HASTINGS CITY COUNCIL
AGENDA

Council Chambers – City Hall
220 North Hastings Avenue
November 13, 2017
5:30 PM

ROLL CALL:

PLEDGE OF ALLEGIANCE:

MOTION TO ADOPT CURRENT AGENDA for November 13, 2017 Regular Meeting.

PUBLIC NOTICE - Official Notice of the Regular Meeting was published in the Hastings Tribune on Friday, November 10, 2017. 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.

COUNCIL COMMUNICATION:

Reports of Liaisons.

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

MAYOR'S COMMUNICATIONS:

Service Anniversaries.

CONSENT AGENDA:

1. All Consent Items.

   (a) Approval of the minutes of the Council Meeting of October 23, 2017

   (b) Approval of the minutes of the Worksession of October 16, 2017

   (c) Approval of claims and payroll

   (d) Approve receiving and placing on file department monthly reports

   (e) Approval of the request of Mary Lanning Rehab/Pediatric Rehab to utilize city streets for the World Down Syndrome/Racing for 3.21 on March 21, 2018

   (f) Approval of Work Order EL-26

(g) Approval of Work Order EL-27

(h) Approval of Work Order WA-348

(i) Approval of Real Estate Improvement Contract for Residential Water Distribution System (WDS-2 2017-4)

(j) Approval of Work Order SW-328

(k) Approval of Real Estate Improvement Contract for Residential Sewer Distribution System (SDS-2 2017-5)

(l) Approval of Work Order WA-347

(m) Approval of Real Estate Improvement Contract for Residential Water Distribution System (WDS-2 2017-6)

(n) Approval of Work Order SW-327

(o) Approval of Real Estate Improvement Contract for Residential Sewer Distribution System (SDS-2 2017-7)

REGULAR AGENDA:

2. Unfinished Business of Preceding Meeting.

3. Public Hearings.

(a) Public hearing on the request of the Community Redevelopment Authority for Redevelopment Plan Modification #9.19.1.1 for the Redline Properties, LLC Phase II Redevelopment Project in Redevelopment Area VII

Resolution No. 2017-45 approving Redevelopment Plan Modification #9.19.1.1 for the Redline Properties, LLC Phase II Redevelopment Project in Redevelopment Area VII

(b) Public hearing on the request of the Community Redevelopment Authority for Redevelopment Plan Modification #9.19.1 for the 4G Properties, LLC Redevelopment Project in Redevelopment Area VII

Resolution No. 2017-46 approving Redevelopment Plan Modification #9.19.1 for the 4G Properties, LLC Redevelopment Project in Redevelopment Area VII

(c) Public hearing on the request of the Community Redevelopment Authority for a Blight and Substandard Study and General Plan for Redevelopment Area I (Hastings downtown area)

Resolution No. 2017-44 approving Blight and Substandard Study and General Plan for Redevelopment Area I

(d) Public hearing on the request of Joan Shaw for a Conditional Use Permit for a bed and breakfast use at 827 North Lincoln Avenue

Resolution No. 2017-43 approving Conditional Use Permit for a bed and breakfast use at 827 North Lincoln Avenue

(e) Public hearing on the request of the City of Hastings Utilities Department for a Conditional Use Permit for Well 30 (26th Street and North Baltimore Avenue)

Resolution No. 2017-41 approving Conditional Use Permit for Well 30

(f) Public hearing on the request of the City of Hastings Utilities Department for a Conditional Use Permit for Well 36 (12th Street and North Baltimore)

Resolution No. 2017-42 approving the Conditional Use Permit for Well 36

(g) Public hearing on the request of the City of Hastings Development Services Department for amendment to Section 29-106 of the Hastings City Code regarding installation and location of electric meters

Ordinance No. 4527 amending Section 29-106 of the Hastings City Code regarding installation and location of electric meters

(h) Public hearing on the request of Johnson Imperial Homes for zoning change from "R-3G Garden Apartment Residential" and "C-3 Commercial Business" to "CP-O Commercial Office Planned District" for Lochland Meadows Subdivision Number 12

Ordinance No. 4528 approving a zoning change from "R-3G Garden Apartment Residential" and "C-3 Commercial Business" to "CP-O Commercial Office Planned District" for Lochland Meadows Subdivision Number 12

(i) Public hearing on the request of the City of Hastings Development Services Department for a change of zoning of portions of Westbrook Village 16th Addition and Westbrook Village 11th Subdivision from "A-Agricultural" and "C-1 Local Business" to "R-1 Single-family Residential"

Ordinance No. 4530 approving the change of zoning of portions of Westbrook Village 16th Addition and Westbrook Village 11th Subdivision from "A-Agricultural" and "C-1 Local Business" to "R-1 Single-family Residential"

(j) Public hearing on the request of Alan Anderson, Westbrook Village, LLC, to bring the final plat for Shadow Ridge 7th Addition within the corporate limits of the City of Hastings

Approval of bringing the final plat for Shadow Ridge 7th Addition within the corporate limits of the City of Hastings

(k) Approval of the final plat for Shadow Ridge 7th Addition

(l) Public hearing on the request of Alan Anderson for a zoning change from "A-Agricultural" to "R-1 Single-family Residential" for Shadow Ridge 7th Addition to the City of Hastings

Ordinance No. 4529 approving the zoning change from "A-Agricultural" to "R-1 Single-family Residential" for Shadow Ridge 7th Addition to the City of Hastings

(m) Public hearing on the application of Frew Enterprises, LLC dba "Hastings Sodbusters" for a Class "I" Liquor License at 601 East South Street

Resolution No. 2017-52. . .Approving/denying the application of Frew Enterprises, LLC dba "Hastings Sodbusters" for a Class "I" Liquor License at 601 East South Street

(n) Approval of the manager application of Bryan C. Frew in connection with the Class "I" Liquor License of Frew Enterprises, LLC dba "Hastings Sodbusters" located at 601 East South Street

4. General Business.

(a) Approval of rental rates for the new 6-Place Hangar at the City of Hastings Municipal Airport

(b) Approval of awarding contract for Project No. 2017- 5 MARPTL, 5th Street and Marian Road Traffic Liqht Study

(c) Approval of Director Appointment for PPGA

(d) Approval of Release of Easement for Heartland Concrete

(e) Approval of Amended Interlocal Agreement with Adams County regarding Enhanced (E-911) Emergency Telephone Service

5. Ordinances and Resolutions.

(a) Ordinance No. 4526 amending Section 15-419 of Hastings City Code providing for permit requirements for the placing of dumpsters on public streets

(b) Ordinance No. 4535 amending Section 15-101 and addition of Section 15-422.5 to Hastings City Code dealing with parking on vacant lots

(c) Ordinance No. 4532 vacating a 60 foot public use/right-of-way easement located north of Lot 9, south of Lot 10, east of the west subdivision boundary and west of Wendell Drive in Shadow Ridge Subdivision

(d) Approval of the final plat for Madi-Park Subdivision

(e) Ordinance No. 4534 to amend Section 15-310 of the Official City Code to provide for speed limits on Lochland Road

6. Final Passage of Ordinances.

7. Appointments.

(a) Appointments to Boards and Commissions

8. Miscellaneous and Other Business.

(a) Public Comment - Brad Hedrick, Windstream

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

ADJOURN:

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

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

CITY OF HASTINGS, NEBRASKA
MINUTES OF CITY COUNCIL REGULAR MEETING
Monday, October 23, 2017

Pursuant to due call and notice thereof, a Regular Meeting of the City Council of the City of Hastings, Nebraska was conducted in the Council Chambers of City Hall, 220 N. Hastings Avenue, on October 23, 2017.

The meeting was called to order at 5:30 p.m. in Regular Session by Mayor Stutte with the following members present: Butch Eley, Ginny Skutnik, John Harrington, Paul Hamelink, Phil Odom, Sarah Hoops, Jeniffer Beahm, Scott Snell. Absent: None.

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

Moved by Butch Eley seconded by Ginny Skutnik to adopt current agenda for October 23, 2017 Regular Meeting. Roll Call: Ayes: John Harrington, Paul Hamelink, Phil Odom, Scott Snell, Butch Eley, Sarah Hoops, Ginny Skutnik, Jeniffer Beahm. Nays: None. The motion carried.

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

COUNCIL COMMUNICATION:

Councilmember Odom reminded everyone of the Veterans Recognition Parade on November 4, 2017 in downtown Hastings and indicated all veterans are welcome to participate but that you do not have to be a veteran to participate. He stated that the parade is a way to say thank you to our veterans.

Councilmember Skutnik reported that the Museum Board met and they are busy re-establishing themselves in the space vacated by the Library.

Councilmember Hoops commented on the Library ribbon cutting for the grand re-opening. She talked about the transformation and thanked Library and other City Staff for their hard work and help.

MAYOR'S COMMUNICATIONS:

Mayor Stutte welcomed Kevin Johnson, new Utilities Manager, to Hastings.

Mayor Stutte congratulated the Library on their new space and stated it was a great facility for the City of Hastings and that much of the funding for this project came out of the half cent sales tax which has just recently been renewed.

Mayor Stutte stated Hastings Police Department has been busy over the past few months and he thanked them for all they have been doing.

CONSENT AGENDA:

1. All Consent Items.

Moved by Ginny Skutnik seconded by Sarah Hoops to approve all consent items as presented. Roll Call: Ayes: John Harrington, Paul Hamelink, Phil Odom, Scott Snell, Butch Eley, Sarah Hoops, Ginny Skutnik, Jeniffer Beahm. Nays: None. The motion carried.
(a) Approval of the minutes of the Council Meeting of October 9, 2017
(b) Approval of claims and payroll
(c) Approve receiving and placing on file department monthly reports
(d) Approval of the request of Business Improvement District to utilize city streets for the Annual Celebration of Lights on November 16, 2017
(e) Approval of Work Order GA-326
(f) Approval of Work Order EL-402

REGULAR AGENDA:

4. General Business.

(a) Moved by John Harrington seconded by Paul Hamelink to approve directing the City Engineer to cause placement of handicap stalls and signs at: North Denver Avenue adjacent to Lot 10, Block 16 Original Town Addition (Hastings Library) and the north side of 4th Street adjacent to Lots 15, 16, Block 9 Original Town Addition (Adams County Court House).

Dave Wacker, City Engineer, explained that the handicap space by the Library had already been in place and that the other handicap stall is located on the south side of the Adams County Courthouse.

Roll Call: Ayes: John Harrington, Paul Hamelink, Phil Odom, Scott Snell, Butch Eley, Sarah Hoops, Ginny Skutnik, Jeniffer Beahm. Nays: None. The motion carried.

(b) Steve Kostner, Street Superintendent, reviewed the 2017 City of Hastings Snow Removal Plan with City Council. (Attached and made part of original minutes.)

Councilmember Snell stated he appreciates all the Street Department does with the resources that they have.

Councilmember Odom questioned if contractors to help with snow removal are hard to get.

Mr. Kostner indicated they don't have any large contracting firms that are currently helping.

Councilmember Odom asked if that was due to the potential for damage to their equipment.

Mr. Kostner stated that could be some of it and also possibly wages could be a factor.

Councilmember Odom questioned the use of the liquid ice melt that is being used in some places and whether we are using it.

Mr. Kostner explained that the brine that some places use is highly corrosive to roads and cars and can be costly. He indicated he felt it is not nearly as effective as people are saying and that he didn't feel the City had the resources or manpower to use it.

Councilmember Odom stated he felt the Street Department and other City departments that help with snow removal, do a great job and have a good policy and program in place.

Councilmember Eley agreed that the Street Department does a great job and his only concern was getting the word out to downtown residents to get cars moved off the streets and wondered

if there is any type of notification that could be used to inform people. He suggested circulating flyers now before snow removal begins.

Mayor Stutte suggested social media notification as a way to reach individuals.

Councilmember Skutnik suggested printing the snow routes in the Tribune.

5. Ordinances and Resolutions.

(a) Ordinance No. 4533 creating a street improvement district within the City of Hastings to be known as Street Improvement District No. 2017-2, Osborne Drive West and Foundation Place (cul-de-sac).

Said Ordinance was read by title and thereafter Councilmember Phil Odom moved for passage of the ordinance, which motion was seconded by Councilmember John Harrington.

Mr. Wacker stated this is a request from Johnson Imperial Homes, Company and that they wish to use the developer incentive program that was recently passed by Council.

The Mayor then stated the question “Shall Ordinance No. 4533 be passed and adopted?” Upon roll call vote the following Councilmembers voted Ayes: John Harrington, Paul Hamelink, Phil Odom, Scott Snell, Butch Eley, Sarah Hoops, Ginny Skutnik, Jeniffer Beahm. Nays: None. The motion carried.

Councilmember Ginny Skutnik moved that the statutory rule requiring reading on three different days be suspended; Councilmember Scott Snell seconded the motion to suspend the rules and upon roll call vote the following Councilmembers voted Ayes: John Harrington, Paul Hamelink, Phil Odom, Scott Snell, Butch Eley, Sarah Hoops, Ginny Skutnik, Jeniffer Beahm. Nays: None. The motion to suspend the rules was adopted by three fourths vote of the Council and the statutory rule was declared suspended for consideration of said ordinance.

The passage and adoption of said ordinance having been concurred in by a majority of all members of the Council, the Mayor declared the ordinance adopted upon second and final reading and the Mayor signed and approved the ordinance. City Clerk attested the passage approval of the same and affixed her signature thereto. Published in the Hastings Tribune on October 27, 207. Effective date of the ordinance is November 8, 2017.

(b) Moved by Butch Eley seconded by Ginny Skutnik to approve Resolution No. 2017-47 approving plans, specifications and estimate of cost for Alley Improvement District No. 2017-1 (Alley from North Colorado Avenue east to North Minnesota Avenue including intersections) and directing the advertisement for bids. Mr. Wacker gave the staff report and explained that this is a developer requested district in connection with the Brewery Lofts Project. Roll Call: Ayes: John Harrington, Paul Hamelink, Phil Odom, Scott Snell, Butch Eley, Sarah Hoops, Ginny Skutnik, Jeniffer Beahm. Nays: None. The motion carried.

(c) Moved by Ginny Skutnik seconded by John Harrington to approve Resolution No. 2017-48 accepting the plat and schedule of assessments as prepared by the City Engineer for special assessments proposed to be levied in Street Improvement District No. 2016-2, Fox Run Street, Mallard Way Avenue, and Dovetail Circle in Lochland Meadows Subdivision Number 10. Mr. Wacker gave the staff report and stated that this project was initially requested by Johnson Imperial Homes, Company. Roll Call: Ayes: John Harrington, Paul Hamelink, Phil Odom, Scott Snell, Butch Eley, Sarah Hoops, Ginny Skutnik, Jeniffer Beahm. Nays: None. The motion carried.

(d) Moved by Sarah Hoops seconded by Butch Eley to approve Resolution No. 2017-49 accepting the plat and schedule of assessments as prepared by the City Engineer for special assessments proposed to be levied in Alley Improvement District No. 2013-1, 1st to 2nd Street, Kansas to St. Joseph Avenue. Mr. Wacker gave the staff report. Roll Call: Ayes: John Harrington, Paul Hamelink, Phil Odom, Scott Snell, Butch Eley, Sarah Hoops, Ginny Skutnik, Jeniffer Beahm. Nays: None. The motion carried.

Moved by Ginny Skutnik seconded by Scott Snell there being no further business to come before the Council the meeting be adjourned at 6:10 P.M. Roll Call: Ayes: John Harrington, Paul Hamelink, Phil Odom, Scott Snell, Butch Eley, Sarah Hoops, Ginny Skutnik, Jeniffer Beahm. Nays: None. The motion carried.

APPROVED:

_____
Corey Stutte, Mayor

ATTEST:

_____
Kimberly S. Jacobitz, City Clerk

(S E A L)

CITY OF HASTINGS, NEBRASKA
MINUTES OF CITY COUNCIL WORKSESSION
Monday, October 16, 2017

Pursuant to due call and notice thereof, a Worksession of the City Council of the City of Hastings, Nebraska was conducted in the Second Floor Conference Room of City Hall, 220 N. Hastings Avenue, on October 16, 2017.

The Worksession was called to order at 5:30 p.m. by Councilmember John Harrington with the following members present: Paul Hamelink, Phil Odom, Scott Snell, Sarah Hoops, Ginny Skutnik, Jeniffer Beahm, and Mayor Stutte. Absent: Butch Eley.

Council President Harrington stated that the Open Meetings Act is posted on the wall of the 2nd Floor Conference room and that prior to this meeting a notice was posted on the bulletin board at the City Building, that each Councilmember and Mayor received a copy of the proposed agenda and that an agenda for such meeting, kept continuously current, is available for public inspection and that said meeting is held in open session.

Presentation of Heartland Pet Connection Annual Report - Jennie Theesen

Jennie Theesen, Heartland Pet Connection, gave an annual report to council. They rely heavily on volunteers, which range in number from 25 to 50 throughout the year. Mr. Ptak stated that Heartland Pet Connection has done an excellent job at caring for their animals and has been a great help with animal bite cases. (Report is attached and made a part of these minutes.)

Discussion of amendment to City Code dealing with parking on vacant lots

Don Threewitt, Director of Development Services, gave a staff report. An issue was brought up to staff that could not be addressed, because of a gap in the City Code. The original intent was to address properly licensed vehicles parked on vacant lots, with exceptions allowed. There will be a conditional use permit recourse. The city does not want empty residential lots becoming parking lots. There is currently no parking allowed in front yards.

Joe Patterson will send a list of complaint properties to council.

Discussion of amendment to City Code dealing with placing of dumpsters and roll-off containers on public streets.

