAPITAL BUDGET - GAS DEPARTMENT	<u>\$1,071,000</u>					<u>\$52,423</u>	<u>\$343,203</u>	
		Less Contributions by Others								
		Downtown Block Project Funding	\$25,000					\$0	\$0	
		Total Contributions	<u>\$25,000</u>					<u>\$0</u>	<u>\$0</u>	
		TOTAL CAPITAL BUDGET - GAS DEPARTMENT	<u>\$1,046,000</u>					<u>\$52,423</u>	<u>\$343,203</u>	

HASTINGS UTILITIES
COMPARISON OF CAPITAL EXPENDITURES WITH BUDGET
JUNE 2017
WATER DEPARTMENT

B.I. NO.	Plant Additions	BUDGET AMOUNT	W.O. NO.	DATE APP.	APPROVED W.O. TOTAL W.O. AMT. TO DATE	JUNE 2017	YEAR TO DATE 2016-2017	C
3.00	Well 27 Tri-Plex Pump Pilot Study (C.O. WA-297)	\$50,000	WA-297	Mar-14	\$248,735	\$255,867	\$0	\$1,335
3.01	Phase 2 ASR Injection Wells and Monitoring Well System	1,000,000					-	11,951
3.02	North Baltimore Ave. Water Storage Facility including Distribution Mains and Sewers, Irrigation Pump Station and North Cell	4,350,000	WA-296	Jul-16	4,724,322	4,091,703	68,275	2,001,419
3.03	North Baltimore Ave. Reverse Osmosis Treatment Facility	5,100,000	WA-318,320	Nov-16	5,312,519	1,577,982	176,611	1,287,363
3.04	New Well 36 at 12th St. and Baltimore Ave.	500,000					-	-
TOTAL PLANT ADDITIONS		\$11,000,000				\$244,886	\$3,302,068	
<u>Transmission & Distribution</u>								
3.10	New Main on Chicago Ave. from A St. to B St.	\$120,000	WA-326	Sep-16	89,705	71,956	\$435	\$71,956
3.11	New Water Main on Cedar Ave., 2nd St. to 4th St.; Replace Water Main on 4th St., Cedar Ave. to California Ave. (C.O. WA-324)	150,000	WA-324	Apr-16	300,897	87,094	61,706	87,094
3.12	New 12" Water Main on 42nd St., Columbine Ave. to Showboat Blvd.	146,000	WA-321	Oct-16	164,611	152,146	-	152,146
3.13	Replace & Upgrade with 8" Main on Ringland Rd. and Lakeside Dr.; Eastside Blvd. to Elm Ave.	730,000	WA-337	Apr-17	1,045,713	10,132	-	10,132
3.14	Downtown City Block Project	120,000					-	-
3.15	Meters	180,000					-	174,670
3.16	Contributions to Developers for Extensions and Oversize Mains	70,000					-	-
3.17	Install Valves; Replace and/or Extend Fire Hydrants	50,000					-	766
3.18	Misc. Water Main Improvements	200,000					65,120	85,474
TOTAL TRANSMISSION & DISTRIBUTION		\$1,766,000				\$127,261	\$582,238	

HASTINGS UTILITIES
COMPARISON OF CAPITAL EXPENDITURES WITH BUDGET
JUNE 2017
WATER DEPARTMENT

B.I. NO.		BUDGET AMOUNT	W.O. NO.	DATE APP.	W.O. AMOUNT	W.O. TOTAL TO DATE	JUNE 2017	YEAR TO DATE 2016-2017	C
	<u>Miscellaneous Additions</u>								
3.20	Replace Truck 32 (2004 Ford)	\$50,000					\$0	\$49,172	
3.21	Small Tools and Misc. Equipment	15,000					-	-	
	<u>TOTAL MISCELLANEOUS ADDITIONS</u>	<u>\$65,000</u>					<u>\$0</u>	<u>\$49,172</u>	
	<u>ALLOCATION OF ADMINISTRATIVE DEPT. CAPITAL BUDGET</u>	<u>\$88,000</u>					<u>\$0</u>	<u>\$12,048</u>	
	<u>TOTAL CAPITAL BUDGET - WATER DEPARTMENT</u>	<u>\$12,919,000</u>					<u>\$372,147</u>	<u>\$3,945,526</u>	
	<u>Less Contribution by Others:</u>								
	Towntown Block Project Funding	\$120,000					\$0	\$0	
	Water Meters & Misc. Contributions	15,000					5,003	194,808	
	State Water Grant						-	2,041,886	
	<u>Total Contributions</u>	<u>\$135,000</u>					<u>\$5,003</u>	<u>\$2,085,099</u>	
	<u>TOTAL CAPITAL BUDGET AFTER PARTICIPATION</u>	<u>\$12,784,000</u>					<u>\$367,144</u>	<u>\$1,860,427</u>	

HASTINGS UTILITIES
COMPARISON OF CAPITAL EXPENDITURES WITH BUDGET
JUNE 2017

POLLUTION CONTROL DEPARTMENT

B.I.	NO.	Plant Additions	BUDGET AMOUNT	W.O. NO.	DATE APP.	APPROVED W.O. AMT.	W.O. TOTAL TO DATE	JUNE 2017	YEAR TO DATE 2016-2017	C
4.00		Miscellaneous Plant	\$25,000					\$0	\$14,317	
4.01		Upgrade Secondary Digester and Install Mixing System								
		C.O. SW-313)	165,000	SW-313	Feb-16	1,671,394	\$1,434,807	-	24,239	
		Pump, Piping for Graywater Use		SW-311	Mar-15	56,034	83,256	-	1,480	
		TOTAL PLANT ADDITIONS	\$190,000					\$0	\$40,036	
		<u>Main Additions</u>								
4.20		New Sewer Main on 42nd St., Columbine Ave. to Showboat Blvc	\$100,000	SW-316	Oct-16	\$97,663	75,749	\$0	\$75,749	
4.21		Downtown City Block Project	210,000					-	-	
4.22		Contributions to Developer for Extensions & Oversized Mains	70,000					-	-	
4.23		Miscellaneous Sewer Main Improvements	200,000					2,051	2,051	
4.24		Upgrade Manholes in System	100,000					-	-	
4.25		Sewer Relining Projects	150,000					-	33,247	
		TOTAL MAIN ADDITIONS	\$830,000					\$2,051	\$111,047	
		<u>Miscellaneous Additions</u>								
4.30		Tools & Miscellaneous Equipment	\$8,000					\$0	\$7,531	
4.31		Portable Emergency Sewer Pump	40,000					40,719	40,719	
		TOTAL MISCELLANEOUS ADDITIONS	\$48,000					\$40,719	\$48,250	
		ALLOCATION OF ADMINISTRATIVE DEPT. CAPITAL BUDGET	\$104,000					\$0	\$15,021	
		CAPITAL BUDGET - POLLUTION CONTROL DEPT.	\$1,172,000					\$42,770	\$214,354	
		<u>Less Contribution by Others:</u>								
		42nd St.; Columbine to Showboat Sanitary	\$39,000					\$0	\$0	
		Downtown Block Project Funding	210,000					-	-	
		Misc. Contributions						1,824	127,589	
		TOTAL CONTRIBUTIONS BY OTHERS	\$249,000					\$1,824	\$127,589	
		TOTAL CAPITAL BUDGET AFTER PARTICIPATION	\$923,000					\$40,946	\$86,765	