Mark Evans, Building Inspector, gave a staff report. This amendment would require dumpster permits to be obtained, targeting large construction-type dumpsters parked on the street. The hauler would be required to obtain the 30-day permit and post it to the dumpster. Their concern was being able to get a permit immediately, which now could be obtained online. No site plan is required to acquire a permit. The 30-day permit could be extended one time, but if additional time is required, they must re-apply for the dumpster permit. The possibility of adding the permit into a building permit was discussed. The goal is to know where the large dumpsters are located for multiple reasons, including public safety aspect and emergency response

personnel. Discussion ensued regarding time length of permits: 72 hours or less with no fee and over 72 hours charged a nominal fee, per the city's Fee Resolution.

Moved by Ginny Skutnik seconded by Phil Odom to move into closed session at 6:08p.m. to discuss litigation and personnel. Roll Call: Ayes: John Harrington, Paul Hamelink, Phil Odom, Scott Snell, Sarah Hoops, Ginny Skutnik, Jeniffer Beahm. Nays: None. Absent: Butch Eley. The motion carried.

Moved by Ginny Skutnik seconded by Jeniffer Beahm to come out of closed session at 7:03p.m. Roll Call: Ayes: John Harrington, Paul Hamelink, Phil Odom, Scott Snell, Sarah Hoops, Ginny Skutnik, Jeniffer Beahm. Nays: None. Absent: Butch Eley. The motion carried.

Moved by Ginny Skutnik seconded by Jeniffer Beahm there being no further business to adjourn at 7:03p.m. Roll Call: Ayes: John Harrington, Paul Hamelink, Phil Odom, Scott Snell, Sarah Hoops, Ginny Skutnik, Jeniffer Beahm. Nays: None. Absent: Butch Eley. The motion carried.

Fund/Dept/Acct	Vendor Name	Invoice #	Invoice Desc.	Check #	Due Date	Posting Date	Amount
Fund: 001 GENERAL FUND							
Dept: 000.000							
001-000.000-463.375 Program Fee							
	HOLLISTER/JALYNDA//	35957	REFUND - FALL VB TOURNAMI	0	10/11/2017	10/20/2017	90.00
	MARTIN/CHRISTY//	35985	REFUND - FALL VB TOURNAMI	0	10/11/2017	10/20/2017	90.00
	MARTIN/MERCEDEZ//	35956	REFUND - FALL VB TOURNAMI	0	10/11/2017	10/20/2017	90.00
	MC CASLIN/MAGGIE//	35960	REFUND - FALL VB TOURNAMI	0	10/11/2017	10/20/2017	90.00
	MONTAGUE/JOTIE//	35955	REFUND - FALL VB TOURNAMI	0	10/11/2017	10/20/2017	90.00
	SMITH/MISSY//	35952	REFUND - FALL VB TOURNAMI	0	10/10/2017	10/20/2017	90.00
							540.00
					Total Dept. 000000:		**540.00**
Dept: 080.000 Development Servi							
001-080.000-726.200 Telephone							
	VERIZON WIRELESS	9794003190	10/7 - 11/6 CELL PHONES	0	10/06/2017	10/20/2017	224.57
							224.57
					Total Dept. Development Services:		**224.57**
Dept: 120.000 Cemetery							
001-120.000-726.200 Telephone							
	VERIZON WIRELESS	9794003190	10/7 - 11/6 CELL PHONES	0	10/06/2017	10/20/2017	33.46
							33.46
					Total Dept. Cemetery:		**33.46**
Dept: 130.000 Parks							
001-130.000-726.200 Telephone							
	VERIZON WIRELESS	9794003190	10/7 - 11/6 CELL PHONES	0	10/06/2017	10/20/2017	107.76
							107.76
					Total Dept. Parks:		**107.76**
Dept: 230.000 Hastings Fire & Re							
001-230.000-726.200 Telephone							
	VERIZON WIRELESS	9794003190	10/7 - 11/6 CELL PHONES	0	10/06/2017	10/20/2017	534.70
							534.70
					Total Dept. Hastings Fire & Rescue:		**534.70**
Dept: 230.300 Ambulance Service							
001-230.300-726.200 Telephone							
	VERIZON WIRELESS	9794003190	10/7 - 11/6 CELL PHONES	0	10/06/2017	10/20/2017	414.07
	VERIZON WIRELESS	9794003192	AMBULANCE IPADS	0	10/06/2017	10/20/2017	320.08
	VERIZON WIRELESS	9794003191	AMBULANCE - IPADS	0	10/06/2017	10/20/2017	105.84
							839.99
					Total Dept. Ambulance Service:		**839.99**
Dept: 620.000 Airport							
001-620.000-726.200 Telephone							
	VERIZON WIRELESS	9794003190	10/7 - 11/6 CELL PHONES	0	10/06/2017	10/20/2017	33.75
							33.75
					Total Dept. Airport:		**33.75**
					tal Fund GENERAL FUND:		**2,314.23**
Fund: 180 STREET FUND							
Dept: 000.000							
180-000.000-726.200 Telephone							

Fund/Dept/Acct	Vendor Name	Invoice #	Invoice Desc.	Check #	Due Date	Posting Date	Amount
	VERIZON WIRELESS	9794003190	10/7 - 11/6 CELL PHONES	0	10/06/2017	10/20/2017	170.67
	VERIZON WIRELESS	9794003190	10/7 - 11/6 CELL PHONES	0	10/06/2017	10/20/2017	120.88
							291.55
						Total Dept. 000000:	**291.55**
						Total Fund STREET FUND:	**291.55**
Fund: 190 KENO BETTERMENT F							
Dept: 000.000							
190-000.000-729.102 State Lottery							
	NE DEPT.OF REVENUE *2	Q3 KENO TAXES	3RD QRT 2017 KENO TAXES	0	10/17/2017	10/20/2017	15,289.00
							15,289.00
						Total Dept. 000000:	**15,289.00**
						ENO BETTERMENT FUND:	**15,289.00**
Fund: 610 LANDFILL FUND							
Dept: 000.000							
610-000.000-726.200 Telephone							
	VERIZON WIRELESS	9794003190	10/7 - 11/6 CELL PHONES	0	10/06/2017	10/20/2017	66.94
							66.94
						Total Dept. 000000:	**66.94**
						tal Fund LANDFILL FUND:	**66.94**
						Grand Total:	**17,961.72**

Distribution Register by Check

HASTINGS UTILITIES

From Check No.: 35734 To Check No.: 35908

Printed: 11/3/2017 16:19

From Check Date: 10/20/2017 - To Check Date: 11/03/2017

Check No	Supplier	Supplier Name	Invoice Number	Invoice Description	Invoice Amt	Charge Code	GL Amount
35734	24975	FEDEX	5-958-90908	DELIVERY SERVICE	311.29	1 30297	311.29
			5-958-90908-1	DELIVERY SERVICE	(134.11)	1 30297	(134.11)
					177.18		177.18
35735	34425	HERITAGE BANK	102017	EMPLOYEE FLEX PLAN DEDUCTION	7,685.73	1 61292	7,685.73
35736	41200	KATHLEEN A LAUGHLIN	102017 15-41723-T	REMIT GARNISHMENT	180.00	1 62410	180.00
35737	52800	NE DEPT OF HEALTH & HUMAN SE	PWS3100101	HASTINGS MUNICIPAL WELL 36	2,850.00	1 30319	2,850.00
35738	53076	NE DEPT OF LABOR-UNEMPLOYME	102017 W-0621	REMIT GARNISHMENT	94.36	1 62410	94.36
35739	53225	NE DEPT. OF REVENUE	102017 LEVY 2179	REMIT GARNISHMENT	492.65	1 62410	492.65
35740	54526	NEBRASKA PUBLIC POWER DISTR	9000023840	SUBSTATION MAINTENANCE	383.01	2 25707	383.01
35741	70300	STATE DISBURSEMENT UNIT	102017 CO 148253	REMIT GARNISHMENT	248.00	1 62410	248.00
35742	24975	FEDEX	5-965-58906	DELIVERY SERVICE	87.71	1 30297	87.71
35743	32375	HASTINGS, CITY OF	101617	BUILDING PERMIT	47.19	2 20690	47.19
			HAST2017	BROKER FEE	10,645.00	2 21651	10,645.00
			HAST2017-1	WORKERS COMPENSATION INSUR	175,265.00	2 21651	175,265.00
					185,957.19		185,957.19
35744	53575	NEBRASKA STATE TREASURER	21413	REMIT UNCLAIMED PROPERTY	56.43	1 69030	56.43
35745	55725	NORTHERN SAFETY CO., INC.	902647648	GLOVES	597.22	1 61561	597.22
35746	63940	RICHWELD FABRICATION	1106	WELDING FALL PLATES	2,215.50	2 25135	715.50
						2 25135	1,500.00
					2,215.50		2,215.50
35747	77050	VERIZON WIRELESS	9794340524	MACHINE TO MACHINE SHARING	54.64	1 69180	27.32
						2 25700	27.32
					54.64		54.64
35748	56925	OMAHA VALVE & FITTING CO.	4145509	FITTINGS FOR NDS	760.09	2 25120	760.09
35749	63940	RICHWELD FABRICATION	1113	WELDING FALL PLATES	1,107.75	2 25700	1,107.75
35750	32225	HASTINGS AREA CHAMBER OF CC	102417	RETIREMENT GIFT	150.00	1 69260	150.00
35751	34425	HERITAGE BANK	110317	EMPLOYEE FLEX PLAN DEDUCTION	7,685.73	1 61292	7,685.73
35752	53076	NE DEPT OF LABOR-UNEMPLOYME		REMIT GARNISHMENT	94.36	1 62410	94.36
35753	53225	NE DEPT. OF REVENUE	110317 LEVY#2175	REMIT GARNISHMENT	492.65	1 62410	492.65
35754	70300	STATE DISBURSEMENT UNIT	110317	REMIT GARNISHMENT	248.00	1 62410	248.00
35755	76125	UNITED SERVO HYDRAULICS, INC.	1710028	CALIBRATE VALVES	2,377.00	2 25135	877.00
						2 25135	1,500.00
					2,377.00		2,377.00
35756	00004	1ST CHOICE LAWN & PEST SOLUT	100617	PIGEON CONTROL	2,231.37	2 25115	731.37
						2 25115	1,500.00
					2,231.37		2,231.37
35757	01505	ACROMAG, INC	96005	PARTS FOR EMRC STACK FLOW	780.81	2 20684	780.81
35758	02675	AIRGAS USA, LLC	9947823250	CYLINDER RENTAL	48.74	2 25125	48.74
35759	03195	ALL FASTENERS	02-8031	HEX NUTS	403.20	1 61561	403.20
35760	04275	AMERICAN FENCE COMPANY, INC.	12360	REPAIR FENCE	1,295.00	1 61630	1,295.00
			12411	PARTS FOR FRONT GATE	206.54	2 75115	206.54
					1,501.54		1,501.54
35761	04675	AMERICAN PUBLIC POWER ASSOC	302631	SAFETY MANUALS	742.00	2 29270	742.00
35762	05725	ANIXTER INC.	523 270261	NDS SCADA FILTER	100.43	2 25055	100.43
35763	05750	ANSTINE FIRE EQUIPMENT	3606	FIRE EXTINGUISHER	492.20	1 35052	492.20
35764	06320	ARVOS RAYMOND BARTLETT SNO	093017	DELIVERY CHARGES	218.71	2 25124	218.71
35765	06710	ATLAS COPCO COMPRESSORS LL	963051	ITEMS FOR NDS AIR COMPRESSOR	109.58	2 25140	109.58

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HASTINGS UTILITIES

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Check No	Supplier	Supplier Name	Invoice Number	Invoice Description	Invoice Amt	Charge Code	GL Amount
35766	08100	BEARING DISTRIBUTORS	6090379	OIL SEALS	500.40	2 25135	500.40
			6105994	PARTS FOR FAN	87.07	2 25125	87.07
			6105995	REPLACEMENT FILTERS	180.04	2 25125	180.04
					767.51		767.51
35767	08925	BIG G	584301/1	BLADE	17.58	1 15750	17.58
			584623/1	BACK BRACE	15.45	1 39270	15.45
			584987/1	WALL CLOCK	16.90	1 69210	16.90
			585268/1	SUPPLIES	1,323.81	1 61561	1,323.81
			585269/1	LED LAMPS	34.53	2 24182	34.53
					1,408.27		1,408.27
35768	09025	BLACK & VEATCH CORPORATION	6701841	BIENNIAL REPORT	11,000.00	2 29235	11,000.00
35769	10775	C D W GOVERNMENT, INC.	HPF1828	SOFTWARE	356.50	1 49210	356.50
			KJF5225	BATTERY	160.20	1 69180	160.20
			KMG5998	COMPUTER MONITOR	460.38	1 69210	460.38
					977.08		977.08
35770	10820	C E I SECURITY & SOUND	2017469	MOBILE CAMERA	3,620.20	1 69190	285.00
						1 69190	1,215.00
						1 69190	2,120.20
			2017470	INSTALL MICROPHONES	1,022.00	2 75065	1,022.00
			2017474	ELECTRONIC ACCESS CONTROL	3,359.80	2 23110	1,500.00
						2 23110	1,859.80
			2017475	ELECTRONIC ACCESS CONTROL	15,929.10	1 63900	1,500.00
						1 63900	14,429.10
			2017477	DOOR ACCESS CONTROL	3,834.40	2 20689	1,500.00
						2 20689	2,334.40
					27,765.50		27,765.50
35771	12225	CENTRA CHEMICAL SERVICE	41521	ICE MELT	128.25	1 69330	128.25
35772	12625	CENTRAL NEBRASKA COLLECTION	103117	COLLECTION AGENCY FEES	282.59	1 69030	114.47
						1 69040	168.12
					282.59		282.59
35773	13075	CHARTER COMMUNICATIONS	100717-035400110(	PHONE AND INTERNET	1,221.21	1 69180	90.00
						1 69190	410.00
						1 69210	721.21
					1,221.21		1,221.21
35774	13610	CINTAS CORPORATION	449656474	UNIFORM SERVICE	227.25	1 49270	11.72
						1 69270	4.63
						2 29270	210.90
			449656478	UNIFORM SERVICE	164.20	2 79275	164.20
			449657576	UNIFORM SERVICE	227.25	1 49270	11.72
						1 69270	4.63
						2 29270	210.90
			449657580	UNIFORM SERVICE	164.20	2 79275	164.20
			449658693	UNIFORM SERVICE	227.25	1 49270	11.72
						1 69270	4.63
						2 29270	210.90
			449658697	UNIFORM SERVICE	164.20	2 79275	164.20
					1,174.35		1,174.35
35775	15575	CONSOLIDATED CONCRETE CO.	226491	CRUSHED LIMESTONE	2,614.27	2 95115	1,114.27
						2 95115	1,500.00
			226516	CRUSHED LIMESTONE	533.13	2 95115	533.13
			226585	CRUSHED LIMESTONE	2,113.30	2 95115	613.30
						2 95115	1,500.00
			226835	CRUSHED LIMESTONE	267.26	2 20398	267.26
			226926	ROAD GRAVEL	234.22	1 35580	234.22
					5,762.18		5,762.18
35776	16695	CORE & MAIN LP	H889093	PACKING, FOSTER ADAPTER	365.40	1 35580	115.55
						1 61561	249.85
			H955680	SERVICE SADDLES	701.96	1 61561	701.96
					1,067.36		1,067.36
35777	16720	CORLEY GASKET COMPANY	0025453-IN	RUBBER GASKETS	320.74	1 15734	320.74
35778	16825	CORNHUSKER CLEANING SYSTEM	97115	TRUCK WASH SOAP	387.87	1 61847	387.87
35779	17475	CREDIT MANAGEMENT	103117	COLLECTION AGENCY FEES	318.62	1 69030	93.03
						1 69040	225.59
					318.62		318.62
35780	19225	DELKEN PRESS	101917	PRINTED MATERIAL	460.01	1 69060	460.01