HASTINGS UTILITIES
COMPARISON OF CAPITAL EXPENDITURES WITH BUDGET
JUNE 2017
STREET LIGHTING DEPARTMENT

B.I. NO.		BUDGET AMOUNT	W.O. NO.	DATE APP.	APPROVED W.O. TOTAL W.O. AMT. TO DATE	JUNE 2017	YEAR TO DATE 2016-2017	C
	<u>Plant Additions</u>							
5.00	Miscellaneous Street Light Improvements	\$30,000				\$11,879	\$62,622	
5.01	New LED Lighting on Lochland Meadows, Fox Run & Mallard Wa	17,000				-	-	
5.02	Replace Street Lights with LED Fixtures (C.O. SL-95)	550,000	SL-95	Apr-15	\$1,584,287	7,337	181,523	
5.03	Replace Poles and Add New LED Post Top Fixtures Downtown	30,000				5,902	19,376	
	TOTAL PLANT ADDITIONS	\$627,000				\$25,118	\$263,521	
	TOTAL CAPITAL BUDGET - STREET LIGHTING	\$627,000				\$25,118	\$263,521	

HASTINGS UTILITIES
COMPARISON OF CAPITAL EXPENDITURES WITH BUDGET
JUNE 2017
ADMINISTRATIVE DEPARTMENT

B.I.	NO.	General Office, Data Processing, & Misc. Equipment	BUDGET AMOUNT	W.O. NO.	DATE APP.	APPROVED W.O. AMT.	W.O. TOTAL TO DATE	JUNE 2017	YEAR TO DATE 2016-2017	C
6.00		Misc. Equipment for Office, Engineering, Stores, & Vehicle Maint	\$90,000					\$0	\$22,717	
6.01		New Concrete for Outside Storage at Warehouse	57,000					-	-	
6.02		Emergency Generator at NDS	80,000					-	-	
6.03		New Hard Drive Capacity for Computer System	30,000					-	30,698	
6.04		Upgrade Accounting Software	125,000					-	-	
6.05		New HR Software	150,000					-	-	
6.06		Replace Truck #60 (2009 Chevy)	30,000					-	31,026	
6.07		Site Security at NDS	105,000					-	6,156	
		TOTAL GENERAL OFFICE, DATA PROCESSING & MISC. EQUIP	\$667,000					\$0	\$90,597	
		TOTAL CAPITAL BUDGET	\$667,000					\$0	\$90,597	
		ALLOCATION TO OPERATING DEPT.								
		Electric 55.52%	\$370,318					\$0	\$50,300	
		Gas 14.60%	\$97,382					-	13,228	
		Water 13.30%	\$88,711					-	12,048	
		Sewer 16.58%	\$110,589					-	15,021	
		TOTAL ALLOCATED	\$667,000					\$0	\$90,597	

HASTINGS UTILITIES
COMPARISON OF ESTIMATE TO ACTUAL COSTS OF INTRA-CITY SERVICES
JUNE 2017, FISCAL YEAR 2016-2017

<u>DESCRIPTION</u>	<u>W.O. #</u>	<u>ORIGINAL ESTIMATE</u>	<u>2016-2017</u>		<u>DATE APPROVED</u>	<u>W.O. TOTAL TO DATE</u>	<u>JUNE 2017</u>	<u>YEAR TO DATE 2016-2017</u>		<u>STATUS</u>
			<u>REVISED ESTIMATE</u>	<u>ESTIMATE</u>						
REMOVE METER PITS FOR PARKS DEPT WATER DEPT INCENTIVE FUND	MA-582	43,747 (9,000)	32,502 (5,400)		3/17/2016	22,097 (7,200)	-	18,505 (3,600)		OPEN
LIGHTING AT LINCOLN PARK	MA-584	37,308	31		8/11/2016	24,348	-	31		CLOSED
INSTALLATION OF STREET LIGHT FIXTURE IN CITY PARKING LOT	SL-106	6,929	2,908		4/14/2016	2,908	-	2,908		CLOSED
MISC. PROJECTS NOT ASSIGNED A W.O.						9,073	-	9,073		
TOTAL		<u>\$ 78,984</u>	<u>\$ 30,041</u>			<u>\$ 51,226</u>	<u>\$ -</u>	<u>\$ 26,917</u>		
ANNUAL BUDGET			100,000					100,000		
BUDGET REMAINING			<u>\$ 69,959</u>					<u>\$ 73,083</u>		

(4 meter pits removed in FY 2016, 4 meter pits removed as of 4/30/17, FY 2016-2017)

WDS-2 2017-4

**REAL ESTATE IMPROVEMENT CONTRACT
FOR
RESIDENTIAL WATER DISTRIBUTION SYSTEM (WDS-2)
UTILITY INSTALLED
City of Hastings, Nebraska/Utility Department
1228 N. Denver Avenue / PO Box 289 / Hastings, NE 68902-0289**

WHEREAS, the Utility Department of the City of Hastings, Nebraska, hereinafter referred to as "Utilities", provides utility services as a proprietary function to ratepayers in the City of Hastings, Nebraska, and in its service areas; and,

WHEREAS, **Westbrook Village, LLC**, hereinafter referred to as "Developer", is titleholder to the following described real estate located within the City of Hastings, Adams County, Nebraska, legally described as:

Lots 1-11, Lakeview 7th Subdivision, City of Hastings, Adams County, Nebraska

WHEREAS, in the interest of its ratepayers Utilities supports the development of real estate located within the City of Hastings, Nebraska, and its service area; and,

WHEREAS, Developer is prepared to provide for the orderly development of the said Lots by construction of improvements thereon; and,

WHEREAS, the interest of Utilities and its ratepayers requires that Developer provide Utilities a security interest in the Lots as consideration for installation of utility improvements upon the said Lots;

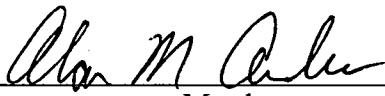
NOW, THEREFORE, consideration of the foregoing recitals and the terms and conditions hereinafter set forth the parties hereto hereby stipulate and agree as follows:

1. Utility agrees to install a water distribution system (WDS) to Lots 1-11, Lakeview 7th Subdivision prior to start of Developer's construction of improvements thereon; Developer agrees to pay Utility 50% of Utility's estimated engineering services and construction costs to install said system. The new water distribution system shall have a minimum of 8" diameter water mains. Utilities shall be

responsible for additional costs associated with mains larger than 8". That installation of mains shall be installed in accordance with Utility's current plans and specifications.

2. As additional consideration for said WDS, Developer hereby conveys to the City of Hastings, Nebraska, utility easements over, under and upon the said real estate in accordance with a plat thereof, attached hereto as Exhibit "A" and incorporated herein by reference. Developer shall be liable to Utilities for any additional costs of any relocation or modification of the said WDS installation resulting from deviation from the said plat. Developer shall pay any such additional costs to Utilities immediately upon representation of an invoice to Developer by Utilities. The final grade for the WDS installation shall be provided by Developer and shall be above the one-hundred-year flood plain.
3. As further additional consideration for the installation of the said WDS, Developer hereby grants the City of Hastings, Nebraska, a lien upon each of the said lots within the development or plat in the amount as set forth on Exhibit B, attached hereto and made a part hereof by this reference.
4. That the said lien of each lot shall remain in full force and effect until the amount set forth on Exhibit B shall be paid in full. The unpaid balance of said lien shall be due and payable by Developer to Utilities upon the earlier of the expiration of five (5) years from the date of execution of this Contract or upon the sale of the lot by Developer.
5. That upon the payment of the lien as provided in Paragraphs 3 and 4 above, the City of Hastings, Nebraska, shall release said lien. If Developer does not pay off the lien within five (5) years from the date of execution of this Contract, then the lots shall remain encumbered in the amount set forth in Paragraph 3 above. Interest on the amount of the lien shall begin to accrue on the unpaid balance of the lien commencing on the fifth anniversary of the date of execution of this Contract at the rate of 4.5 % per annum until paid.
6. That failure of Developer to begin construction of a single family or multiple family residence on a lot within six (6) months from the date of the execution of this Contract shall render this Contract null and void and the unpaid balance of said liens shall become immediately due and payable. If not paid by Developer within thirty (30) days after written notice having been sent to Developer by certified mail, return receipt requested to Developer's last known address, Utility shall be entitled to foreclose its lien against said lot or lots as in the manner provided by law.
7. That this Contract shall constitute the entire understanding between the parties and shall be binding upon the respective successors and assigns of the parties hereto.

Westbrook Village, L.L.C., a Nebraska Limited Liability Company, Developer

By 
Member

City of Hastings, Nebraska, a Nebraska Municipal Corporation

By _____
Mayor

City Clerk

Approved as to form:

City Attorney

STATE OF NEBRASKA)
) ss.
COUNTY OF ADAMS)

Before me, a notary public duly commissioned and qualified for said county, on this _____ day of _____, 20____, personally came _____, Developer, known to me to be the identical person(s) who signed the foregoing instrument and acknowledged the execution thereof to be his/her voluntary act and deed on behalf of said Limited Liability Company.

Witness my hand and Notarial Seal the day and year above written.

Notary Public

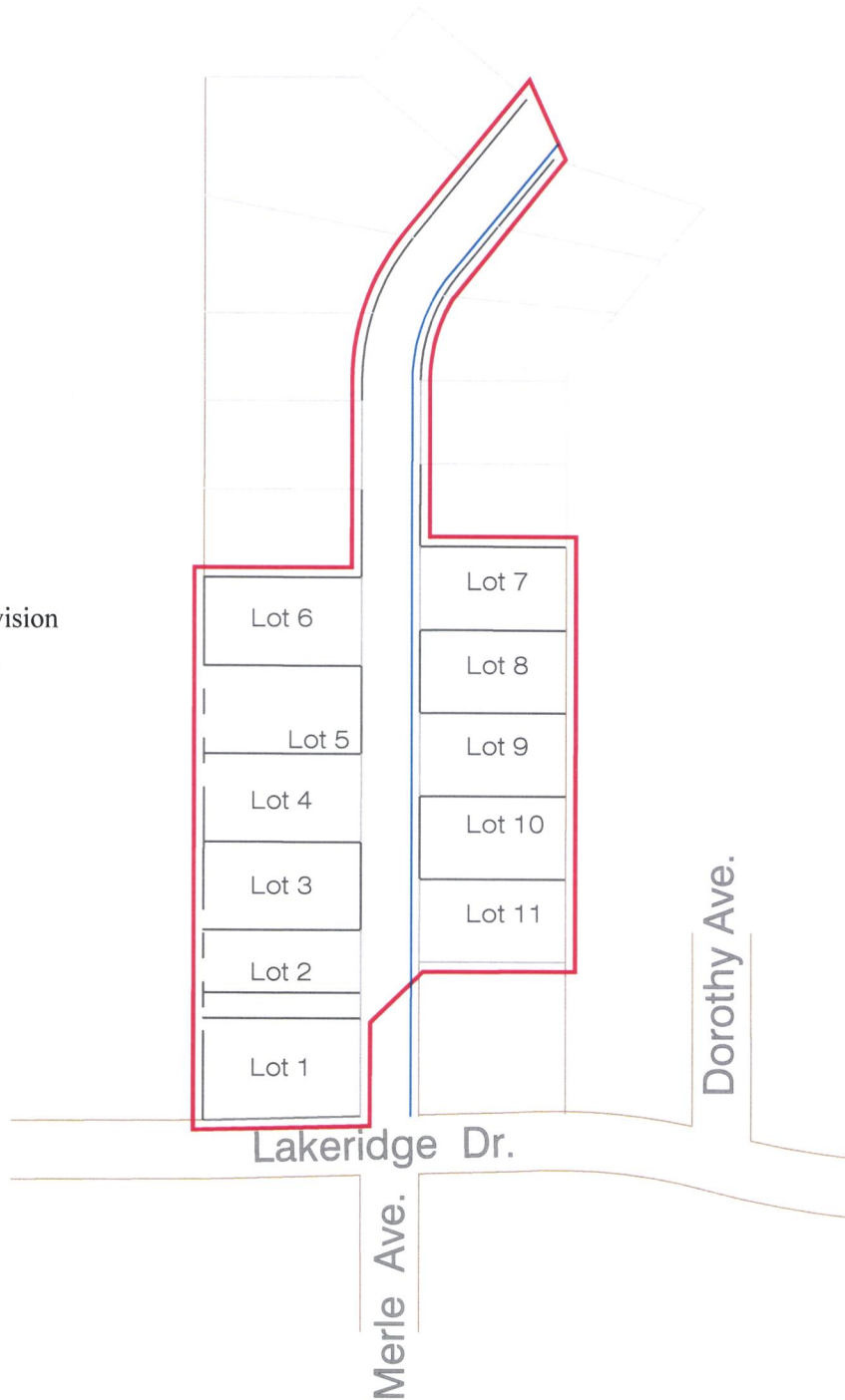
[illegible]

Before me, a notary public duly commissioned and qualified for said county, on this _____ day of _____, 20____, personally came Corey Stutte, Mayor, and Kimberly S. Jacobitz, City Clerk, known to me to be the identical person(s) who signed the foregoing instrument and acknowledged the execution thereof to be their voluntary act and deed on behalf of the City of Hastings, Nebraska.

Witness my hand and Notarial Seal the day and year above written.