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35781	20325	DITCH WITCH UNDERCON	W02578	REPLACEMENT CHAIN AND TEETH	3,018.40	1 61843	1,500.00
						1 61843	1,518.40
					3,018.40		3,018.40
35782	21375	DUTTON-LAINSON COMPANY	768936-1	LAMP AND BASE	60.40	2 21561	60.40
			769027-1	COPPER WIRE	961.71	2 20398	961.71
			S95265-1	SUBSTATION ARRESTORS	5,598.63	2 25700	1,500.00
						2 25700	4,098.63
			S96170-1	VIBRATION DAMPER	3,105.68	2 20028	1,500.00
						2 20028	1,605.68
			S96549-1	VACUUM SWITCH	1,110.96	2 25700	1,110.96
					10,837.38		10,837.38
35783	21975	EAKES OFFICE EQUIPMENT	179993-0	LEAD AND PAPER	5.94	1 39210	2.97
						1 69180	2.97
			7366393-0	DESK PAD	40.02	1 69210	40.02
			7366741-0	DESK TRAY	7.44	1 69210	7.44
			7369140-0	DRY ERASE BOARD	6.83	1 69180	6.83
			7370927-0	CARBON PAPER	2.97	1 39210	2.97
			7371492-0	DRY ERASE BOARD	380.92	1 69210	380.92
					444.12		444.12
35784	22025	EARL MAY SEED & NURSERY	002-00030776	TREES	2,710.30	2 25830	1,210.30
						2 25830	1,500.00
			002-00030803	TREES	159.42	2 25830	159.42
					2,869.72		2,869.72
35785	22225	ECHO ELECTRIC SUPPLY	S7360533.001	FOUNTAIN LIGHT BASES	246.66	1 69330	246.66
35786	23125	EMERSON PROCESS MANAGEMEN	9067572	SERVICE AGREEMENT	3,041.60	2 25037	1,500.00
						2 25037	1,541.60
					3,041.60		3,041.60
35787	23725	ERIKSEN CONSTRUCTION CO., INC	653-10	N BALTIMORE REVERSE OSMOSIS	470,154.42	1 30318	470,154.42
35788	24225	F C X PERFORMANCE	4083577	VALVE	677.86	2 25125	677.86
35789	24975	FEDEX	5-973-38936	DELIVERY SERVICE	177.95	1 30297	177.95
35790	25000	FED EX CUSTOM CRITICAL	29185174	FREIGHT CHARGE	4,838.26	2 20453	4,838.26
35791	28975	G S I ENGINEERING LLC	64621	CONCRETE TESTING	75.00	1 30318	75.00
35792	29560	GLOBAL RECRUITERS OF ELIZABE	22089	RECRUITING SERVICES	53,373.60	1 69230	53,373.60
35793	30325	GRAYBAR ELECTRIC CO.	9300566659	REPLACEMENT KEY	82.35	2 20685	82.35
			9300617945	TERMINAL LUG	1,141.60	2 21561	1,141.60
			9300644824	GLOVES	1,605.00	2 21561	1,605.00
					2,828.95		2,828.95
35794	30935	GRUMMERT PROFESSIONAL SERV	43	RESET PROPERTY PINS	800.00	1 69180	800.00
35795	31075	GUSTAVE A. LARSON CO.	GRI0119789	A/C FILTERS	105.18	2 25115	105.18
35796	31325	H D R ENGINEERING INC.	1200079213	ENGINEERING SERVICES	6,330.18	1 30318	6,330.18
35797	31404	H M LIFE INSURANCE COMPANY	110117	EMPLOYEE HEALTH INSURANCE	41,821.36	1 62414	41,821.36
35798	31475	HACH COMPANY	10670884	CHEMICALS FOR BOILER	65.07	2 25025	65.07
35799	32225	HASTINGS AREA CHAMBER OF CC	2114	RETAIL DEVELOPMENT	7,500.00	1 69230	7,500.00
35800	32375	HASTINGS, CITY OF	101917	GAS EXAM FEES	75.00	1 19220	75.00
			102617	BUILDING PERMIT	63.64	1 30319	63.64
					138.64		138.64
35801	32425	HASTINGS, CITY OF	110817	COMBINED BOND PAYMENT FUND	150,282.00	1 61322	150,282.00
35802	32525	HASTINGS, CITY OF	110117	IN LIEU OF TAXES	235,646.00	1 14080	21,008.00
						1 34080	24,891.00
						1 44080	19,464.00
						2 24080	170,283.00
					235,646.00		235,646.00
35803	32725	HASTINGS ECONOMIC DEVELOPM		2017 AGREEMENT	10,416.00	1 69230	10,416.00
35804	33115	HASTINGS PHYSICAL THERAPY	3280	ONSITE PT, PHYSICAL	855.00	1 49260	50.00
						1 69260	460.00
						2 29265	345.00

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					855.00		855.00
35805	33275	HASTINGS UTILITIES	092117	REPLENISH PETTY CASH	32.07	2 25120	32.07
			101417	REPLENISH PETTY CASH	21.69	2 85125	21.69
					53.76		53.76
35806	33375	HATTEN ELECTRIC SERVICE	101917	PUMP MOTOR	200.32	1 45460	200.32
35807	34425	HERITAGE BANK	110117	EMPLOYEE HEALTH INSURANCE FI	297,829.54	1 61292	297,829.54
35808	35250	HOMETOWN LEASING	007-22793820	COPIER LEASE	69.00	1 49210	69.00
			011-22793634	COPIER LEASE	72.80	2 75065	72.80
					141.80		141.80
35809	37040	I S S	20170399	CAMERA INSTALLATION	2,073.08	2 75115	573.08
						2 75115	1,500.00
					2,073.08		2,073.08
35810	40525	K & G PLUMBING	171154	REPLACE WATER SERVICE	1,810.00	1 35570	310.00
						1 35570	1,500.00
			171155	REPLACE WATER SERVICE	2,115.00	1 35570	615.00
						1 35570	1,500.00
					3,925.00		3,925.00
35811	40875	K T HEATING & AIR COND. INC.	1110-47004	REPAIRS TO ERU LOUVRES	968.00	1 45451	968.00
35812	41325	KELLY SUPPLY CO.	15091637-0	WASHERS	18.24	1 15750	18.24
35813	42425	KRIZ-DAVIS COMPANY	S101533027.002	LAGOON BUILDING PUMP	630.75	1 40323	630.75
			S101533027.003	LAGOON BUILDING PUMP PARTS	368.75	1 40323	368.75
			S101533027.006	LAGOON BUILDING PUMP PARTS	1,231.54	1 40323	1,231.54
			S101533027.008	LAGOON BUILDING PUMP	2,575.20	1 40323	1,075.20
						1 40323	1,500.00
			S101564781.006	METER PEDESTAL AND SLEEVE	2,712.45	2 21561	2,712.45
			S101605722.001	RETURNED HARD HAT TETHERS	(212.93)	2 29270	(212.93)
			S101635311.001	MOUNTING BRACKETS	4,550.03	2 29270	1,500.00
						2 29270	3,050.03
			S101639026.001	REPLACEMENT BUTTON	155.86	2 25126	155.86
			S101639137.006	LAGOON PUMP AND GRINDER	25.40	1 40323	25.40
			S101639137.008	LAGOON PUMP AND GRINDER	280.52	1 40323	280.52
			S101639137.009	LAGOON PUMP & GRINDER PARTS	40.41	1 40323	40.41
			S101639670.001	ANALOG MODULE	490.78	1 45462	490.78
			S101643147.004	TAPE	3.58	2 21561	3.58
			S101643147.005	TAPE	25.09	2 21561	25.09
			S101644636.001	ASR FIBER BRACKET	197.44	1 30296	197.44
			S101644636.003	ASR FIBER	1,272.29	1 30296	1,272.29
			S101653901.001	ELECTRIC V-WATCH	863.09	2 29270	863.09
			S101655204.001	IO MODULE	499.55	1 45462	499.55
					15,709.80		15,709.80
35814	42625	KULLY PIPE & STEEL CORP.	679408	STEEL TUBING	844.81	1 45450	844.81
			680330	VALVE AND ADAPTER	4,779.01	1 61561	4,779.01
					5,623.82		5,623.82
35815	42825	L C L TRUCK EQUIPMENT INC	147834	REMOVE & REPLACE TRUCK BOX	246.64	1 61842	246.64
35816	43075	LAKELAND ENGINEERING EQUIP C	14125151-02	ATC TIMER	708.38	2 95126	708.38
35817	44325	LINWELD	16343671	HYDROGEN	763.37	2 75055	763.37
			16346172	WELDING HELMET	48.52	1 15750	48.52
			16352092	WELD ROD	566.27	1 61561	566.27
			16352105	EPA GAS	307.71	2 25125	307.71
			16364322	OXYGEN	5.98	1 15750	5.98
			16382605	NITROGEN	22.36	2 25020	22.36
					1,714.21		1,714.21
35818	44350	LINCOLN WINWATER CO.	051219 01	CURB SERVICE BOXES	4,044.60	1 61561	4,044.60
			051300 00	FOSTER ADAPTER	2,555.16	1 61561	2,555.16
			051482 00	MJ PLUG AND CAP	759.70	1 61561	759.70
					7,359.46		7,359.46
35819	44650	LOCHLAND COUNTRY CLUB	BG-1371 103017	MEAL EXPENSE	369.67	1 69220	369.67
35820	44720	LOGIC, INC.	INV120255	CONVERTER	1,086.30	2 25820	1,086.30
			INV120395	FIBER OPTIC CONVERTER	547.73	2 25820	547.73
					1,634.03		1,634.03
35821	45375	M S C INDUSTRIAL SUPPLY CO INC	65188708	URINAL SCREENS	99.12	2 75065	99.12
			65253318	GLOVES	165.53	2 75065	165.53
			65734648	PLASTIC NOTICE SIGN	32.91	2 95065	32.91

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			67012528	OIL PADS	157.85	2 75065	157.85
			C64123458	GLOVES AND SOAP	405.44	2 25065	239.91
						2 75065	165.53
			C65803738	FILTERS	19.70	2 25125	19.70
					880.55		880.55
35822	46075	MARTIN ENGINEERING	0000527108	ITEMS FOR CRUSHER FEEDER	4,384.24	2 95126	1,500.00
						2 95126	2,884.24
					4,384.24		4,384.24
35823	46175	MARY LANNING MEMORIAL HOSPI	114	FLU SHOTS	2,970.00	1 19260	270.00
						1 39260	180.00
						1 49260	30.00
						1 69260	1,110.00
						2 29260	300.00
						2 29265	1,080.00
					2,970.00		2,970.00
35824	46422	MCCARTER & ENGLISH LLP	8136961	LEGAL SERVICES	1,158.80	1 19230	1,158.80
35825	46470	MCCROMETER HEMET	501546 RI	REPAIR WELL METERS	1,745.08	1 35052	990.24
						1 35540	245.08
						1 35540	509.76
					1,745.08		1,745.08
35826	46675	MCMASTER-CARR SUPPLY CO.	48003733	REBAR CAPS	16.56	2 75125	16.56
35827	46860	MECHANICAL DYNAMICS & ANALY	627368	TURBINE PARTS	1,012.60	2 25135	1,012.60
35828	47500	METLIFE-GROUP BENEFITS	110117	EMPLOYEE LIFE INSURANCE	2,611.61	1 19260	246.83
						1 39260	172.46
						1 49260	126.09
						1 69260	722.59
						2 29260	334.21
						2 29265	1,009.43
					2,611.61		2,611.61
35829	48675	MID-NEBRASKA LUBRICANTS	357061	GASOLINE	3,211.07	1 61511	3,211.07
35830	51050	MSDS ONLINE	169163	ONLINE SUBSCRIPTION-SAFETY	4,132.33	1 69270	1,500.00
						1 69270	2,632.33
					4,132.33		4,132.33
35831	51573	MYERS CONSTRUCTION, INC.	101117	WATER MAIN CONTRACT	55,937.12	1 30337	1,499.97
						1 30337	54,437.15
					55,937.12		55,937.12
35832	51625	S D MYERS LLC	771407	OIL TESTING	11,507.00	2 25700	1,500.00
						2 25700	10,007.00
					11,507.00		11,507.00
35833	51825	N A P A AUTO PARTS	746122	FILTERS	115.44	1 61561	115.44
35834	52825	NDEQ - FISCAL SERVICES	101217	WWTF CERTIFICATION	150.00	1 49300	150.00
35835	53925	NEBRASKA EYE CARE	092517	PRESCRIPTION SAFETY GLASSES	337.00	1 69270	337.00
35836	53975	NEBRASKA FIRE SPRINKLER CORI	2517	RESET FIRE SYSTEM VALVE	335.00	2 25145	335.00
35837	54075	NEBRASKA IOWA INDUSTR FASTE	5766477	CONNECTOR	50.43	1 61561	50.43
35838	54125	NEBRASKA MACHINERY CO.	INV212294	SEMI ANNUAL INSPECTION	345.00	1 45460	345.00
35839	54475	NEBR. PUBLIC HEALTH ENV. LAB	493479	WATER TESTING	551.00	1 30297	551.00
			493518	WATER TESTING	418.00	1 30297	418.00
			493585	WATER TESTING	1,023.00	1 35531	1,023.00
					1,992.00		1,992.00
35840	54526	NEBRASKA PUBLIC POWER DISTR	35099	TRANSMISSION SERVICE	42,847.28	2 22322	42,847.28
35841	55558	NORTH CENTRAL SAFETY SUPPLY	1002	FIRST AID AND AED SUPPLIES	292.08	1 69270	292.08
35842	55910	NORTH/STAR UTILITIES SOLUTION	CT033943	CLEANUP SOFTWARE DATABASE	1,680.00	1 63990	180.00
						1 63990	1,500.00
					1,680.00		1,680.00
35843	56625	O'KEEFE ELEVATOR CO., INC.	00463563	MAINTENANCE AGREEMENT	246.29	2 25115	246.29
			01366494	REPAIR ELEVATOR	168.00	1 45450	168.00
			01366844	ANNUAL TEST	310.00	1 45450	310.00
					724.29		724.29

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35844	56765	OMAHA PNEUMATIC	20771	PARTS FOR NDS AIR COMPRESSOI	3,330.57	2 25140	1,500.00
						2 25140	1,830.57
					3,330.57		3,330.57
35845	56925	OMAHA VALVE & FITTING CO.	4144908	PUSH-ON HOSE	96.28	2 25135	96.28
35846	57375	OVERHEAD DOOR CO. OF HASTIN	289629	REMOVE & REPLACE SLATS	1,358.00	2 95115	1,358.00
35847	57975	PARAMOUNT LINEN & UNIFORM	50100	RUG AND LAUNDRY SERVICE	7.70	1 61630	7.70
			50581	RUG AND LAUNDRY SERVICE	29.05	1 69330	29.05
			51063	RUG AND LAUNDRY SERVICE	18.19	1 45450	18.19
			51073	RUG AND LAUNDRY SERVICE	47.12	2 25065	47.12
			52294	RUG AND LAUNDRY SERVICE	7.70	1 61630	7.70
			52761	RUG AND LAUNDRY SERVICE	29.05	1 69330	29.05
			53242	RUG AND LAUNDRY SERVICE	31.51	1 69330	31.51
			53270	RUG AND LAUNDRY SERVICE	47.12	2 25065	47.12
			54475	RUG AND LAUNDRY SERVICE	7.70	1 61630	7.70
			55437	RUG AND LAUNDRY SERVICE	18.19	1 45450	18.19
					243.33		243.33
35848	58065	PARR, RYAN	100917	EMPLOYEE REIMBURSEMENT	1,528.50	2 29265	1,528.50
35849	59275	PIPING RESOURCES, INC.	0262759-IN	REPLACE VALVE	1,154.52	2 25115	1,154.52
35850	59925	POSTMASTER	102017	FIRST CLASS PRESORT PERMIT	225.00	1 69170	225.00
			102017-1	BRM PERMIT	225.00	1 69170	225.00
			102017-2	BRM ANNUAL MAINTENANCE	685.00	1 69170	685.00
			110117	POSTAGE	5,600.00	1 69170	5,600.00
					6,735.00		6,735.00
35851	60375	PRECISION HEATING & AIR	23325	REPLACE MOTOR	307.30	1 69330	307.30
35852	60675	PRESTO-X-COMPANY	6230082	PEST CONTROL SERVICE	525.00	1 45470	525.00
35853	61475	PUBLIC POWER GENERATION AGE	JG-0418	FUEL, O & M	823,807.78	2 22322	313,588.77
				DEBT SERVICE		2 22322	510,219.01
					823,807.78		823,807.78
35854	62735	R S M US LLP	R-5206892-211	PROFESSIONAL SERVICES	3,000.00	2 29230	3,000.00
35855	63725	RELCO FINANCE, INC.	L110103	LOCOMOTIVE LEASES	4,833.60	2 95015	4,833.60
35856	63835	RELIANCE STANDARD LIFE INS CC	110117	EMPLOYEE DISABILITY INSURANCE	4,409.45	1 19260	382.88
						1 39260	250.77
						1 49260	195.61
						1 69260	1,269.60
						2 29260	574.69
						2 29265	1,735.90
					4,409.45		4,409.45
35857	63940	RICHWELD FABRICATION	1095	WELDING PLATES	2,215.50	2 25135	715.50
						2 25135	1,500.00
					2,215.50		2,215.50
35858	65275	S O S PORTABLE TOILETS, INC.	37993	PORTABLE TOILET RENTAL	100.23	2 25135	100.23
			37994	PORTABLE TOILET RENTAL	226.83	1 15750	226.83
					327.06		327.06
35859	65675	SALVATION ARMY	102717	SHARE SOME WARMTH COLLECTIC	410.00	1 62328	410.00
35860	65825	SAPP BROTHERS PETROLEUM, IN	22383770	OIL FOR LOCOMOTIVE	2,845.94	2 95126	1,345.94
						2 95126	1,500.00
			22388100	OIL AND GREASE	5,343.01	2 95126	1,500.00
						2 95126	3,843.01
			22392437	OIL AND GREASE	29.43	2 95126	29.43
					8,218.38		8,218.38
35861	65995	SCALES SALES & SERVICE INC.	9528	WORK DONE ON SCALES	831.45	2 95115	831.45
35862	66275	SCHIMBERG CO.	2162753-00	GASKETS	314.73	2 25135	314.73
35863	67325	SERVI-TECH, INC.	H-970039	WATER TESTING	385.92	1 30297	385.92
			H-970160	WATER TESTING	12.10	1 30297	12.10
			H-970165	WATER TESTING	6.05	1 35532	6.05
			H-970175	WATER TESTING	310.08	1 30297	310.08
			H-970197	WATER TESTING	45.12	1 30337	45.12
			H-970212	WATER TESTING	12.10	1 30297	12.10
			H-970223	WATER TESTING	509.76	1 30297	509.76
			H-970229	WATER TESTING	6.05	1 30297	6.05