Notary Public

Lakeview 7th Subdivision
Block 1, Lots 1 - 11



\\Birch\Exhibits\Dev-Agree-Ex-DA\EX-DA-0102 Lakeview 7th Sub Water.dwg

DSN:	SUPT	CKD:	Exhibit "A" Developer Agreement Lakeview 7th Subdivision WDS-2-2017-4 Water	 HASTINGS UTILITIES	PAGE: EX-DA-0102
DRN:	W.O. No.	CKD:			
DATE:	RET. No.	APP:			
R. Sekora	WA- 328	10/20/17			

City of Hastings, Nebraska/ Utility Department
 1228 N. Denver Avenue / PO Box 289 / Hastings, NE 68902-0289

EXHIBIT B

Westbrook Village LLC (Developer)

Estimated Cost for Water Installation For:
 Lots 1-11, Lakeview 7th Subdivision (Merle Ave)
 City of Hastings, Adams County, Nebraska (WA-348)

Lot No.	Block No.	Addition	Estimated Cost Sewer Main	Lien Amount
1		Lakeview 7th Subdivision	3,407.46	3,407.46
2		Lakeview 7th Subdivision	3,407.46	3,407.46
3		Lakeview 7th Subdivision	3,407.46	3,407.46
4		Lakeview 7th Subdivision	3,407.46	3,407.46
5		Lakeview 7th Subdivision	3,407.46	3,407.46
6		Lakeview 7th Subdivision	3,407.46	3,407.46
7		Lakeview 7th Subdivision	3,407.46	3,407.46
8		Lakeview 7th Subdivision	3,407.46	3,407.46
9		Lakeview 7th Subdivision	3,407.46	3,407.46
10		Lakeview 7th Subdivision	3,407.46	3,407.46
11		Lakeview 7th Subdivision	3,407.40	3,407.40
Estimated Totals			<u>\$37,482.00</u>	<u>\$37,482.00</u>
Westbrook Village LLC (Developer).....				\$37,482.00
Hastings Utilities Participation.....				\$37,482.00
Estimated Total				\$74,964.00

SDS-2 2017-5

**REAL ESTATE IMPROVEMENT CONTRACT
FOR
RESIDENTIAL SEWER DISTRIBUTION SYSTEM (SDS-2)
UTILITY INSTALLED**

**City of Hastings, Nebraska/Utility Department
1228 N. Denver Avenue / PO Box 289 / Hastings, NE 68902-0289**

WHEREAS, the Utility Department of the City of Hastings, Nebraska, hereinafter referred to as "Utilities", provides utility services as a proprietary function to ratepayers in the City of Hastings, Nebraska, and in its service areas; and,

WHEREAS, **Westbrook Village, LLC**, hereinafter referred to as "Developer", is titleholder to the following described real estate located within the City of Hastings, Adams County, Nebraska, legally described as:

Lots 1-11, Lakeview 7th Subdivision, City of Hastings, Adams County, Nebraska

WHEREAS, in the interest of its ratepayers Utilities supports the development of real estate located within the City of Hastings, Nebraska, and its service area; and,

WHEREAS, Developer is prepared to provide for the orderly development of the said Lots by construction of improvements thereon; and,

WHEREAS, the interest of Utilities and its ratepayers requires that Developer provide Utilities a security interest in the Lots as consideration for installation of utility improvements upon the said Lots;

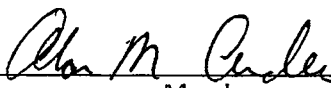
NOW, THEREFORE, consideration of the foregoing recitals and the terms and conditions hereinafter set forth the parties hereto hereby stipulate and agree as follows:

1. Utility agrees to install a sewer distribution system (SDS) to Lots 1-11, Lakeview 7th Subdivision prior to start of Developer's construction of improvements thereon; Developer agrees to pay Utility 50% of Utility's estimated engineering services and construction costs to install said system. The new sewer distribution system shall have a minimum of 8" diameter sewer mains. Utilities shall be

responsible for additional costs associated with mains larger than 8". That installation of mains shall be installed in accordance with Utility's current plans and specifications.

2. As additional consideration for said SDS, Developer hereby conveys to the City of Hastings, Nebraska, utility easements over, under and upon the said real estate in accordance with a plat thereof, attached hereto as Exhibit "A" and incorporated herein by reference. Developer shall be liable to Utilities for any additional costs of any relocation or modification of the said SDS installation resulting from deviation from the said plat. Developer shall pay any such additional costs to Utilities immediately upon representation of an invoice to Developer by Utilities. The final grade for the SDS installation shall be provided by Developer and shall be above the one-hundred-year flood plain.
3. As further additional consideration for the installation of the said SDS, Developer hereby grants the City of Hastings, Nebraska, a lien upon each of the said lots within the development or plat in the amount as set forth on Exhibit B, attached hereto and made a part hereof by this reference.
4. That the said lien of each lot shall remain in full force and effect until the amount set forth on Exhibit B shall be paid in full. The unpaid balance of said lien shall be due and payable by Developer to Utilities upon the earlier of the expiration of five (5) years from the date of execution of this Contract or upon the sale of the lot by Developer.
5. That upon the payment of the lien as provided in Paragraphs 3 and 4 above, the City of Hastings, Nebraska, shall release said lien. If Developer does not pay off the lien within five (5) years from the date of execution of this Contract, then the lots shall remain encumbered in the amount set forth in Paragraph 3 above. Interest on the amount of the lien shall begin to accrue on the unpaid balance of the lien commencing on the fifth anniversary of the date of execution of this Contract at the rate of 4.5 % per annum until paid.
6. That failure of Developer to begin construction of a single family or multiple family residence on a lot within six (6) months from the date of the execution of this Contract shall render this Contract null and void and the unpaid balance of said liens shall become immediately due and payable. If not paid by Developer within thirty (30) days after written notice having been sent to Developer by certified mail, return receipt requested to Developer's last known address, Utility shall be entitled to foreclose its lien against said lot or lots as in the manner provided by law.
7. That this Contract shall constitute the entire understanding between the parties and shall be binding upon the respective successors and assigns of the parties hereto.

Westbrook Village, L.L.C., a Nebraska Limited Liability
Company, Developer

By 
Member

City of Hastings, Nebraska, a Nebraska Municipal
Corporation

By _____
Mayor

City Clerk

Approved as to form:

City Attorney

Before me, a notary public duly commissioned and qualified for said county, on this _____ day of _____, 20____, personally came _____, Developer, known to me to be the identical person(s) who signed the foregoing instrument and acknowledged the execution thereof to be his/her voluntary act and deed on behalf of said Limited Liability Company.

Witness my hand and Notarial Seal the day and year above written.

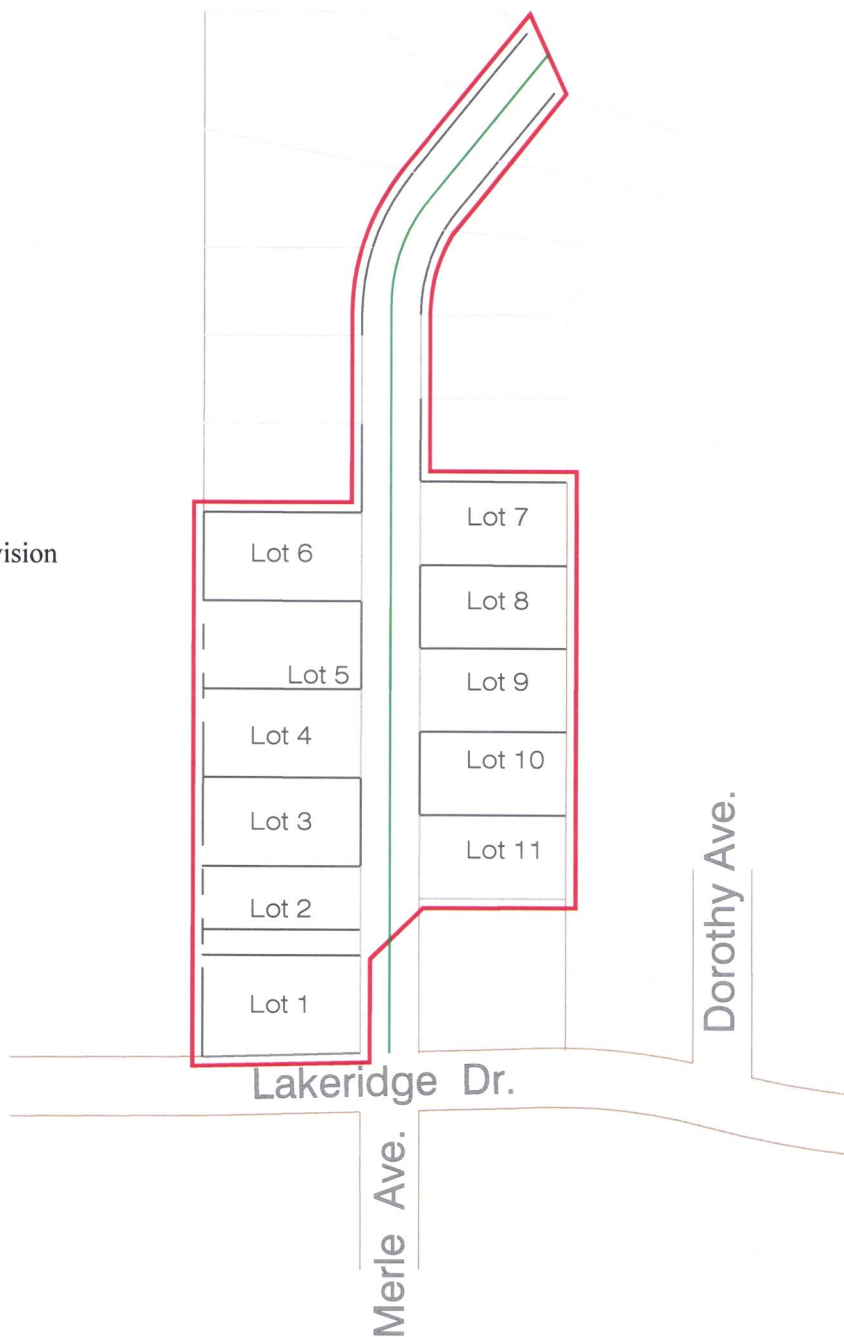
Notary Public

Before me, a notary public duly commissioned and qualified for said county, on this _____ day of _____, 20____, personally came Corey Stutte, Mayor, and Kimberly S. Jacobitz, City Clerk, known to me to be the identical person(s) who signed the foregoing instrument and acknowledged the execution thereof to be their voluntary act and deed on behalf of the City of Hastings, Nebraska.

Witness my hand and Notarial Seal the day and year above written.

Notary Public

Lakeview 7th Subdivision
Block 1, Lots 1 - 11



\\Birch\Exhibits\Dev-Agree-Ex-DA\EX-DA-0103 Lakeview 7th Sub Sewer.dwg

DSN:	SUPT:	CKD:	Exhibit "A" Developer Agreement Lakeview 7th Subdivision SDS-2-2017-5 Sewer		PAGE: EX-DA-0103
DRN:	W.O. No.	CKD:			
DATE:	RET. No.	APP:			
R. Sekora	SW-328				
S. Struss					
10/20/17					

City of Hastings, Nebraska/ Utility Department
 1228 N. Denver Avenue / PO Box 289 / Hastings, NE 68902-0289

EXHIBIT B
Westbrook Village LLC

Estimated Cost for Sewer Installation For:
 Lots 1-11, Lakeview 7th Subdivision (Merle Ave)
 City of Hastings, Adams County, Nebraska (SW-328)

Lot No.	Block No.	Addition	Estimated Cost Sewer Main	Lien Amount
1		Lakeview 7th Subdivision	3,988.78	3,988.78
2		Lakeview 7th Subdivision	3,988.78	3,988.78
3		Lakeview 7th Subdivision	3,988.78	3,988.78
4		Lakeview 7th Subdivision	3,988.78	3,988.78
5		Lakeview 7th Subdivision	3,988.78	3,988.78
6		Lakeview 7th Subdivision	3,988.78	3,988.78
7		Lakeview 7th Subdivision	3,988.78	3,988.78
8		Lakeview 7th Subdivision	3,988.78	3,988.78
9		Lakeview 7th Subdivision	3,988.78	3,988.78
10		Lakeview 7th Subdivision	3,988.78	3,988.78
11		Lakeview 7th Subdivision	3,988.70	3,988.70
Estimated Totals			<u>\$43,876.50</u>	<u>\$43,876.50</u>
Wesbrook Village LLC (Developer).....				\$43,876.50
Hastings Utilities Participation.....				\$43,876.50
Estimated Total				\$87,753.00

WDS-2 2017-6

**REAL ESTATE IMPROVEMENT CONTRACT
FOR
RESIDENTIAL WATER DISTRIBUTION SYSTEM (WDS-2)
UTILITY INSTALLED
City of Hastings, Nebraska/Utility Department
1228 N. Denver Avenue / PO Box 289 / Hastings, NE 68902-0289**

WHEREAS, the Utility Department of the City of Hastings, Nebraska, hereinafter referred to as "Utilities", provides utility services as a proprietary function to ratepayers in the City of Hastings, Nebraska, and in its service areas; and,

WHEREAS, **Westbrook Village, LLC**, hereinafter referred to as "Developer", is titleholder to the following described real estate located within the City of Hastings, Adams County, Nebraska, legally described as:

Lots 1-13, Westbrook Village 16th Addition, an addition to the City of Hastings, Adams County, Nebraska

WHEREAS, in the interest of its ratepayers Utilities supports the development of real estate located within the City of Hastings, Nebraska, and its service area; and,

WHEREAS, Developer is prepared to provide for the orderly development of the said Lots by construction of improvements thereon; and,

WHEREAS, the interest of Utilities and its ratepayers requires that Developer provide Utilities a security interest in the Lots as consideration for installation of utility improvements upon the said Lots;

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

1. Utility agrees to install a water distribution system (WDS) to Lots 1-13, Westbrook Village 16th Addition prior to start of Developer's construction of improvements thereon; Developer agrees to pay Utility 50% of Utility's estimated engineering services and construction costs to install said system. The new water distribution system shall have a minimum of 8" diameter water mains. Utilities shall

be responsible for additional costs associated with mains larger than 8". That installation of mains shall be installed in accordance with Utility's current plans and specifications.