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Check No	Supplier	Supplier Name	Invoice Number	Invoice Description	Invoice Amt	Charge Code	GL Amount
			H-970238	WATER TESTING	45.12	1 30337	45.12
			H-970249	WATER TESTING	45.12	1 30337	45.12
			H-970251	WATER TESTING	6.05	1 35531	6.05
			H-970261	WATER TESTING	45.12	1 30337	45.12
			H-970280	WATER TESTING	18.15	1 35531	18.15
			H-970285	WATER TESTING	6.05	1 35532	6.05
			H-970288	WATER TESTING	65.12	1 30337	65.12
					1,517.91		1,517.91
35864	68525	SLOVER & LOFTUS	4025-0917	LEGAL SERVICES	1,898.39	2 29235	1,898.39
35865	68825	SNAP-ON INDUSTRIAL	ARV/33928382	TOOLS FOR MAINTENANCE	35.18	2 25064	35.18
35866	70970	STORMWIND STUDIOS LLC	17424	TRAINING ONLY	990.00	1 69190	990.00
35867	71425	SULLIVAN SHOEMAKER PC LLO	23911	LEGAL SERVICES	380.25	1 39230	380.25
35868	71470	SUNBELT RENTALS	71798016-0002	BOOM RENTAL	1,706.29	2 25124	206.29
						2 25124	1,500.00
			72511980-0001	BOOM RENTAL	1,882.43	2 25135	283.83
						2 25135	1,500.00
						2 75065	98.60
			72511980-0002	FORKLIFT RENTAL	943.53	2 75065	943.53
			72544890-0001	ITEMS FOR OUTAGE USE	1,787.11	2 25135	207.35
						2 25135	1,500.00
						2 75065	79.76
					6,319.36		6,319.36
35869	73175	TEST AMERICA INC.	16176162	WATER TESTING	1,282.50	1 30297	1,282.50
			31168577	WATER TESTING	1,046.00	1 30297	1,046.00
					2,328.50		2,328.50
35870	73575	THOMSEN OIL CO	263683	DIESEL FUEL	1,467.39	2 95015	1,467.39
			263689	DIESEL FUEL	1,292.53	2 95015	1,292.53
			263706	DIESEL FUEL	1,546.11	2 95015	46.11
						2 95015	1,500.00
			263732	DIESEL FUEL	1,124.02	2 95015	1,124.02
					5,430.05		5,430.05
35871	73774	TITAN MACHINERY-HASTINGS	9922967 GP	FILTERS AND OIL	447.07	1 45470	447.07
35872	73976	TOM'S TREE SERVICE	2025	STUMP REMOVAL	657.00	2 25830	657.00
			2032	CHEMICAL APPLICATION	100.00	2 25830	100.00
			2036	TREE TRIMMING AND REMOVAL	5,000.00	2 25830	5,000.00
			2037	TREE TRIMMING AND REMOVAL	5,000.00	2 25830	5,000.00
			2057	TREE TRIMMING AND REMOVAL	5,000.00	2 25830	5,000.00
			2065	STUMP REMOVAL	81.00	2 25830	81.00
					15,838.00		15,838.00
35873	74915	TURBINE PROS	12278	WORK ON CONTROL VALVES	63,089.00	2 25135	1,500.00
						2 25135	61,589.00
					63,089.00		63,089.00
35874	75315	TYNDALE COMPANY	1323040	SAFETY CLOTHING	733.97	2 29270	733.97
35879	75415	U S BANK	102417-448559020(	WESTERN CPE-CONT EDUC	399.00	1 69220	399.00
			102417-448559020(	AMAZON-STANDING DESKS	789.96	1 69030	789.96
			102417-448559030(	NE WIND & SOLAR-REGISTRATION	132.87	1 69220	132.87
			102417-448559070(	MENARDS-FENCE POSTS	27.54	1 15750	27.54
			102417-448559200(	PAULEYS-SONOTUBE	181.20	1 14083	181.20
			102417-448559220(	MUN SUPPLY-SOCKET	58.58	1 35522	58.58
			102417-448559240(	WALMART-CLEANING SUPPLIES	165.51	1 45430	165.51
			102417-448559250(	TRACTOR SUPPLY-AIR COMPRESS	299.99	1 45430	299.99
			102417-448559260(	ROWSE AUTO DETAIL-WINDOW TI	80.25	1 61842	80.25
			102417-448559270(	FASTENAL-BATTERY & CHARGER	196.72	2 25820	196.72
			102417-448559280(	BIG G-BOLTS AND DOWEL	22.81	2 25700	22.81
			102417-448559290(	FASTENAL-FLAT WASHER	5.28	2 21844	5.28
			102417-448559300(	BIG G-CUT KEY	2.14	1 69190	2.14
			102417-448559310(	FASTENAL-CAULKING	42.75	2 75145	42.75
			102417-448559320(	FASTENAL-NUTS AND TAP	53.29	2 25064	9.02
						2 75065	44.27
			102417-448559320(	CPS-PROPANE REFILL	20.30	2 75065	20.30
			102417-448559320(	KELLY SUPPLY-CAM LOCK	110.98	2 95065	110.98
			102417-448559320(	EAKES-CARTRIDGE	22.14	2 75065	22.14
			102417-448559320(	SC BOBCAT-BOLT AND NUT	3.91	2 75065	3.91
			102417-448559320(	FASTENAL-THREAD EZLOK	17.46	2 25124	17.46
			102417-448559320(	NAPA-REPAIR KIT	87.02	2 25064	87.02
			102417-448559320(	MENARDS-COFFEE	7.48	2 75065	7.48
			102417-448559320(	KULLY-BAR STOCK	97.50	2 25124	97.50
			102417-448559330(	RUNCIES - MEETING LUNCH	156.35	2 75065	156.35

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			102417-448559340(	NAPA-RECEIVER HITCH	182.49	1 61842	182.49
			10241701-4485590;	MENARDS-SPRINKLER PARTS	5.67	1 15733	5.67
			10241701-4485592(	BIG G-SUPPLIES	54.23	1 69330	5.06
						2 25820	49.17
			10241701-4485592;	BIG G-WRENCH,ELBOWS	10.52	1 35522	10.52
			10241701-4485592<	MCMASTER-CARR-CLARIFIER PAR1	288.97	1 45460	288.97
			10241701-4485592(	ECHO-REPLACEMENT BREAKER	382.65	1 45450	382.65
			10241701-4485592(	PIZZA HUT-MEAL EXPENSE	22.46	2 25135	22.46
			10241701-4485592;	MENARDS-PAINT SUPPLIES	16.88	2 21844	16.88
			10241701-4485592(	DUTTONS-CONDUIT, FITTINGS	22.02	1 14083	22.02
			10241701-4485592(	HASTINGS FORD-REPAIR LIGHT	51.00	1 61842	51.00
			10241701-4485593(	MENARDS-LED LAMPS	32.08	1 69330	32.08
			10241701-4485593'	BIG G-BUCKETS, LIDS	43.67	2 75065	43.67
			10241702-4485592(	MENARDS-SHELVING	642.96	2 25820	642.96
			10241702-4485592;	JUNIATA CPI-COPPER SULFATE	73.98	1 45021	73.98
			10241702-4485592<	PARKSON-LINER FOR GRIT PUMP	863.77	1 45450	863.77
			10241702-4485592(	PLATTE VALLEY-REPLACE CAMER/	414.50	1 45450	414.50
			10241702-4485592;	VIDEO KINGDOM-BACKUP CAMERA	684.75	1 61842	684.75
			10241702-4485592(	DUTTONS-CONDUIT, FITTINGS	596.49	1 14083	596.49
			10241702-4485592(	DITCH WITCH-TURBO NOZZLES	127.84	2 21843	127.84
			10241702-4485593'	AMAZON-SCREEN PROTECTOR	59.95	2 75065	59.95
			10241703-4485592;	PIZZA HUT-MEAL EXPENSE	40.93	1 35580	40.93
			10241703-4485592<	WALMART-BATTERIES, HANG FILE(	48.06	1 45450	48.06
			10241703-4485592(	LANDMARK-GASKETS	30.48	1 45500	30.48
			10241703-4485592;	DUTTON LAINSON-CONTACTOR	13.23	1 69330	13.23
			10241703-4485592(	DUTTONS-CONNECTORS, CRIMPS	27.38	1 14083	27.38
			10241703-4485592(	CENTRAL NE EQUIP-PARTS	82.07	2 21843	82.07
			10241703-4485593(	TITAN-TAILWHEEL	94.68	1 69330	94.68
			10241703-4485593'	FASTENAL-DRILL BITS	21.47	2 25064	21.47
			10241704-4485592;	RUNZA-MEAL EXPENSE	31.09	1 35580	31.09
			10241704-4485592(	MENARDS-SHOP VACS, PUMPS	429.92	1 45450	429.92
			10241704-4485592;	HATTEN ELEC-ELECTRIC CORD	11.50	1 15750	11.50
			10241704-4485592(	MENARDS-FITTINGS, POWER CORI	86.25	1 14083	52.30
						1 69330	33.95
			10241704-4485592(	NAPA-TRUCK PARTS	200.67	1 61842	200.67
			10241704-4485593(	TITAN-CREDIT ON INVOICE	(94.68)	1 69330	(94.68)
			10241704-4485593'	KULLYS-FITTINGS	718.01	2 25124	718.01
			10241705-4485592;	MENARDS-JOINT SEAL	34.03	1 35580	34.03
			10241705-4485592(	MENARDS-PIPE & HOSE FITTINGS	34.76	1 45460	34.76
			10241705-4485592(	DUTTONS-BULBS AND CONNECTOI	320.36	1 69330	320.36
			10241705-4485592(	PAVELKA-ADJUST AIR BRAKES	81.09	2 21844	81.09
			10241705-4485593(	TITAN-TAILWHEEL	99.89	1 69330	99.89
			10241705-4485593'	PEC-VALVE	820.35	2 25124	820.35
			10241706-4485592;	TITAN-CAB FILTER	79.00	1 61843	79.00
			10241706-4485592(	EAKES-DRY ERASE BOARD	16.19	1 45430	16.19
			10241706-4485592(	FASTENAL-BOLTS, NUTS	30.36	2 25135	30.36
			10241706-4485592(	NAPA-RETURNED PARTS	(33.80)	1 61842	(33.80)
			10241706-4485593(	MENARDS-P-TRAP	4.27	1 61630	4.27
			10241707-4485592;	MATHESON-LENS COVERS	20.51	1 35522	20.51
			10241707-4485592(	DUTTONS-THERMOSTATS, BOXES	33.34	1 45051	33.34
			10241707-4485592(	DINSDALE-SHROUD & COOLANT	153.47	1 61842	153.47
			10241707-4485593(	BIG G-FITTINGS	12.24	1 61630	12.24
			10241708-4485592(	MENARDS-TAPE	8.50	2 25700	8.50
			10241708-4485592(	TITAN-WINDOW LATCH	7.03	1 61843	7.03
			10241708-4485593(	BIG G-WALL ANCHORS	7.62	1 69330	7.62
			10241709-4485592(	AUTO VALUE-PARTS, WIPER BLADI	76.62	1 61842	33.85
						1 61845	42.77
			10241709-4485593(	PRECISION HTG-DRAIN PAN	303.88	1 69330	303.88
			10241710-4485592(	HASTINGS FORD-ENGINE SERVICE	49.90	1 61842	49.90
			10241710-4485593(	BIG G-CHAINSAW CHAPS	81.31	1 69330	81.31
			10241710-4485593;	BIG G-PAINT & HAND CART	163.19	2 25064	117.67
						2 95065	45.52
			10241711-4485592(	PAVELKA-REPAIR HEATER	239.32	1 61845	239.32
			10241711-4485593(	MENARDS-HANGING HOOKS	3.93	1 69030	3.93
			10241711-4485593;	BIG G-PLYWOOD	88.79	2 95065	88.79
			10241712-4485592(	AUTO VALUE-SPARK PLUG	1.88	1 61845	1.88
			10241712-4485593;	NAPA-BRAKE CLEAN	84.35	2 75065	84.35
			10241713-4485592(	ORSCHELNS-DEF FUEL	69.44	1 61845	34.72
						2 21844	34.72
			10241713-4485593;	EAKES-OSHA TAGS	106.99	2 75065	106.99
			10241714-4485592(	BIG G-HINGE AND BOLTS	16.15	2 25820	16.15
			10241714-4485593;	BIG G-CLOROX WIPES	38.17	2 75065	38.17
			10241715-4485593;	MATHESON-CUP BRUSHES	95.26	2 75065	95.26
			10241716-4485593;	KELLY SUPPLY-RTV RED	390.23	2 75125	390.23
			10241717-4485593;	TITAN-FILTERS	152.83	2 75065	152.83
			10241718-4485593;	NAPA-FILTERS	26.21	2 95146	26.21
			10241719-4485593;	AIRGAS-TORCH SHIELDS	27.26	2 75065	27.26
			10241720-4485593;	TITAN-RETURNED FILTERS	(152.83)	2 75065	(152.83)
			10241721-4485593;	TITAN-FILTERS	155.80	2 75065	6.60

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						2 75065	149.20
			10241722-4485593	ECHO-LAMPS	5.86	2 25115	5.86
			10241723-4485593	MATHESON-FLAP DISCS	106.08	2 75065	106.08
			10241724-4485593	ECHO-BALLAST	151.16	2 24167	151.16
			10241725-4485593	BIG G-CLEANING SUPPLIES	172.53	2 75065	172.53
			10241726-4485593	NAPA-BELTS	19.92	2 25115	19.92
			10241727-4485593	ECHO-HOLE PLUGS	32.65	2 25135	32.65
			10241728-4485593	MATHESON-WELDER SUPPLIES	202.71	2 75065	202.71
			10241729-4485593	DUTTON LAINSON-BALLAST KIT	86.15	2 75115	86.15
			10241730-4485593	NAPA-BRAKE CLEAN & GREASE	147.47	2 25125	6.88
						2 75065	140.59
			10241731-4485593	AIRGAS-CUT OFF WHEELS	74.37	2 75065	74.37
			10241732-4485593	AIRGAS-ELECTRODES	43.11	2 75065	43.11
			10241733-4485593	AIRGAS-ELECTRODES	43.13	2 75065	43.13
			10241734-4485593	BIG G-CHAINSAW CHAPS	81.31	2 99275	81.31
			10241735-4485593	FASTENAL-RETURN FASTENERS	(1.58)	2 25135	(1.58)
			10241736-4485593	FASTENAL-FASTENERS	21.42	2 25135	21.42
			10241737-4485593	FASTENAL-FASTENERS	35.81	2 25135	35.81
			10241738-4485593	FASTENAL-FASTENERS, DRILL ROI	98.12	2 25135	98.12
			10241739-4485593	TITAN-AIR FILTER, FREIGHT	84.53	2 75065	8.63
						2 75065	75.90
			10241740-4485593	CPS-FORKLIFT PROPANE	16.67	2 75065	16.67
			10241741-4485593	NAPA-DIE GRINDER	80.77	2 25064	80.77
			10241742-4485593	MATHESON-SPRAY AND NOZZLES	70.79	2 75065	70.79
			10241743-4485593	KULLYS-HOLE SAW, GRINDER	183.08	2 25064	183.08
			10241744-4485593	KULLYS-GALV PIPE	53.84	2 75065	53.84
			10241745-4485593	BIG G-OIL CONT, WIRE WHEELS	33.75	2 25064	17.72
						2 75065	16.03
			10241746-4485593	BIG G-DUSTERS	23.11	2 75065	23.11
			10241747-4485593	EAKES-FLASH DRIVES	80.14	2 75065	80.14
			10241748-4485593	KELLY SUPPLY-DUST CAP	14.74	2 25124	14.74
			10241749-4485593	TITAN-AIR FILTER, FREIGHT	106.38	2 75065	13.33
						2 75065	93.05
			10241750-4485593	CPS-FORKLIFT PROPANE	19.84	2 75065	19.84
			10241751-4485593	EAKES-MARKER AND ERASER	11.06	2 75065	11.06
			10241752-4485593	BIG G-FLEX SEAL, MOUSE TRAPS	293.33	2 75065	16.02
						2 95065	277.31
			10241753-4485593	NAPA-SOCKETS	10.40	2 25064	10.40
			10241754-4485593	EAKES-CARBON PAPER	8.91	2 75065	8.91
			10241755-4485593	KULLYS-SW INSERT	12.13	2 25125	12.13
			10241756-4485593	KELLY SUPPLY-A35 BELTS	14.24	2 95115	14.24
			10241757-4485593	FASTENAL-DUST MASKS	87.79	2 79275	87.79
			10241758-4485593	KELLY SUPPLY-BELTS, ADAPTER	85.67	2 75065	70.44
						2 95115	15.23
					15,658.25		15,658.25
35880	75875	UNITED CONVEYOR SUPPLY CO.	410419	GASKET	156.35	2 25124	156.35
35881	76275	UNITED WAY OF SOUTH CENTRAL	102717	EMPLOYEE DEDUCTIONS	949.38	1 62418	949.38
35882	76375	UNIVERSAL HYDRAULICS INC.	24358	REPAIR BOOM	1,637.10	2 21844	137.10
						2 21844	1,500.00
			24358CR	CREDIT ON SALES TAX	(100.10)	2 21844	(100.10)
					1,537.00		1,537.00
35883	76415	UNIVERSITY OF NEBRASKA	2662110013-16	VADOSE STUDY	4,383.01	1 35531	4,383.01
35884	77225	VIDEO KINGDOM	104881	INSTALL BACKUP CAMERA	438.69	2 21844	438.69
35885	77450	VIVIAL	00396222-102217	ADVERTISING	270.60	1 69210	270.60
35886	77790	W C ENTERPRISES INC	187	POND ASH REMOVAL	4,407.50	2 95015	1,500.00
						2 95015	2,907.50
			190	POND ASH REMOVAL	126,612.64	2 95015	1,500.00
						2 95015	125,112.64
					131,020.14		131,020.14
35887	78775	WEAR-CONCEPTS, INC.	83095	COMPOUND KIT	1,540.74	2 75125	40.74
						2 75125	1,500.00
					1,540.74		1,540.74
35888	79125	WELLS FARGO BANK NEBRASKA N	17090001326	EBOX FEES	1,425.38	1 69030	1,425.38
35889	79275	WESCO RECEIVABLES CORP	918336	SERVICE ENTRANCE SLEEVE	21.40	2 21561	21.40
35890	80275	WOODWARD'S DISPOSAL SERVICI	8764-1635	GARBAGE DISPOSAL	620.40	1 69030	362.90
						1 69210	25.00
						1 69330	232.50
			8764-1636	GARBAGE DISPOSAL	1,250.50	1 45421	1,250.50
			8764-1637	GARBAGE DISPOSAL	379.98	2 75065	379.98