2. As additional consideration for said WDS, Developer hereby conveys to the City of Hastings, Nebraska, utility easements over, under and upon the said real estate in accordance with a plat thereof, attached hereto as Exhibit "A" and incorporated herein by reference. Developer shall be liable to Utilities for any additional costs of any relocation or modification of the said WDS installation resulting from deviation from the said plat. Developer shall pay any such additional costs to Utilities immediately upon representation of an invoice to Developer by Utilities. The final grade for the WDS installation shall be provided by Developer and shall be above the one-hundred-year flood plain.
3. As further additional consideration for the installation of the said WDS, Developer hereby grants the City of Hastings, Nebraska, a lien upon each of the said lots within the development or plat in the amount as set forth on Exhibit B, attached hereto and made a part hereof by this reference.
4. That the said lien of each lot shall remain in full force and effect until the amount set forth on Exhibit B shall be paid in full. The unpaid balance of said lien shall be due and payable by Developer to Utilities upon the earlier of the expiration of five (5) years from the date of execution of this Contract or upon the sale of the lot by Developer.
5. That upon the payment of the lien as provided in Paragraphs 3 and 4 above, the City of Hastings, Nebraska, shall release said lien. If Developer does not pay off the lien within five (5) years from the date of execution of this Contract, then the lots shall remain encumbered in the amount set forth in Paragraph 3 above. Interest on the amount of the lien shall begin to accrue on the unpaid balance of the lien commencing on the fifth anniversary of the date of execution of this Contract at the rate of 4.5 % per annum until paid.
6. That failure of Developer to begin construction of a single family or multiple family residence on a lot within six (6) months from the date of the execution of this Contract shall render this Contract null and void and the unpaid balance of said liens shall become immediately due and payable. If not paid by Developer within thirty (30) days after written notice having been sent to Developer by certified mail, return receipt requested to Developer's last known address, Utility shall be entitled to foreclose its lien against said lot or lots as in the manner provided by law.
7. That this Contract shall constitute the entire understanding between the parties and shall be binding upon the respective successors and assigns of the parties hereto.

Westbrook Village, L.L.C., a Nebraska Limited Liability Company, Developer

By 
Member

City of Hastings, Nebraska, a Nebraska Municipal Corporation

By _____
Mayor

City Clerk

Approved as to form:

City Attorney

[illegible]

Before me, a notary public duly commissioned and qualified for said county, on this ____ day of _____, 20____, personally came _____, Developer, known to me to be the identical person(s) who signed the foregoing instrument and acknowledged the execution thereof to be his/her voluntary act and deed on behalf of said Limited Liability Company.

Witness my hand and Notarial Seal the day and year above written.

Notary Public

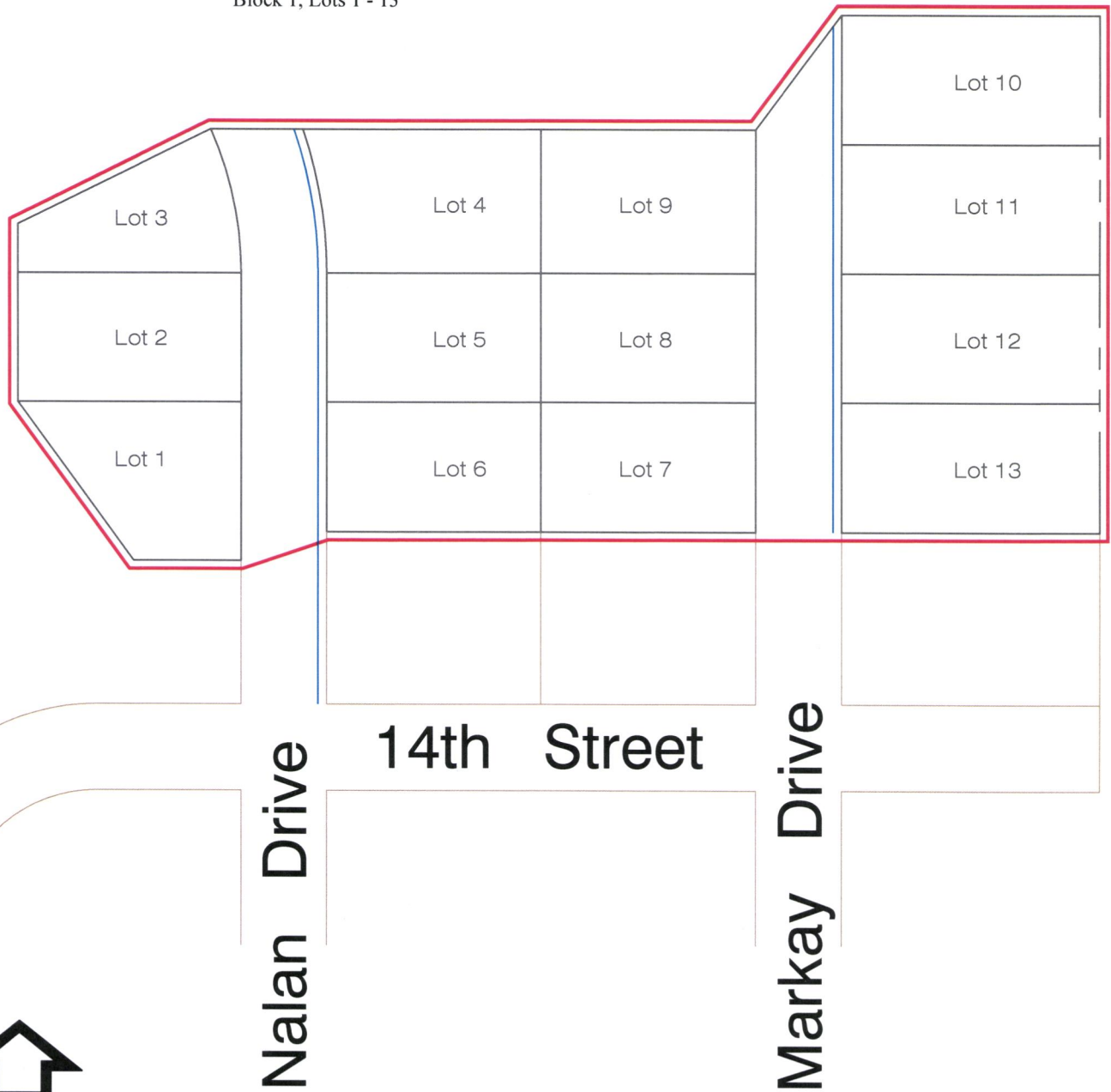
[illegible]

Before me, a notary public duly commissioned and qualified for said county, on this _____ day of _____, 20____, personally came Corey Stutte, Mayor, and Kimberly S. Jacobitz, City Clerk, known to me to be the identical person(s) who signed the foregoing instrument and acknowledged the execution thereof to be their voluntary act and deed on behalf of the City of Hastings, Nebraska.

Witness my hand and Notarial Seal the day and year above written.

Notary Public

Westbrook Village 16th Addition
Block 1, Lots 1 - 13



\\Birch\Exhibits\Dev-Agree-Ex-DA\EX-DA-0104 Westbrook 16th Sub Water.dwg

DSN: R. Sekora	SUPT: WA-347	CKD:	Exhibit "A" Developer Agreement Westbrook Village 16th Addition WDS-2-2017-6 Water		PAGE: EX-DA-0104
DRN: S. Struss	W.O. No.:	CKD:			
DATE: 10/20/17	RET. No.:	APP:			

City of Hastings, Nebraska/ Utility Department
1228 N. Denver Avenue / PO Box 289 / Hastings, NE 68902-0289

EXHIBIT B**Westbrook Village LLC (Developer)**

Estimated Cost for Sewer Installation For:
Lots 1-13 Westbrook Village 16th Addition (Nalan Dr & Markay Dr)
City of Hastings, Adams County, Nebraska (WA-347)

Lot No.	Block No.	Addition	Estimated Cost Sewer Main	Lien Amount
1		Westbrook Village 16th Addition	2,049.39	2,049.39
2		Westbrook Village 16th Addition	2,049.39	2,049.39
3		Westbrook Village 16th Addition	2,049.39	2,049.39
4		Westbrook Village 16th Addition	2,049.39	2,049.39
5		Westbrook Village 16th Addition	2,049.39	2,049.39
6		Westbrook Village 16th Addition	2,049.39	2,049.39
7		Westbrook Village 16th Addition	2,049.39	2,049.39
8		Westbrook Village 16th Addition	2,049.39	2,049.39
9		Westbrook Village 16th Addition	2,049.39	2,049.39
10		Westbrook Village 16th Addition	2,049.39	2,049.39
11		Westbrook Village 16th Addition	2,049.39	2,049.39
12		Westbrook Village 16th Addition	2,049.39	2,049.39
13		Westbrook Village 16th Addition	2,049.32	2,049.32
Estimated Totals			<u>\$26,642.00</u>	<u>\$26,642.00</u>

Westbrook Village LLC (Developer).....	\$26,642.00
Hastings Utilities Participation.....	\$26,642.00

Estimated Total	\$53,284.00
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SDS-2 2017-7

**REAL ESTATE IMPROVEMENT CONTRACT
FOR
RESIDENTIAL SEWER DISTRIBUTION SYSTEM (SDS-2)
UTILITY INSTALLED**

**City of Hastings, Nebraska/Utility Department
1228 N. Denver Avenue / PO Box 289 / Hastings, NE 68902-0289**

WHEREAS, the Utility Department of the City of Hastings, Nebraska, hereinafter referred to as "Utilities", provides utility services as a proprietary function to ratepayers in the City of Hastings, Nebraska, and in its service areas; and,

WHEREAS, **Westbrook Village, LLC**, hereinafter referred to as "Developer", is titleholder to the following described real estate located within the City of Hastings, Adams County, Nebraska, legally described as:

Lots 1-13, Westbrook Village 16th Add, an addition to the City of Hastings, City of Hastings, Adams County, Nebraska

WHEREAS, in the interest of its ratepayers Utilities supports the development of real estate located within the City of Hastings, Nebraska, and its service area; and,

WHEREAS, Developer is prepared to provide for the orderly development of the said Lots by construction of improvements thereon; and,

WHEREAS, the interest of Utilities and its ratepayers requires that Developer provide Utilities a security interest in the Lots as consideration for installation of utility improvements upon the said Lots;

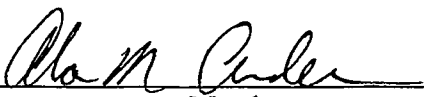
NOW, THEREFORE, consideration of the foregoing recitals and the terms and conditions hereinafter set forth the parties hereto hereby stipulate and agree as follows:

1. Utility agrees to install a sewer distribution system (SDS) to Lots 1-13, Westbrook Village 16th Addition prior to start of Developer's construction of improvements thereon; Developer agrees to pay Utility 50% of Utility's estimated engineering services and construction costs to install said system. The new sewer distribution system shall have a minimum of 8" diameter sewer mains. Utilities shall

be responsible for additional costs associated with mains larger than 8". That installation of mains shall be installed in accordance with Utility's current plans and specifications.

2. As additional consideration for said SDS, Developer hereby conveys to the City of Hastings, Nebraska, utility easements over, under and upon the said real estate in accordance with a plat thereof, attached hereto as Exhibit "A" and incorporated herein by reference. Developer shall be liable to Utilities for any additional costs of any relocation or modification of the said SDS installation resulting from deviation from the said plat. Developer shall pay any such additional costs to Utilities immediately upon representation of an invoice to Developer by Utilities. The final grade for the SDS installation shall be provided by Developer and shall be above the one-hundred-year flood plain.
3. As further additional consideration for the installation of the said SDS, Developer hereby grants the City of Hastings, Nebraska, a lien upon each of the said lots within the development or plat in the amount as set forth on Exhibit B, attached hereto and made a part hereof by this reference.
4. That the said lien of each lot shall remain in full force and effect until the amount set forth on Exhibit B shall be paid in full. The unpaid balance of said lien shall be due and payable by Developer to Utilities upon the earlier of the expiration of five (5) years from the date of execution of this Contract or upon the sale of the lot by Developer.
5. That upon the payment of the lien as provided in Paragraphs 3 and 4 above, the City of Hastings, Nebraska, shall release said lien. If Developer does not pay off the lien within five (5) years from the date of execution of this Contract, then the lots shall remain encumbered in the amount set forth in Paragraph 3 above. Interest on the amount of the lien shall begin to accrue on the unpaid balance of the lien commencing on the fifth anniversary of the date of execution of this Contract at the rate of 4.5 % per annum until paid.
6. That failure of Developer to begin construction of a single family or multiple family residence on a lot within six (6) months from the date of the execution of this Contract shall render this Contract null and void and the unpaid balance of said liens shall become immediately due and payable. If not paid by Developer within thirty (30) days after written notice having been sent to Developer by certified mail, return receipt requested to Developer's last known address, Utility shall be entitled to foreclose its lien against said lot or lots as in the manner provided by law.
7. That this Contract shall constitute the entire understanding between the parties and shall be binding upon the respective successors and assigns of the parties hereto.