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			8764-1638	GARBAGE DISPOSAL	670.02	1 61630	135.00
						2 25930	535.02
					2,920.90		2,920.90
35891	80425	Y M C A	102717	EMPLOYEE DEDUCTIONS	794.20	1 62418	794.20
35892	R4500	FRINK FARMS	102417	CUSTOMER INCENTIVE - SOIL	50.00	1 35571	50.00
			102417-1	CUSTOMER INCENTIVE - SOIL	65.00	1 35571	65.00
			102417-2	CUSTOMER INCENTIVE - SOIL	510.00	1 35571	510.00
					625.00		625.00
35893	R4501	BETTY JO FINEGAN	110117	CUSTOMER INCENTIVE PAYMENT	75.00	1 35571	75.00
35894	R4502	STAROSTKA GROUP UNLIMITED IN	102717	CUSTOMER INCENTIVE PAYMENT	800.00	2 29140	800.00
			102717-1	CUSTOMER INCENTIVE PAYMENT	300.00	2 29140	300.00
			102717-2	CUSTOMER INCENTIVE PAYMENT	300.00	2 29140	300.00
			102717-3	CUSTOMER INCENTIVE PAYMENT	300.00	2 29140	300.00
			102717-4	CUSTOMER INCENTIVE PAYMENT	300.00	2 29140	300.00
			102717-5	CUSTOMER INCENTIVE PAYMENT	300.00	2 29140	300.00
			102717-6	CUSTOMER INCENTIVE PAYMENT	300.00	2 29140	300.00
					2,600.00		2,600.00
35895	R4503	RUTH A PETERSON	102717	CUSTOMER INCENTIVE PAYMENT	60.00	2 29140	60.00
			102717-1	CUSTOMER INCENTIVE PAYMENT	80.00	2 29140	80.00
			102717-2	CUSTOMER INCENTIVE PAYMENT	80.00	2 29140	80.00
			102717-3	CUSTOMER INCENTIVE PAYMENT	75.00	1 35571	75.00
			102717-4	CUSTOMER INCENTIVE PAYMENT	75.00	1 35571	75.00
					370.00		370.00
35896	R4504	CHRIS HELLEBERG	102717	CUSTOMER INCENTIVE PAYMENT	300.00	2 29140	300.00
35897	R4505	MC ELHINNY BUILDERS	01010500-00	CUSTOMER REFUND	44.48	1 61841	44.48
35898	R4506	SHELLY K CARPENTER	03101570-05	CUSTOMER REFUND	124.42	1 61841	124.42
35899	R4507	COLKING ACUNA	03120345-30	CUSTOMER REFUND	102.02	1 61841	102.02
35900	R4508	REBECCA L KIMMER	10391260-01	CUSTOMER REFUND	100.00	1 61841	100.00
35901	R4509	DONNA J JOHNSON	15601000-02	CUSTOMER REFUND	133.25	1 61841	133.25
35902	R4510	CHAD M ROBISON	20775966-01	CUSTOMER REFUND	173.11	1 61841	173.11
35903	R4511	DONNA L KERR	21813391-01	CUSTOMER REFUND	33.03	1 61841	33.03
35904	R4512	SID #1 OF CLAY COUNTY, NE	22822330-02	CUSTOMER REFUND	319.24	1 61841	319.24
35905	R4513	JESSE D BARNHILL	23850414-13	CUSTOMER REFUND	194.86	1 61841	194.86
35906	R4514	CARLTON J HAVINS	23851000-04	CUSTOMER REFUND	240.81	1 61841	240.81
35907	R4515	STAR HOMES	24901911-00	CUSTOMER REFUND	103.42	1 61841	103.42
35908	R4516	STATE OF NEBRASKA	09361830-22	CUSTOMER REFUND	77.66	1 61841	77.66
			14550790-16	CUSTOMER REFUND	191.72	1 61841	191.72
			20775916-00	CUSTOMER REFUND	59.02	1 61841	59.02
			23860556-31	CUSTOMER REFUND	139.23	1 61841	139.23
					467.63		467.63
				Check Report Total	2,886,996.34		

Distribution Register by Check

HASTINGS UTILITIES

ACH Payments

Printed: 11/3/2017 16:18

From Check Date: 11/13/2017 - To Check Date: 11/13/2017

Check No	Supplier	Supplier Name	Invoice Number	Invoice Description	Invoice Amt	Charge Code	GL Amount
602595	07220	B P ENERGY	1449755	GAS PURCHASES	41,291.96	1 62321	41,291.96
602596	07475	BANK OF NEW YORK MELLON	111017	PRINCIPAL & INTEREST	373,215.00	2 22162	373,215.00
602597	10400	BURLINGTON NORTHERN/SANTA F	222962252	COAL FREIGHT CHARGES	242,543.40	2 22324	242,543.40
602598	45205	M & T BANK-457	102017	EMPLOYEE DEFERRED COMP	535.00	1 62417	535.00
			110317	EMPLOYEE DEFERRED COMP	535.00	1 62417	535.00
					1,070.00		1,070.00
602599	58550	PEABODY ENERGY	5000052420	COAL	127,863.96	2 22324	127,863.96
602600	72300	TALLGRASS INTERSTATE GT, LLC	TIG092017172328	GAS PIPELINE TRANSPORTATION	87,025.74	1 62321	87,025.74
602601	73000	TENASKA POWER SERVICES CO	HASTINGS2017101	PURCHASED POWER	143,492.07	2 22322	143,492.07
602602	76025	UNITED PARCEL SERVICE	00006838E9427	DELIVERY SERVICE	355.46	1 61630	38.70
						2 25135	62.04
						2 85125	8.55
						2 85127	17.61
						2 85135	228.56
					355.46		355.46
602603	79325	WESTERN AREA POWER ADMIN.	BFPB000950917	POWER PURCHASES	130,066.78	2 22322	130,066.78
602604	30575	GREAT WEST LIFE	102017	PENSION	97,157.86	1 62415	97,157.86
			102017-1	EMPLOYEE DEFERRED COMP	10,820.73	1 62417	10,820.73
			102017-2	ROTH CONTRIBUTIONS	5,772.87	1 62417	5,772.87
			110317	PENSION	97,030.10	1 62415	97,030.10
			110317-1	EMPLOYEE DEFERRED COMP	10,823.26	1 62417	10,823.26
			110317-2	ROTH CONTRIBUTIONS	5,759.41	1 62417	5,759.41
					227,364.23		227,364.23
602605	53275	NE DEPT. OF REVENUE	101617	SALES & USE TAX	228,160.38	1 62421	216,659.23
						2 22421	11,501.15
			102517	WITHHOLDING	48,857.67	1 62412	48,857.67
					277,018.05		277,018.05
602606	53775	NEBRASKA CHILD SUPPORT	102017	REMIT GARNISHMENT	3,659.62	1 62410	3,659.62
			110317	REMIT GARNISHMENT	3,659.62	1 62410	3,659.62
					7,319.24		7,319.24
602607	58525	PAYFLEX SYSTEMS USA, INC.	144424-1053566	ACCOUNT FEES	351.55	1 69260	351.55
602608	76225	UNITED STATES TREASURY	102017	FIT & FICA WITHHOLDING	159,809.54	1 62411	72,076.68
						1 62413	87,732.86
			110317	FIT & FICA WITHHOLDING	160,229.06	1 62411	73,192.51
						1 62413	87,036.55
					320,038.60		320,038.60

Check & ACH Total	4,866,012.38
Less Discounts	(227.92)
Total of Checks & ACH Payments	4,865,784.46

Combined	2,246,575.04
Electric	2,619,209.42
Grand Total	4,865,784.46

Fund/Dept/Acct	Vendor Name	Invoice #	Invoice Desc.	Check #	Due Date	Posting Date	Amount
Fund: 001 GENERAL FUND							
Dept: 000.000							
001-000.000-477.160	Out-Of-Distri						
	HASTINGS UTILITIES	ODF2017-8	ODF 2017-8	0	10/16/2017	11/13/2017	13,536.25
	HASTINGS UTILITIES	ODF 2017-7	ODF 2017-7	0	10/16/2017	11/13/2017	1,500.00
							15,036.25
					Total Dept. 000000:		**15,036.25**
Dept: 010.000 City administrator's							
001-010.000-723.050	Advertising						
	HASTINGS TRIBUNE	209687	SEPT ADVERTISING	0	09/30/2017	11/13/2017	995.13
							995.13
001-010.000-727.200	R & M Buildir						
	DUTTON-LAINSON CO.	768539-1	CARBON FILTERS FOR SINK	0	10/09/2017	11/13/2017	20.46
							20.46
001-010.000-729.050	Dues & Subs						
	GOV'T FINANCE OFFICERS A	0152006	GFOA MEMBERSHIP - NASH	0	09/26/2017	11/13/2017	225.00
							225.00
001-010.000-729.150	Other Operat						
	MENARDS - HASTINGS	44650	PUMPKINS / OAK LEAVES	0	10/09/2017	11/13/2017	19.84
							19.84
001-010.000-730.050	Office Supplı						
	BUSINESS WORLD PRODUC	018752	LABEL KIT	0	10/10/2017	11/13/2017	31.99
	BUSINESS WORLD PRODUC	636348	TAPE	0	10/27/2017	11/13/2017	2.09
							34.08
					Total Dept. City administrator's office:		**1,294.51**
Dept: 070.000 Other governmenta							
001-070.000-720.150	Contingency						
	PAY FLEX SYSTEMS USA, IN	21206-1048984	10/17 FEES	0	10/10/2017	11/13/2017	750.00
							750.00
001-070.000-720.307	ELSA Transla						
	REAL TIME TRANSLATION, IN	111506	6 MINS - OCT 1 - 15, 2017	0	10/16/2017	11/13/2017	9.00
							9.00
001-070.000-720.469	Pay Flex Adn						
	PAY FLEX SYSTEMS USA, IN	21206-1048984	10/17 FEES	0	10/10/2017	11/13/2017	150.00
							150.00
001-070.000-720.470	Disability Insı						
	MUTUAL OF OMAHA	000673616171	11/17 LONG TER DISABILITY	0	10/23/2017	11/13/2017	1,602.17
							1,602.17
001-070.000-725.050	Insurance						
	ARTHUR J. GALLAGHER RIS	2323158	RISK PREMIUM	0	09/29/2017	11/13/2017	359,207.48
							359,207.48
001-070.000-725.100	Worker's Cor						
	ARTHUR J. GALLAGHER RIS	2323158	RISK PREMIUM	0	09/29/2017	11/13/2017	374,879.00
							374,879.00
001-070.000-726.300	Waste Dispos						
	WOODWARD'S DISPOSAL SE	8764-1531	TRASH SERVICE	0	10/23/2017	11/13/2017	2,371.76
							2,371.76
001-070.000-729.211	Adams Co. E						
	ADAMS COUNTY CLERK	EMERG MNGT	EMERGENCY MGMT 7/17 - 9/17	0	10/16/2017	11/13/2017	12,559.03

Fund/Dept/Acct	Vendor Name	Invoice #	Invoice Desc.	Check #	Due Date	Posting Date	Amount
							12,559.03
001-070.000-729.429 Seamless Dc							
	SEAMLESS DOCS	1800	FULL USER LICENSE, SUPPOF	0	09/01/2017	11/13/2017	4,940.00
							4,940.00
001-070.000-741.200 Building Impr							
	C D W GOVERNMENT, INC.	KKJ0295	CABLE / STREAMING	0	10/04/2017	11/13/2017	9.96
	C D W GOVERNMENT, INC.	KKL7004	HD VIDEO BOX / STREAMING	0	10/05/2017	11/13/2017	951.48
	JAMESON PAINTING INC	1205	LPS - SEAL EXT WALLS	0	10/09/2017	11/13/2017	5,875.00
	KIRKHAM, MICHAEL & ASSO	87368	PROF ENG SERVICES - EST #1	0	10/24/2017	11/13/2017	1,492.00
							8,328.44
					Dept. Other governmental accounts:		**764,796.88**
Dept: 080.000 Development Servi							
001-080.000-720.300 Professional							
	US BANK CORPORATE PAYM	NFPA	SUBSCRIPTION SERVICE	0	10/24/2017	11/13/2017	1,345.50
							1,345.50
001-080.000-730.050 Office Suppli							
	BUSINESS WORLD PRODUC	635774	OFFICE SUPPLIES	0	10/09/2017	11/13/2017	13.99
	BUSINESS WORLD PRODUC	636246	OFFICE SUPPLIES	0	10/25/2017	11/13/2017	33.14
	US BANK CORPORATE PAYM	MENARDS	OFFICE SUPPLIES - PENCIL SH	0	10/17/2017	11/13/2017	17.28
							64.41
					Total Dept. Development Services:		**1,409.91**
Dept: 090.000 IT Division							
001-090.000-720.300 Professional							
	CHARTER COMMUNICATION	354530101517	FIBER INTERNET SERVICE	0	10/15/2017	11/13/2017	500.00
							500.00
001-090.000-737.215 Computer Sc							
	CI TECHNOLOGIES, INC.	7302	SOFTWARE ANNUAL MAINT RE	0	10/16/2017	11/13/2017	900.00
	CI TECHNOLOGIES, INC.	7302	SOFTWARE ANNUAL MAINT RE	0	10/16/2017	11/13/2017	1,200.00
							2,100.00
001-090.000-737.220 I.T. Products							
	FLATWATER TECHNOLOGIES	2017-459	SIRIS 2000 CLOUD	0	10/01/2017	11/13/2017	7,500.00
							7,500.00
					Total Dept. IT Division:		**10,100.00**
Dept: 110.000 Auditorium							
001-110.000-720.300 Professional							
	NE FIRE SPRINKLER CORP.	2482	ANNUAL FIRE SPRINKLER INS	0	10/12/2017	11/13/2017	315.00
							315.00
001-110.000-726.200 Telephone							
	CHARTER COMMUNICATION	ACCT #: 8356151400029348	INTERNET SERV 11/18 - 12/17	0	11/08/2017	11/13/2017	86.10
							86.10
001-110.000-737.200 Building Mair							
	EARL MAY SEED & NURSER	00092625	LANDSCAPING / PLANTERS	0	10/03/2017	11/13/2017	207.00
	EARL MAY SEED & NURSER	00092931	LANDSCAPING / PLANTERS	0	10/10/2017	11/13/2017	41.83
							248.83
001-110.000-737.705 Shop Supplie							
	EAKES OFFICE SOLUTIONS	7346436-0	LEAFLET HOLDERS	0	09/21/2017	11/13/2017	9.98
	EAKES OFFICE SOLUTIONS	7367104-0	INK CARTRIDGES	0	10/20/2017	11/13/2017	66.97
							76.95
					Total Dept. Auditorium:		**726.88**

Fund/Dept/Acct	Vendor Name	Invoice #	Invoice Desc.	Check #	Due Date	Posting Date	Amount
Dept: 120.000 Cemetery							
001-120.000-727.500	R & M Heavy						
	HASTINGS OUTDOOR POWE	13458	PARTS FOR TRIMMER	0	10/19/2017	11/13/2017	71.97
	KELLY SUPPLY COMPANY	15091975-0	AIR COMPRESSOR PART	0	10/25/2017	11/13/2017	4.89
	US BANK CORPORATE PAYM	MENARDS	CAB	0	10/08/2017	11/13/2017	299.00
							375.86
001-120.000-727.800	R & M Vehicl						
	N A P A AUTO PARTS	748317	TAIL LIGHT BULB	0	10/23/2017	11/13/2017	10.30
							10.30
001-120.000-737.100	Landscaping						
	CENTRAL NE SOD SUPPLY	12891	SOD	0	10/16/2017	11/13/2017	192.00
	CENTRAL NE SOD SUPPLY	12917	SOD	0	10/18/2017	11/13/2017	48.00
							240.00
001-120.000-737.200	Building Mair						
	MENARDS - HASTINGS	44421	CABINET AND KEY TAGS	0	10/05/2017	11/13/2017	30.24
							30.24
001-120.000-737.705	Shop Supplie						
	BIG G COMMERCIAL ACCOU	583785/1	HAND SOAP / TRASH BAGS	0	10/05/2017	11/13/2017	96.94
							96.94
					Total Dept. Cemetery:		**753.34**
Dept: 130.000 Parks							
001-130.000-720.350	Training & Cc						
	US BANK CORPORATE PAYM	APPLEBEES	NERPA CONF MEAL	0	10/23/2017	11/13/2017	30.72
	US BANK CORPORATE PAYM	DICKEYS BBQ	NERAP CONF MEAL	0	10/25/2017	11/13/2017	12.07
							42.79
001-130.000-726.200	Telephone						
	CHARTER COMMUNICATION	ACCT #: 8355151400037739	INTERNET SERV 11/25 - 12/24	0	11/15/2017	11/13/2017	68.38
	VIAERO WIRELESS	14809	402.831.0228 PARKS ON CALL	0	11/09/2017	11/13/2017	2.88
	WINDSTREAM COMMUNICAT	90239198	SERVICES 11/4 - 12/3	0	11/07/2017	11/13/2017	1.00
	WINDSTREAM COMMUNICAT	90239198	SERVICES 11/4 - 12/3	0	11/07/2017	11/13/2017	134.76
							207.02
001-130.000-727.200	R & M Buildir						
	BIG G COMMERCIAL ACCOU	583836/1	METAL WHEEL GRINDER	0	10/06/2017	11/13/2017	16.39
	BIG G COMMERCIAL ACCOU	584422/1	FASTENERS	0	10/13/2017	11/13/2017	30.01
	BIG G COMMERCIAL ACCOU	585362/1	ACRYLIC SHEET / LNDSCP SU	0	10/25/2017	11/13/2017	39.47
	KULLY PIPE & STEEL SUPPL	678974	MISC PARTS	0	10/02/2017	11/13/2017	8.35
	KULLY PIPE & STEEL SUPPL	679905	MISC PARTS	0	10/17/2017	11/13/2017	9.41
	MENARDS - HASTINGS	45813	LANDSCAPING BLOCKS	0	10/25/2017	11/13/2017	23.97
	MIRACLE RECREATION EQU	792920	PLAYGROUND EQUIPMENT	0	10/11/2017	11/13/2017	665.43
	NE FIRE SPRINKLER CORP.	2465	REPAIR LEAK - CHAUT PAVILLI	0	10/12/2017	11/13/2017	620.00
	PRESTO-X	6211951	PEST CONTROL SERVICE	0	10/20/2017	11/13/2017	39.00
	PRESTO-X	6211951	PEST CONTROL SERVICE	0	10/20/2017	11/13/2017	38.99
	PRESTO-X	6211951	PEST CONTROL SERVICE	0	10/20/2017	11/13/2017	42.44
	PRESTO-X	6208094	PEST CONTROL - SB COMPLE	0	10/20/2017	11/13/2017	53.05
	SHERWIN-WILLIAMS	1937-7	PAINT FOR DUNCAN FIELD DC	0	10/05/2017	11/13/2017	45.00
							1,631.51
001-130.000-727.500	R & M Heavy						
	HASTINGS OUTDOOR POWE	13063	CARBURETOR	0	09/13/2017	11/13/2017	57.98
	N A P A AUTO PARTS	745235	ALTERNATOR BELT	0	10/09/2017	11/13/2017	14.81
	N A P A AUTO PARTS	747009	NUTS & BOLTS	0	10/17/2017	11/13/2017	17.95
	N A P A AUTO PARTS	747900	BATTERY	0	10/20/2017	11/13/2017	87.60
	TITAN MACHINERY INC - HAS	10051616GP	AERATOR PART	0	10/19/2017	11/13/2017	21.90
	TITAN MACHINERY INC - HAS	10056840GP	AERATOR PART	0	10/20/2017	11/13/2017	3.00
							203.24