Westbrook Village, L.L.C., a Nebraska Limited Liability
Company, Developer

By 
Member

City of Hastings, Nebraska, a Nebraska Municipal
Corporation

By _____
Mayor

City Clerk

Approved as to form:

City Attorney

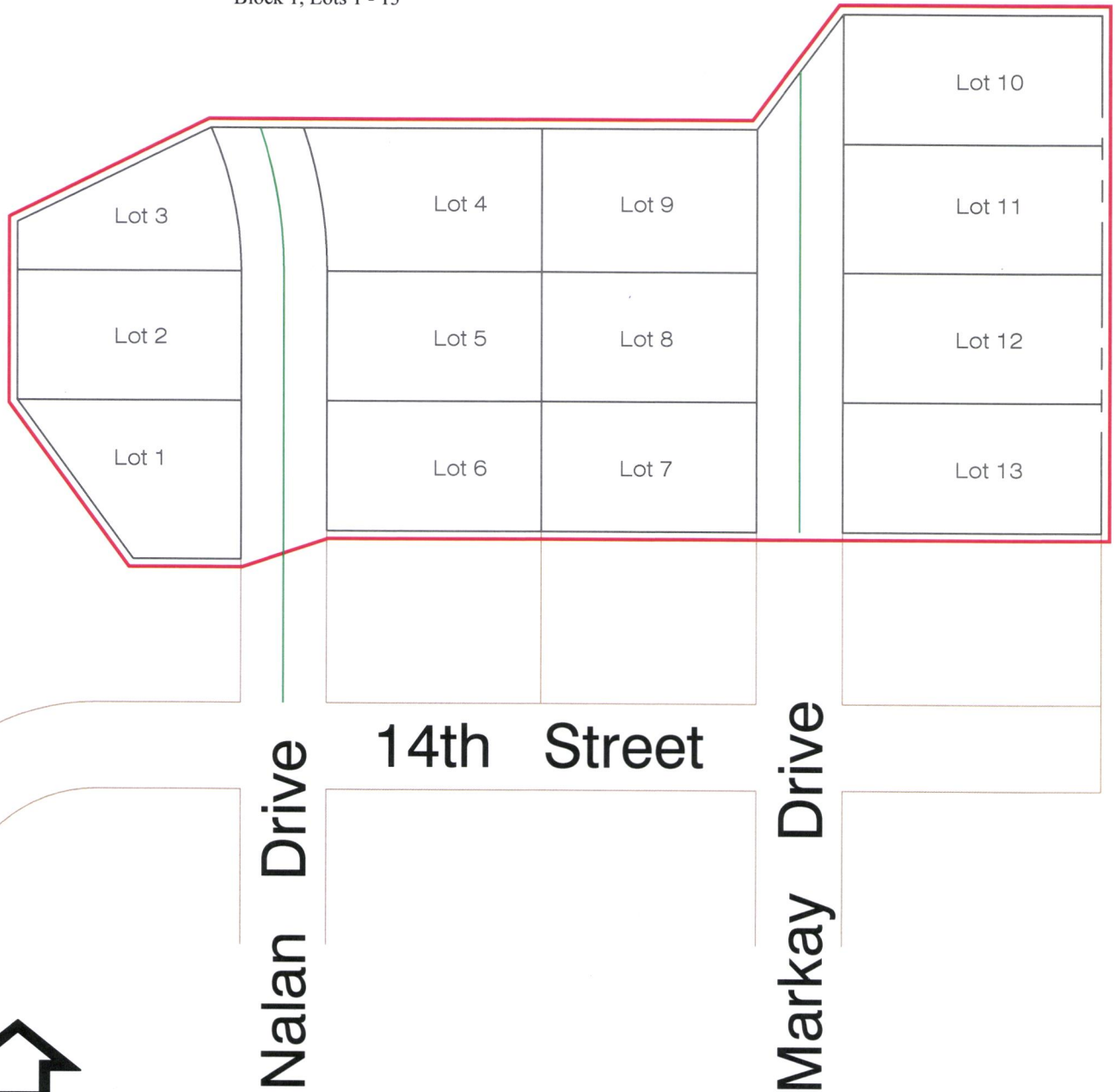
Before me, a notary public duly commissioned and qualified for said county, on this _____ day of _____, 20____, personally came _____, Developer, known to me to be the identical person(s) who signed the foregoing instrument and acknowledged the execution thereof to be his/her voluntary act and deed on behalf of said Limited Liability Company.

Notary Public

Before me, a notary public duly commissioned and qualified for said county, on this _____ day of _____, 20____, personally came Corey Stutte, Mayor, and Kimberly S. Jacobitz, City Clerk, known to me to be the identical person(s) who signed the foregoing instrument and acknowledged the execution thereof to be their voluntary act and deed on behalf of the City of Hastings, Nebraska.

Notary Public

Westbrook Village 16th Addition
Block 1, Lots 1 - 13



\\Birch\Exhibits\Dev-Agree-Ex-DA\EX-DA-0105 Westbrook 16th Sub Sewer.dwg

DSN: R. Sekora	SUPT: W.O. No. SW-327	CKD: CKD: APP:	Exhibit "A" Developer Agreement Westbrook Village 16th Addition SDS-2-2017-7 Sewer	 HASTINGS UTILITIES	PAGE: EX-DA-0105
DRN: S. Struss	RET. No.				
DATE: 10/20/17					

City of Hastings, Nebraska/ Utility Department
 1228 N. Denver Avenue / PO Box 289 / Hastings, NE 68902-0289

EXHIBIT B

Westbrook Village LLC (Developer)

Estimated Cost for Sewer Installation For:
 Lots 1-13 Westbrook Village 16th Addition (Nalan Dr & Markay Dr)
 City of Hastings, Adams County, Nebraska (SW-327)

Lot No.	Block No.	Addition	Estimated Cost Sewer Main	Lien Amount
1		Westbrook Village 16th Addition	1,958.66	1,958.66
2		Westbrook Village 16th Addition	1,958.66	1,958.66
3		Westbrook Village 16th Addition	1,958.66	1,958.66
4		Westbrook Village 16th Addition	1,958.66	1,958.66
5		Westbrook Village 16th Addition	1,958.66	1,958.66
6		Westbrook Village 16th Addition	1,958.66	1,958.66
7		Westbrook Village 16th Addition	1,958.66	1,958.66
8		Westbrook Village 16th Addition	1,958.66	1,958.66
9		Westbrook Village 16th Addition	1,958.66	1,958.66
10		Westbrook Village 16th Addition	1,958.66	1,958.66
11		Westbrook Village 16th Addition	1,958.66	1,958.66
12		Westbrook Village 16th Addition	1,958.66	1,958.66
13		Westbrook Village 16th Addition	1,958.58	1,958.58
Estimated Totals			<u>\$25,462.50</u>	<u>\$25,462.50</u>

Westbrook Village LLC (Developer).....	\$25,462.50
Hastings Utilities Participation.....	\$25,462.50

Estimated Total	\$50,925.00
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