Fund/Dept/Acct	Vendor Name	Invoice #	Invoice Desc.	Check #	Due Date	Posting Date	Amount
001-130.000-727.800	R & M Vehicl						
	N A P A AUTO PARTS	744808	VEHICLE MAINT	0	10/06/2017	11/13/2017	55.21
	N A P A AUTO PARTS	745627	GASKET / CLEANER / TUNE UF	0	10/11/2017	11/13/2017	32.72
	N A P A AUTO PARTS	746268	TEMP SENSOR	0	10/13/2017	11/13/2017	19.65
	O'REILLY AUTO PARTS	764-163970	CHEVY VEHICLE SERVICE	0	10/06/2017	11/13/2017	74.04
	O'REILLY AUTO PARTS	764-164888	TESTER RENTAL / PARTS	0	10/11/2017	11/13/2017	10.93
	O'REILLY AUTO PARTS	764-165068	RETURN COMP GAUGE TESTE	0	10/12/2017	11/13/2017	-39.99
	THREE POINTS TIRE	17650	FLAT TIRE REPAIR	0	10/11/2017	11/13/2017	22.00
							174.56
001-130.000-729.150	Other Operat						
	S.O.S. PORTABLE TOILET IN	38006	PORTABLE TOILETS - PARKS (	0	10/17/2017	11/13/2017	120.00
	US BANK CORPORATE PAYM	RUSSELL HAMPTON	RUSSELL HAMPTON BAL DUE	0	10/18/2017	11/13/2017	0.49
							120.49
001-130.000-737.100	Landscaping						
	MENARDS - HASTINGS	44262	PLANTER/DECOR	0	10/03/2017	11/13/2017	71.97
	MENARDS - HASTINGS	44274	RETURN PLANTER	0	10/03/2017	11/13/2017	-59.99
	MENARDS - HASTINGS	44650	PUMPKINS/DECOR	0	10/09/2017	11/13/2017	19.84
	MENARDS - HASTINGS	44901	DECOR	0	10/12/2017	11/13/2017	6.99
	MENARDS - HASTINGS	45439	BELGIAN WALL	0	10/20/2017	11/13/2017	551.88
							590.69
001-130.000-737.200	Building Mair						
	AMERICAN FENCE COMPAN	DUNCAN	DUNCAN FIELD FENCE	0	10/11/2017	11/13/2017	300.00
							300.00
001-130.000-737.705	Shop Supplie						
	BIG G COMMERCIAL ACCOU	583995/1	JIG BLADE	0	10/09/2017	11/13/2017	5.99
							5.99
						Total Dept. Parks:	**3,276.29**
Dept: 140.000	**Water Park**						
001-140.000-737.200	Building Mair						
	BIG G COMMERCIAL ACCOU	584828/1	DUCT TAPE / LAWN FERT	0	10/19/2017	11/13/2017	59.61
							59.61
						Total Dept. Water Park:	**59.61**
Dept: 145.000	**Recreation prograr**						
001-145.000-720.300	Professional						
	ACTIVE NETWORK, LLC	4100157982	MAX SOLUTIONS/SERV AGREI	0	10/04/2017	11/13/2017	2,160.00
	IDEA BANK MARKETING	INV-6479	2017-18 FALL/WINTER ACT GU	0	09/30/2017	11/13/2017	1,795.00
	TEAMSIDELINE.COM	TS-INV-5062	USE OF TEAMSLIDE SITE/COM	0	10/02/2017	11/13/2017	599.00
							4,554.00
001-145.000-720.301	Recreational						
	US BANK CORPORATE PAYM	CONSTANT CONTACT	CONSTANT CONTACT	0	10/10/2017	11/13/2017	54.00
	US BANK CORPORATE PAYM	CONSTANT CONTACT	CONSTANT CONTACT	0	10/10/2017	11/13/2017	612.00
							666.00
001-145.000-720.331	Adult Act. Co						
	FABER/TODD//	REC01-15	UMPIRE - 5 GAMES	0	10/19/2017	11/13/2017	115.00
	FABER/TODD//	REC01-15	UMPIRE - 2 GAMES	0	11/01/2017	11/13/2017	46.00
	KNAPPLE/FRED H.//	REC16-09	UMPIRE - 5 GAMES	0	10/19/2017	11/13/2017	115.00
	MC AMIS/RANDALL W.//	REC01-16	UMPIRE - 5 GAMES	0	10/19/2017	11/13/2017	115.00
	NELSON/BRENT//	REC09-14	UMPIRE - 2 GAMES	0	10/19/2017	11/13/2017	46.00
	THIELE/STEVEN WILFORD//	REC17-07	UMPIRE - 3 GAMES	0	10/19/2017	11/13/2017	66.00
	THIELE/STEVEN WILFORD//	REC17-07	UMPIRE - 5 GAMES	0	11/01/2017	11/13/2017	110.00
							613.00
001-145.000-720.332	Youth Act. Cc						
	MIKE'S MUSIC	DJ	DJ MUSIC - MUMMY/SON DATE	0	10/13/2017	11/13/2017	100.00

Fund/Dept/Acct	Vendor Name	Invoice #	Invoice Desc.	Check #	Due Date	Posting Date	Amount
							100.00
001-145.000-720.350 Training & Cc							
	NAT'L RECREATION & PARK	R. MARTIN	R MARTIN CERTIFICATION	0	10/20/2017	11/13/2017	265.00
							265.00
001-145.000-723.050 Advertising							
	PLATTE RIVER RADIO INC	32657-1	ADS FOR UPCOMING EVENTS	0	09/18/2017	11/13/2017	499.00
							499.00
001-145.000-724.050 Printing							
	IDEA BANK MARKETING	INV-6479	2017-18 FALL/WINTER ACT GU	0	09/30/2017	11/13/2017	2,181.54
							2,181.54
001-145.000-727.200 R & M Buildir							
	MENARDS - HASTINGS	44900	SOLAR LIGHTS	0	10/12/2017	11/13/2017	5.97
							5.97
001-145.000-730.050 Office Suppli							
	EAKES OFFICE SOLUTIONS	7358331-0	BINDERS/TAPE/PENS/ETC..	0	10/09/2017	11/13/2017	37.63
	EAKES OFFICE SOLUTIONS	178824-0	FLASH DRIVES / COR TAPE/ E	0	10/24/2017	11/13/2017	46.35
	EAKES OFFICE SOLUTIONS	7369627-0	FLASH DRIVES/ POST IT NOTE	0	10/25/2017	11/13/2017	41.55
							125.53
001-145.000-731.403 Spec. Event							
	ALLEN'S OF HASTINGS, INC.	TRX: 7	MUMMY / SON DATE NIGHT / P	0	10/16/2017	11/13/2017	9.00
	FUN EXPRESS, LLC	685976947-01	MUMMY/SON DATE NIGHT SUF	0	10/10/2017	11/13/2017	126.44
	RUSS'S MARKET	7008	MUMMY/SON DATE NIGHT SUF	0	10/12/2017	11/13/2017	9.98
	RUSS'S MARKET	7185	SENIOR FEST SUPPLIES	0	10/18/2017	11/13/2017	44.77
	US BANK CORPORATE PAYM	PIZZA HUT	MUMMY/SON DATE NIGHT - PI	0	10/12/2017	11/13/2017	200.02
	WAL-MART COMMUNITY	04891	MUMMY/SON DATE NIGHT SUF	0	10/11/2017	11/13/2017	55.19
	WAL-MART COMMUNITY	04530	MUMMY/SON DATE NIGHT SUF	0	10/12/2017	11/13/2017	49.56
							494.96
001-145.000-737.200 Building Mair							
	BIG G COMMERCIAL ACCOU	584550/1	DUCT TAPE	0	10/16/2017	11/13/2017	14.19
							14.19
				Total Dept. Recreation programming:			**9,519.19**
Dept: 150.000 Library							
001-150.000-720.300 Professional							
	UNIQUE MANAGEMENT SVC	451517	COLLECTION SERVICES	0	10/01/2017	11/13/2017	277.45
							277.45
001-150.000-720.310 Library Softw							
	US BANK CORPORATE PAYM	QUIP	SOFTWARE	0	10/24/2017	11/13/2017	10.00
							10.00
001-150.000-720.350 Training & Cc							
	AMERICAN LIBRARY ASSOC	166961	ALA MID-WINTER MTG - A. HAF	0	09/13/2017	11/13/2017	230.00
	US BANK CORPORATE PAYM	SUBWAY	STAFF TRAINING LUNCH	0	09/27/2017	11/13/2017	72.76
							302.76
001-150.000-723.050 Advertising							
	HASTINGS TRIBUNE	209588	ADS - LIBRARY	0	09/01/2017	11/13/2017	219.00
							219.00
001-150.000-726.200 Telephone							
	CHARTER COMMUNICATION	0043307102117	SERVICE 11/1/17 - 11/30/17	0	10/21/2017	11/13/2017	1,999.00
	CHARTER COMMUNICATION	0337394102717	SERVICE 11/1/17 - 11/30/17	0	10/27/2017	11/13/2017	91.32
	VERIZON WIRELESS	9794359560	CELL PHONE SERVICE - LIBRA	0	10/10/2017	11/13/2017	111.29
							2,201.61
001-150.000-727.200 R & M Buildir							

Fund/Dept/Acct	Vendor Name	Invoice #	Invoice Desc.	Check #	Due Date	Posting Date	Amount
	NE DEPT.OF LABOR-BOILER	107454	BOILER INSPECTION PROGRA	0	10/23/2017	11/13/2017	98.00
	SPRING FRESH CLEANING S	3124	JANITORIAL SERVICES	0	10/26/2017	11/13/2017	3,150.00
							3,248.00
001-150.000-728.100	Rent						
	MAILFINANCE	N6797806	POSTAGE MACHINE LEASE	0	10/14/2017	11/13/2017	1,140.00
							1,140.00
001-150.000-729.149	Processing F						
	BAKER & TAYLOR, INC.	2033167239	BOOKS & PROCESSING	0	10/04/2017	11/13/2017	4.15
	BAKER & TAYLOR, INC.	2033185391	BOOKS & PROCESSING	0	10/06/2017	11/13/2017	4.15
	BAKER & TAYLOR, INC.	2033185398	BOOKS & PROCESSING	0	10/06/2017	11/13/2017	45.65
	BAKER & TAYLOR, INC.	2033195384	BOOKS & PROCESSING	0	10/06/2017	11/13/2017	5.30
	BAKER & TAYLOR, INC.	2033185735	BOOKS & PROCESSING	0	10/06/2017	11/13/2017	4.15
	BAKER & TAYLOR, INC.	2033198546	BOOKS & PROCESSING	0	10/10/2017	11/13/2017	4.15
	BAKER & TAYLOR, INC.	2033222485	BOOKS & PROCESSING	0	10/11/2017	11/13/2017	4.36
	BAKER & TAYLOR, INC.	2033145192	BOOKS & PROCESSING	0	09/11/2017	11/13/2017	10.90
	BAKER & TAYLOR, INC.	2033169917	BOOKS & PROCESSING	0	09/21/2017	11/13/2017	11.40
	BAKER & TAYLOR, INC.	2033169452	BOOKS & PROCESSING	0	09/29/2017	11/13/2017	10.60
	BAKER & TAYLOR, INC.	2033197705	BOOKS & PROCESSING	0	10/02/2017	11/13/2017	9.81
	MIDWEST TAPE	95391079	DVDS & PROCESSING	0	09/13/2017	11/13/2017	2.85
	MIDWEST TAPE	95391077	AUDIOBOOKS & PROCESSING	0	09/13/2017	11/13/2017	3.50
	MIDWEST TAPE	95396716	DVDS & PROCESSING	0	09/14/2017	11/13/2017	43.45
	MIDWEST TAPE	95397408	DVDS & PROCESSING	0	09/14/2017	11/13/2017	66.95
	MIDWEST TAPE	95398648	DVDS & PROCESSING	0	09/14/2017	11/13/2017	25.65
	MIDWEST TAPE	95405873	AUDIOBOOKS & PROCESSING	0	09/18/2017	11/13/2017	3.50
	MIDWEST TAPE	95422071	DVDS & PROCESSING	0	09/22/2017	11/13/2017	14.25
	MIDWEST TAPE	95450907	MARC PROCESSING	0	10/01/2017	11/13/2017	2.40
							277.17
001-150.000-730.050	Office Suppli						
	BUSINESS WORLD PRODUC	018806	COPY PAPER	0	10/18/2017	11/13/2017	269.70
	BUSINESS WORLD PRODUC	018806-01	HANGING FILE FOLDERS	0	10/18/2017	11/13/2017	8.99
	CORNHUSKER PRESS	P183402	SITUATION SHEETS	0	10/18/2017	11/13/2017	181.52
	EAKES OFFICE SOLUTIONS	INV25070	COPIES - PUBLIC & OFFICE	0	10/20/2017	11/13/2017	651.99
	EAKES OFFICE SOLUTIONS	7358030-0	ENVELOPES	0	10/09/2017	11/13/2017	11.99
	EAKES OFFICE SOLUTIONS	7366683-0	ACRYLIC SIGN HOLDER	0	10/20/2017	11/13/2017	8.99
	MIDWEST CONNECT, LLC	68783	POSTAGE LABELS	0	10/12/2017	11/13/2017	50.00
	US BANK CORPORATE PAYM	AMAZON	ACRYLIC SIGN HOLDERS	0	10/20/2017	11/13/2017	48.44
	US BANK CORPORATE PAYM	WALMART	SUPPLY BASKETS	0	10/18/2017	11/13/2017	96.73
	WAL-MART COMMUNITY	07942	KLEENEX / GERMX / BINS	0	10/13/2017	11/13/2017	126.06
	WAL-MART COMMUNITY	05846	KEY TAGS/WASTE BASKETS/ (	0	10/18/2017	11/13/2017	170.88
	WAL-MART COMMUNITY	07454	LIGHT BULBS/KEY TAGS/MS P/	0	10/25/2017	11/13/2017	135.24
							1,760.53
001-150.000-730.055	Library Suppl						
	BIBLIOTHECA, LLC	S10033064-US	RFID TAGS & SHIPPING	0	10/21/2017	11/13/2017	1,146.00
	DEMCO, INC.	6239164	LABEL PROTECTORS	0	10/24/2017	11/13/2017	109.76
	PLASTICARDS, INC	154097	PATRON CARDS	0	10/10/2017	11/13/2017	1,913.00
	US BANK CORPORATE PAYM	AMAZON	3 YR PROTECT PLN - SCANNE	0	10/25/2017	11/13/2017	7.44
	US BANK CORPORATE PAYM	AWE LEARNING	EAR PHONES - KIDS COMPUTI	0	10/24/2017	11/13/2017	145.10
							3,321.30
001-150.000-730.110	Electronic Da						
	A TO Z DATABASES	501814	SUBSCRIPTION 4/1/17 - 3/31/1	0	04/01/2017	11/13/2017	3,263.00
	INFOGROUP	10003241810	USA RENEW 10.10.17 TO 10.9.1	0	10/10/2017	11/13/2017	1,700.00
							4,963.00
001-150.000-730.115	Library Colle						
	ADVANTAGE COMPANIES	23814	TRIBUNE MICROFILM	0	10/10/2017	11/13/2017	1,500.00

Fund/Dept/Acct	Vendor Name	Invoice #	Invoice Desc.	Check #	Due Date	Posting Date	Amount
	BAKER & TAYLOR, INC.	2033236226	BOOKS	0	10/17/2017	11/13/2017	94.44
	BAKER & TAYLOR, INC.	2033167239	BOOKS & PROCESSING	0	10/04/2017	11/13/2017	8.19
	BAKER & TAYLOR, INC.	2033185391	BOOKS & PROCESSING	0	10/06/2017	11/13/2017	16.99
	BAKER & TAYLOR, INC.	2033185398	BOOKS & PROCESSING	0	10/06/2017	11/13/2017	185.74
	BAKER & TAYLOR, INC.	2033195384	BOOKS & PROCESSING	0	10/06/2017	11/13/2017	6.70
	BAKER & TAYLOR, INC.	2033185735	BOOKS & PROCESSING	0	10/06/2017	11/13/2017	16.39
	BAKER & TAYLOR, INC.	0003020173	BOOK CREDIT	0	10/09/2017	11/13/2017	-25.38
	BAKER & TAYLOR, INC.	2033198546	BOOKS & PROCESSING	0	10/10/2017	11/13/2017	15.23
	BAKER & TAYLOR, INC.	2033222485	BOOKS & PROCESSING	0	10/11/2017	11/13/2017	65.58
	BAKER & TAYLOR, INC.	2033145192	BOOKS & PROCESSING	0	09/11/2017	11/13/2017	171.03
	BAKER & TAYLOR, INC.	2033150222	BOOKS	0	09/12/2017	11/13/2017	290.86
	BAKER & TAYLOR, INC.	2033117666	BOOKS	0	09/12/2017	11/13/2017	22.52
	BAKER & TAYLOR, INC.	5014698425	BOOKS	0	09/13/2017	11/13/2017	28.87
	BAKER & TAYLOR, INC.	5014706079	BOOKS	0	09/20/2017	11/13/2017	30.38
	BAKER & TAYLOR, INC.	2033169917	BOOKS & PROCESSING	0	09/21/2017	11/13/2017	150.20
	BAKER & TAYLOR, INC.	2033180799	BOOKS	0	09/22/2017	11/13/2017	275.89
	BAKER & TAYLOR, INC.	5014713668	BOOKS	0	09/27/2017	11/13/2017	31.17
	BAKER & TAYLOR, INC.	2033169452	BOOKS & PROCESSING	0	09/29/2017	11/13/2017	14.53
	BAKER & TAYLOR, INC.	2033197705	BOOKS & PROCESSING	0	10/02/2017	11/13/2017	139.90
	BAKER & TAYLOR, INC.	2033207303	BOOKS	0	10/03/2017	11/13/2017	137.07
	BAKER & TAYLOR, INC.	5014721267	BOOKS	0	10/04/2017	11/13/2017	25.16
	BLACKSTONE AUDIOBOOKS	931160	AUDIOBOOKS	0	09/18/2017	11/13/2017	50.00
	BLACKSTONE AUDIOBOOKS	934840	AUDIOBOOKS	0	10/02/2017	11/13/2017	50.00
	GALE-CENGAGE LEARNING	61618980	BOOKS	0	09/07/2017	11/13/2017	70.47
	GALE-CENGAGE LEARNING	61618442	BOOKS	0	09/07/2017	11/13/2017	149.19
	GALE-CENGAGE LEARNING	61619210	BOOKS	0	09/07/2017	11/13/2017	18.74
	GALE-CENGAGE LEARNING	61737509	BOOKS	0	09/12/2017	11/13/2017	44.24
	MIDWEST TAPE	95391079	DVDS & PROCESSING	0	09/13/2017	11/13/2017	17.99
	MIDWEST TAPE	95391077	AUDIOBOOKS & PROCESSING	0	09/13/2017	11/13/2017	49.99
	MIDWEST TAPE	95396716	DVDS & PROCESSING	0	09/14/2017	11/13/2017	204.85
	MIDWEST TAPE	95397408	DVDS & PROCESSING	0	09/14/2017	11/13/2017	345.77
	MIDWEST TAPE	95398648	DVDS & PROCESSING	0	09/14/2017	11/13/2017	92.91
	MIDWEST TAPE	95405873	AUDIOBOOKS & PROCESSING	0	09/18/2017	11/13/2017	19.99
	MIDWEST TAPE	95422071	DVDS & PROCESSING	0	09/22/2017	11/13/2017	45.98
	MIDWEST TAPE	95445088	HOOPLA	0	09/30/2017	11/13/2017	1,821.41
	NE LIBRARY COMMISSION	28473	OVERDRIVE 10/1/17 - 9/30/18	0	10/06/2017	11/13/2017	3,145.70
	RECORDED BOOKS, LLC	75591115	AUDIOBOOK	0	09/07/2017	11/13/2017	64.60
	RECORDED BOOKS, LLC	75595842	AUDIOBOOK	0	09/19/2017	11/13/2017	210.20
	RECORDED BOOKS, LLC	75604574	EAUDIO	0	10/03/2017	11/13/2017	73.08
	US BANK CORPORATE PAYM	AMAZON	DIGITAL MUSIC	0	10/07/2017	11/13/2017	10.69
	VERIZON WIRELESS	9793743411	HOTSPOTS - LIBRARY	0	10/01/2017	11/13/2017	320.16
							10,007.42
001-150.000-737.200 Building Mair							
	SPRING FRESH CLEANING S	3124	JANITORIAL SERVICES	0	10/26/2017	11/13/2017	534.34
							534.34
					Total Dept. Library:		**28,262.58**
Dept: 220.000 911 center							
001-220.000-726.200 Telephone							
	STATE OF NE - DAS STATE	1086555	STATE TELECOM	0	10/23/2017	11/13/2017	704.00
							704.00
					Total Dept. 911 center:		**704.00**
Dept: 230.000 Hastings Fire & Re							
001-230.000-721.050 Postage							
	FEDERAL EXPRESS CORPO	1052-0083-8	SHIPPING	0	10/05/2017	11/13/2017	20.78
							20.78
001-230.000-726.200 Telephone							

Fund/Dept/Acct	Vendor Name	Invoice #	Invoice Desc.	Check #	Due Date	Posting Date	Amount
	CHARTER COMMUNICATION	0006486102017	HPS TV	0	10/20/2017	11/13/2017	44.30
	CHARTER COMMUNICATION	0039545102017	LPS INTERNET / TV	0	10/20/2017	11/13/2017	87.38
							131.68
001-230.000-727.200	R & M Buildir						
	BUSINESS WORLD PRODUC	636028-01	HPS - KITCHEN CHAIRS	0	10/20/2017	11/13/2017	1,200.51
	FURROW PLUMBING LLC	2692	INSTALL SINK & FAUCET	0	10/06/2017	11/13/2017	433.63
	JCO COMMERCIAL FLOORIN	41404-1	BAL DUE - LABOR TO INSTALL	0	10/06/2017	11/13/2017	3,815.64
	KRIEGER ELECTRIC CO.	43598	HPS - REPLACE BASEMENT LI	0	09/05/2017	11/13/2017	6,698.74
	ROGERS, INC.	55904	LPS - WASHER REPAIR	0	08/28/2017	11/13/2017	114.30
							12,262.82
001-230.000-727.700	R & M Tools						
	FELD EQUIPMENT CO./ED M	0318437-IN	BATTERIES FOR SCOTT MASK	0	10/09/2017	11/13/2017	10.35
							10.35
001-230.000-727.800	R & M Vehicl						
	J&B MOBILE LOCK SERVICE	10497	REPLACEMENT KEY - COBRA	0	10/03/2017	11/13/2017	10.00
	N A P A AUTO PARTS	745343	E-1 BATTERY	0	10/10/2017	11/13/2017	183.99
							193.99
001-230.000-729.100	Laundry						
	WAL-MART COMMUNITY	5232	CAMERA CASE	0	10/13/2017	11/13/2017	23.84
							23.84
001-230.000-730.050	Office Suppli						
	BUSINESS WORLD PRODUC	635946	FOLDERS / MARKERS	0	10/16/2017	11/13/2017	57.97
	EAKES OFFICE SOLUTIONS	7362056	PENS / BINDERS	0	10/16/2017	11/13/2017	43.86
							101.83
001-230.000-731.250	Fuel & Oil						
	US BANK CORPORATE PAYM	CASEY'S	FUEL - FIRE 4	0	10/12/2017	11/13/2017	12.82
							12.82
001-230.000-731.300	Ammo						
	WITMER PUBLIC SAFETY GF	E1636974	HELMET SHIELD - T VORDERS	0	10/12/2017	11/13/2017	49.98
							49.98
001-230.000-731.470	Fire Preventi						
	WAL-MART COMMUNITY	5232	CAMERA CASE	0	10/13/2017	11/13/2017	12.88
							12.88
001-230.000-737.200	Building Mair						
	BIG G COMMERCIAL ACCOU	584114/1	CLEANERS	0	10/10/2017	11/13/2017	23.01
	MALOUF JR AND ASSOCIATE	IN-32669	TRASH BAGS	0	10/13/2017	11/13/2017	90.30
	WAL-MART COMMUNITY	5232	CAMERA CASE	0	10/13/2017	11/13/2017	38.63
							151.94
001-230.000-737.205	Electrical Su						
	ECHO SYSTEMS	S7380326.001	FLUORESCENT LIGHTS	0	10/17/2017	11/13/2017	88.50
							88.50
001-230.000-737.705	Shop Supplie						
	BIG G COMMERCIAL ACCOU	584281/1	STARTER FLUID/TAPE/BATTER	0	10/12/2017	11/13/2017	68.37
	BIG G COMMERCIAL ACCOU	584319/1	HAND TOOLS / BATTERIES	0	10/12/2017	11/13/2017	113.32
	BIG G COMMERCIAL ACCOU	584406/1	TOOL BAG	0	10/13/2017	11/13/2017	33.11
	BIG G COMMERCIAL ACCOU	584541/1	TOOL BAG	0	10/16/2017	11/13/2017	9.99
	BIG G COMMERCIAL ACCOU	584749/1	FASTENERS	0	10/18/2017	11/13/2017	2.50
	BIG G COMMERCIAL ACCOU	584769/1	FUEL ADDITIVE / SPOUT	0	10/18/2017	11/13/2017	21.59
	BIG G COMMERCIAL ACCOU	584889/1	BATTERIES/BRASSO / BRUSH	0	10/19/2017	11/13/2017	116.18
	MENARDS - HASTINGS	44908	ANTIFREEZE/INVERTER/DRIVE	0	10/12/2017	11/13/2017	53.94
	MENARDS - HASTINGS	45242	STRAP / TOTE / VISE GRIPS	0	10/17/2017	11/13/2017	45.24
	N A P A AUTO PARTS	747287	HOSE CLAMP	0	10/18/2017	11/13/2017	9.77
	N A P A AUTO PARTS	747399	GREASE / CONNECTOR / PINS	0	10/18/2017	11/13/2017	25.10

Fund/Dept/Acct	Vendor Name	Invoice #	Invoice Desc.	Check #	Due Date	Posting Date	Amount
							499.11
001-230.000-738.050 Hand Tools							
	BIG G COMMERCIAL ACCOU	584319/1	HAND TOOLS / BATTERIES	0	10/12/2017	11/13/2017	310.92
							310.92
001-230.000-743.700 Tools & Misc							
	DANKO EMERGENCY EQUIP	88361	VETTER BAGS FOR R-1	0	10/03/2017	11/13/2017	3,200.00
							3,200.00
					Total Dept. Hastings Fire & Rescue:		**17,071.44**
Dept: 230.300 Ambulance Service							
001-230.300-720.350 Training & Cc							
	CENTRAL COMMUNITY COLI	1570309	PARAMEDIC PROGRAM TUITIC	0	10/17/2017	11/13/2017	2,800.00
							2,800.00
001-230.300-727.800 R & M Vehicl							
	MENARDS - HASTINGS	45160	R-6 SHELVING	0	10/16/2017	11/13/2017	73.77
							73.77
001-230.300-731.350 Medical Supp							
	AIRGAS USA	9948021075	OXYGEN CYLINDER RENT	0	09/30/2017	11/13/2017	11.68
	BOUND TREE MEDICAL LLC	82652519	MEDICAL SUPPLIES	0	10/11/2017	11/13/2017	258.00
	BOUND TREE MEDICAL LLC	82655369	MEDICAL SUPPLIES	0	10/13/2017	11/13/2017	9.59
	BOUND TREE MEDICAL LLC	82658272	MEDICAL SUPPLIES	0	10/17/2017	11/13/2017	37.56
	BOUND TREE MEDICAL LLC	82656821	MEDICAL SUPPLIES	0	10/16/2017	11/13/2017	1,154.67
	MATHESON TRIGAS-LINWEL	16286597	OXYGEN	0	10/05/2017	11/13/2017	63.25
	MATHESON TRIGAS-LINWEL	16333790	OXYGEN CYLINDER / OXYGEN	0	10/17/2017	11/13/2017	26.56
							1,561.31
001-230.300-738.055 Field Equipm							
	MATHESON TRIGAS-LINWEL	16333790	OXYGEN CYLINDER / OXYGEN	0	10/17/2017	11/13/2017	362.25
	US BANK CORPORATE PAYM	FERNO	R-6 COT MNT KIT - FIRE 2	0	10/05/2017	11/13/2017	625.75
	US BANK CORPORATE PAYM	FERNO	BAIL HOOK FOR COT - FIRE 2	0	10/17/2017	11/13/2017	73.00
							1,061.00
					Total Dept. Ambulance Service:		**5,496.08**
Dept: 240.000 Police							
001-240.000-720.300 Professional							
	BPAD GROUP, INC./THE//	2834	MAINT & SUPPORT ANNUAL FE	0	10/17/2017	11/13/2017	250.00
	CBS - REPORTING SERVICE	349400	MEMBERSHIP	0	10/01/2017	11/13/2017	15.00
	LAMAR COMPANIES/THE//	RESERVATION: 1459570	ADVERTISING SIGN OCT/NOV	0	10/18/2017	11/13/2017	1,000.00
	MORROW/SCOTT//	OCT	R&R 3 WINDOWS IN POLICE R	0	10/12/2017	11/13/2017	985.00
	NE LAW ENFORCEMENT TR/	6786	FIELD TRAINING OFFICER	0	10/03/2017	11/13/2017	200.00
	NE PUBLIC HEALTH ENVIRO	493561	8 BAC TESTS	0	10/17/2017	11/13/2017	840.00
	US BANK CORPORATE PAYM	AMAZON	UBIQUITI NETWORKS UNIFI	0	10/18/2017	11/13/2017	126.99
							3,416.99
001-240.000-720.350 Training & Cc							
	AXON ENTERPRISE, INC	SI1506974	60 TASER CARTRIDGES	0	10/23/2017	11/13/2017	1,580.62
	CONSOLIDATED MANAGEME	213181	22 MEALS 9.28 - 10.6	0	10/06/2017	11/13/2017	161.98
	CONSOLIDATED MANAGEME	213278	20 MEALS 10.5 - 10.11	0	10/11/2017	11/13/2017	139.95
	CONSOLIDATED MANAGEME	213318	21 MEALS 10.12 - 10.18	0	10/18/2017	11/13/2017	157.79
	US BANK CORPORATE PAYM	EMBASSY SUITES - OMAHA	2 MEALS	0	10/16/2017	11/13/2017	27.95
	US BANK CORPORATE PAYM	MEXICAN - PLATTESMOUT	2 MEALS	0	10/17/2017	11/13/2017	19.58
	US BANK CORPORATE PAYM	EMBASSY SUITES - LAVISTA	LODGING	0	10/16/2017	11/13/2017	109.87
	US BANK CORPORATE PAYM	EMBASSY SUITES - LAVISTA	LODGING	0	10/17/2017	11/13/2017	109.87
	US BANK CORPORATE PAYM	DOLAN CONSULTING CREDIT	DOLAN CONSULTING CREDIT	0	09/21/2017	11/13/2017	-473.72
	US BANK CORPORATE PAYM	AUDIBLE	CREDIT FROM AUDIBLE	0	09/21/2017	11/13/2017	-32.00
	US BANK CORPORATE PAYM	FUTURES - LEADERSHIP IQ	WEBINAR	0	10/24/2017	11/13/2017	249.00
	US BANK CORPORATE PAYM	DOLAN CONSULTING	CREDIT - DOLAN CONSULTING	0	09/21/2017	11/13/2017	-309.48

Fund/Dept/Acct	Vendor Name	Invoice #	Invoice Desc.	Check #	Due Date	Posting Date	Amount
							1,741.41
001-240.000-721.050	Postage						
	TOTAL PACKAGE/THE//	74319	POSTAGE	0	10/25/2017	11/13/2017	3.39
	US BANK CORPORATE PAYM	USPS	POSTAGE	0	10/10/2017	11/13/2017	18.52
	US BANK CORPORATE PAYM	USPS	POSTAGE	0	10/16/2017	11/13/2017	27.46
	US BANK CORPORATE PAYM	USPS	POSTAGE	0	10/19/2017	11/13/2017	7.29
	US BANK CORPORATE PAYM	USPS - LOST RECEIPT	POSTAGE	0	09/25/2017	11/13/2017	26.13
	US BANK CORPORATE PAYM	USPS	POSTAGE	0	10/23/2017	11/13/2017	27.78
	US BANK CORPORATE PAYM	USPS	POSTAGE	0	10/23/2017	11/13/2017	18.20
							128.77
001-240.000-723.050	Advertising						
	HASTINGS TRIBUNE	20489794	EMPLOYMENT AD - POLICE OF	0	10/25/2017	11/13/2017	644.45
							644.45
001-240.000-724.050	Printing						
	EAKES OFFICE SOLUTIONS	INV22913	MAIN FLOOR COPIER CONTRA	0	10/10/2017	11/13/2017	129.01
							129.01
001-240.000-726.200	Telephone						
	VERIZON WIRELESS	9794380164	MONTHLY FEES / MIFI HOTSPO	0	10/10/2017	11/13/2017	866.17
	WINDSTREAM COMMUNICAT	ACT: 090212727	PHONE & LONG DIST SERVICE	0	10/06/2017	11/13/2017	139.45
							1,005.62
001-240.000-727.200	R & M Buildir						
	ELETECH INC	63046	QRT CONTRACT MAINT - OCT	0	10/01/2017	11/13/2017	140.00
	ENGINEERED CONTROLS, I	47919	SERVICE AGREEMENT	0	10/12/2017	11/13/2017	2,620.00
	INTEGRATED SECURITY SO	20170491	REPLACE LOBBY CAMERA	0	09/21/2017	11/13/2017	226.96
	INTEGRATED SECURITY SO	20170559	ADD'L ACCESS CONTROL	0	10/25/2017	11/13/2017	2,108.00
	JCO COMMERCIAL FLOORIN	41449	TILE FOR SRGT OFFICE	0	09/30/2017	11/13/2017	578.23
	K&G PLUMBING AND HEATIN	171179	R&R SINK FAUCET	0	10/03/2017	11/13/2017	337.80
	PRECISION SPRINKLERS, IN	12538	REPAIR 2 BROKEN SPRK HEAI	0	10/13/2017	11/13/2017	86.00
	PRESTO-X	6091349	BIRD BAITING SERVICE	0	10/17/2017	11/13/2017	80.00
	RUTT'S HEATING & AC	3655-103	R&R TOWER STAIRWELL EMI U	0	09/29/2017	11/13/2017	164.06
	RUTT'S HEATING & AC	3655-110	STUCK VALVE CART IN NSP OI	0	10/04/2017	11/13/2017	60.00
	RUTT'S HEATING & AC	3655-147	REPLACE PLUGGED FILTERS	0	10/09/2017	11/13/2017	2,303.57
	RUTT'S HEATING & AC	3655-173	THROTTLED HAND VALVES	0	10/16/2017	11/13/2017	275.15
	WILLIAMS EXTERMINATING,	46343	BUG AND RODENT CONTROL	0	10/25/2017	11/13/2017	250.00
							9,229.77
001-240.000-727.400	R & M Comm						
	VERIZON WIRELESS	9794380164	MONTHLY FEES / MIFI HOTSPO	0	10/10/2017	11/13/2017	360.09
							360.09
001-240.000-727.600	R & M Office						
	EAKES OFFICE SOLUTIONS	7366026-1	PRINTER DRUM	0	10/20/2017	11/13/2017	45.02
							45.02
001-240.000-727.800	R & M Vehicl						
	ACE AUTOMOTIVE, INC.	37222	R&R RACK/PINION #75	0	10/12/2017	11/13/2017	1,610.53
	ACE AUTOMOTIVE, INC.	37226	BRAKE PAD SET FRONT/REAR	0	10/13/2017	11/13/2017	324.66
	ACE AUTOMOTIVE, INC.	37219	OIL CHANGE #81	0	10/12/2017	11/13/2017	39.98
	ACE AUTOMOTIVE, INC.	37244	REPAIR DRIVERS SEAT BELT #	0	10/17/2017	11/13/2017	85.00
	AUTO GLASS EXPERTS LLC	23703	CLEAN OUT SUNROOF DRAIN:	0	10/17/2017	11/13/2017	50.00
	FILL-N-CHILL	93017	SEPTEMBER CARWASHES	0	10/11/2017	11/13/2017	156.00
	FILL-N-CHILL	93017	SEPTEMBER CARWASHES	0	10/11/2017	11/13/2017	162.00
	FILL-N-CHILL	93017	SEPTEMBER CARWASHES	0	10/11/2017	11/13/2017	72.00
	HASTINGS FORD LINCOLN	46560	4 NEW TIRES/BALANCE #81	0	10/24/2017	11/13/2017	636.95
	HASTINGS FORD LINCOLN	46569	1 FLAT REPAIR / 2 NEW TIRES	0	10/24/2017	11/13/2017	578.00
	KELLY'S ALIGNMENT & BRAI	5488	4 WHEEL ALIGNMENT #75	0	10/23/2017	11/13/2017	75.00
	LAKESIDE AUTO BODY	10245	R&R BODY/ENG FROM ACCDN	0	10/06/2017	11/13/2017	3,614.31
	LAKESIDE AUTO BODY	10246	ADDL'T REPAIRS - BODY FRM	0	10/06/2017	11/13/2017	232.50
	TRI-CITY TOWING	5551	HOMICIDE VEHICLE TO STATIC	0	09/11/2017	11/13/2017	215.00

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	US BANK CORPORATE PAYM	KMS DETAILING	COMPLETE DETAILING #60	0	10/16/2017	11/13/2017	187.25
	WAL-MART COMMUNITY	02434	MAINT/ CAR / OFFICE SUPPLIE	0	10/12/2017	11/13/2017	127.92
							8,167.10
001-240.000-729.204	Heartland Pe						
	HEARTLAND PET CONNECT	NOVEMBER	NOVEMBER PET CARE	0	11/01/2017	11/13/2017	4,333.33
							4,333.33
001-240.000-730.050	Office Suppli						
	CORNHUSKER PRESS	P183296	OFFICE SUPPLIES (MASTER C	0	10/05/2017	11/13/2017	48.06
	EAKES OFFICE SOLUTIONS	7357131-0	FILE FOLDERS	0	10/06/2017	11/13/2017	15.98
	NAT'L BAND AND TAG COMP	459373	2020 DOG/CAT TAGS	0	10/02/2017	11/13/2017	261.68
	US BANK CORPORATE PAYM	DOMINOS	CREDIT - PD TOO MUCH	0	09/12/2017	11/13/2017	-0.11
	WAL-MART COMMUNITY	02434	MAINT/ CAR / OFFICE SUPPLIE	0	10/12/2017	11/13/2017	5.70
							331.31
001-240.000-730.100	Books & Mat						
	POLICE OFFICERS ASSN. OF	144336	10 - 2017 HANDBOOKS	0	10/12/2017	11/13/2017	87.50
							87.50
001-240.000-731.200	Food Supplie						
	POLICE DEPT. - PETTY CASH	MCDONALDS	MEALS - FAN	0	10/09/2017	11/13/2017	20.92
	POLICE DEPT. - PETTY CASH	BURGER KING	MEAL - KID TRANSPORT	0	10/20/2017	11/13/2017	8.64
	US BANK CORPORATE PAYM	LITTLE CAESARS	FOOD	0	10/17/2017	11/13/2017	14.50
							44.06
001-240.000-731.250	Fuel & Oil						
	POLICE DEPT. - PETTY CASH	FATDOGS	FUEL - AUTOPSY	0	10/08/2017	11/13/2017	10.50
	US BANK CORPORATE PAYM	CASEYS - LINCOLN	FUEL	0	09/14/2017	11/13/2017	14.91
							25.41
001-240.000-737.200	Building Mair						
	ARAMARK UNIFORM SERVIC	1900804097	TOWELS/MATS/DUST MOPS	0	10/17/2017	11/13/2017	98.45
							98.45
001-240.000-738.055	Field Equipm						
	POLICE DEPT. - PETTY CASH	HASTINGS TRIBUNE	END ROLL PAPER	0	10/23/2017	11/13/2017	3.00
	US BANK CORPORATE PAYM	ALLENS	PD CAMERA TRIPOD TWICE	0	09/12/2017	11/13/2017	-169.99
	WAL-MART COMMUNITY	02434	MAINT/ CAR / OFFICE SUPPLIE	0	10/12/2017	11/13/2017	17.97
	WAL-MART COMMUNITY	09250	DVDS / CDS / CD SLEEVES	0	10/19/2017	11/13/2017	62.36
							-86.66
					Total Dept. Police:		**29,701.63**
Dept: 330.000 EPA mandates							
001-330.000-729.400	EPA Legal Fe						
	SULLIVAN, SHOEMAKER PC,	7250.507	LEGAL EXP / EPA (SOUTH LF)	0	10/27/2017	11/13/2017	478.65
	SULLIVAN, SHOEMAKER PC,	7250.506	LEGAL EXP - EPA (NLF)	0	10/27/2017	11/13/2017	1,834.95
	SULLIVAN, SHOEMAKER PC,	7250.500	LEGAL EXP - EPA (AREA WIDE	0	10/27/2017	11/13/2017	380.25
	SULLIVAN, SHOEMAKER PC,	7250.504	LEGAL EXP -EPA (NON-HGWCS	0	10/27/2017	11/13/2017	234.00
							2,927.85
001-330.000-729.418	Well D/O & M						
	HERITAGE BANK - AURORA	LF WELL D	CONTRIBUTION N. LF WELL D	0	10/11/2017	11/13/2017	5,000.00
							5,000.00
001-330.000-738.055	Field Equipm						
	MICROFILM IMAGING SYSTE	72931	SCANNING EQUIP MONTHY RE	0	10/12/2017	11/13/2017	45.00
							45.00
					Total Dept. EPA mandates:		**7,972.85**
Dept: 330.200 Storm Water Manag							
001-330.200-729.050	Dues & Subs						
	US BANK CORPORATE PAYM	ASFPM	STORM WATER DUES	0	10/13/2017	11/13/2017	160.00

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							160.00
001-330.200-730.050	Office Suppli						
	US BANK CORPORATE PAYM	CERTIFIED MAIL	CML BALANCE	0	10/09/2017	11/13/2017	25.00
							25.00
				Total Dept. Storm Water Management:			**185.00**
Dept: 620.000 Airport							
001-620.000-727.700	R & M Tools						
	COOPERATIVE PRODUCERS	T37483	924G - NEW TIRES	0	10/05/2017	11/13/2017	2,687.00
							2,687.00
001-620.000-729.150	Other Operat						
	WINDSTREAM COMMUNICAT	ACT: 090937657	AIRPORT LAND & INTERNET	0	10/10/2017	11/13/2017	148.18
							148.18
001-620.000-731.255	Fuel & Oil Re						
	AVFUEL CORPORATION	010087653	8/5G DICE FLASH FOR JET A F	0	10/10/2017	11/13/2017	739.20
							739.20
					Total Dept. Airport:		**3,574.38**
					tal Fund GENERAL FUND:		**899,940.82**
Fund: 111 1999 BUSINESS IMPRC							
Dept: 000.000							
111-000.000-720.025	Administrative						
	EAKES OFFICE SOLUTIONS	7349061-0	PAD / TAPE	0	09/26/2017	11/13/2017	17.18
	HASTINGS ECONOMIC DEVE	BIG IDEA	BIG IDEA HASTINGS - PROF P/	0	10/12/2017	11/13/2017	150.00
	IDEA BANK MARKETING	INV-6414	SERV AGREE 9/2017	0	09/30/2017	11/13/2017	69.00
							236.18
111-000.000-720.100	Contract Labo						
	GARDEN GNOMES, LLC	1547	CP & 1ST & BNRR / SUPPLIES	0	10/03/2017	11/13/2017	216.25
							216.25
111-000.000-720.300	Professional						
	R A C INVESTMENTS	NOVEMBER	NOVEMBER DIRECTOR SALAF	0	11/01/2017	11/13/2017	1,708.33
							1,708.33
111-000.000-721.050	Postage						
	HASTINGS AREA CHAMBER	2107	COPIES / POSTAGE / PHONE	0	10/15/2017	11/13/2017	1.32
							1.32
111-000.000-723.110	Public Improv						
	BEST TREE SERVICE	043225	TREE TRIMMING	0	10/20/2017	11/13/2017	850.00
	CLOCK TOWER PLAZA	011652	TREES / SHRUBS	0	08/06/2017	11/13/2017	356.42
	LAMAR COMPANIES/THE//	108536252	DIGITAL POSTERS	0	10/10/2017	11/13/2017	650.00
							1,856.42
111-000.000-724.050	Printing						
	HASTINGS AREA CHAMBER	2095	COPIES / POSTAGE / PHONE	0	09/15/2017	11/13/2017	141.74
	HASTINGS AREA CHAMBER	2107	COPIES / POSTAGE / PHONE	0	10/15/2017	11/13/2017	121.53
							263.27
111-000.000-726.200	Telephone						
	HASTINGS AREA CHAMBER	2095	COPIES / POSTAGE / PHONE	0	09/15/2017	11/13/2017	110.34
	HASTINGS AREA CHAMBER	2107	COPIES / POSTAGE / PHONE	0	10/15/2017	11/13/2017	109.94
							220.28
111-000.000-726.220	Pest Control						
	1ST CHOICE LAWN-PEST SC	16817	PIGEON CONTROL / BAIT & MC	0	10/06/2017	11/13/2017	267.50
							267.50

Fund/Dept/Acct	Vendor Name	Invoice #	Invoice Desc.	Check #	Due Date	Posting Date	Amount
111-000.000-728.100 Rent							
	COMMUNITY REDEVELOPMI	NOVEMBER	NOVEMBER RENT	0	11/01/2017	11/13/2017	258.33
							258.33
111-000.000-729.150 Other Operat							
	HASTINGS UTILITIES	18690528-00	UTILITIES	0	09/21/2017	11/13/2017	42.41
	WOODWARD'S DISPOSAL SI	ACT #: 21148	8 CANS / SERVICE 9/17	0	09/25/2017	11/13/2017	170.43
							212.84
111-000.000-737.200 Building Main							
	BIG G COMMERCIAL ACCOU	580348/1	TRASH BAGS	0	08/25/2017	11/13/2017	4.51
							4.51
					Total Dept. 000000:		**5,245.23**
					ESS IMPROVEMENT DIST:		**5,245.23**
Fund: 130 LIBRARY GRANT FUNI							
Dept: 000.000							
130-000.000-720.357 Library Progr							
	WAL-MART COMMUNITY	09288	PUPPETS/PUZZLES/MAGNETS	0	10/16/2017	11/13/2017	272.38
							272.38
130-000.000-727.225 Grant Expens							
	TOTAL PACKAGE/THE//	74112	OPENING DAY T-SHIRTS	0	10/18/2017	11/13/2017	966.50
	WAL-MART COMMUNITY	02867	KEURING / COFFEE / SNACKS	0	09/23/2017	11/13/2017	247.95
	WAL-MART COMMUNITY	09569	OPENING DAY SNACKS	0	10/21/2017	11/13/2017	74.88
							1,289.33
					Total Dept. 000000:		**1,561.71**
					d LIBRARY GRANT FUND:		**1,561.71**
Fund: 131 LIBRARY SALES TAX F							
Dept: 000.000							
131-000.000-742.300 Construction							
	AOI	157228	CHILDRENS FURNITURE	0	10/30/2017	11/13/2017	300,000.00
	BIG G COMMERCIAL ACCOU	584178/1	WOOD MOLDING/HOOKS/DOO	0	10/11/2017	11/13/2017	47.04
	BIG G COMMERCIAL ACCOU	584589/1	DRILL BIT / FASTENERS	0	10/16/2017	11/13/2017	16.91
	BIG G COMMERCIAL ACCOU	584801/1	VELCRO/TAPE/CABLE TIES/PI(	0	10/18/2017	11/13/2017	20.00
	BIG G COMMERCIAL ACCOU	584861/1	VELCRO STRIPS	0	10/19/2017	11/13/2017	24.73
	BIG G COMMERCIAL ACCOU	K82335/1	MISC FASTENERS	0	09/19/2017	11/13/2017	1.90
	C D W GOVERNMENT, INC.	KMD5764	KIOSK MACHINE	0	10/13/2017	11/13/2017	96.96
	C D W GOVERNMENT, INC.	KGX3159	(6) DELL COMPUTERS / MONIT	0	09/25/2017	11/13/2017	6,339.63
	CHIEF CONSTRUCTION CO.	19	RENOVATION CHRGS THRU 1(	0	10/19/2017	11/13/2017	216,276.54
	ELECTRONIC CONTRACTIN(	19185003	RENOVATION ELECTRICAL W(	0	09/29/2017	11/13/2017	2,820.00
	MAYHEW SIGNS, INC.	22027	SIGNS	0	10/25/2017	11/13/2017	1,494.20
	MIDDLETON ELECTRIC INC	44210	OPEN/CLOSED SIGN MAT/LAB	0	10/18/2017	11/13/2017	178.43
	MURPHY'S WAGON WHEEL,	1730	GRAND OPENING CATERING	0	10/25/2017	11/13/2017	2,925.00
	US BANK CORPORATE PAYM	PAYPAL	3D PRINTER SAFETY ENCLOS	0	10/16/2017	11/13/2017	522.50
	US BANK CORPORATE PAYM	AMAZON	CREDIT FOR DUP PAYMENT	0	06/19/2017	11/13/2017	-46.00
	US BANK CORPORATE PAYM	EILEENS	COOKIES-DONOR APPRECIAT	0	10/21/2017	11/13/2017	199.50
	US BANK CORPORATE PAYM	LIBRARY	SELF CHECK - TEST	0	10/19/2017	11/13/2017	0.30
	US BANK CORPORATE PAYM	LIBRARY	SELF CHECK - TEST	0	10/19/2017	11/13/2017	1.00
	US BANK CORPORATE PAYM	LIBRARY	SELF CHECK - TEST	0	10/19/2017	11/13/2017	0.30
	US BANK CORPORATE PAYM	CRICUT	CRICUT FOR MAKER SPACE	0	10/19/2017	11/13/2017	95.88
	US BANK CORPORATE PAYM	LIBRARY	SELF CHECK - TEST	0	10/18/2017	11/13/2017	0.10
	US BANK CORPORATE PAYM	LIBRARY	SELF CHECK - TEST	0	10/18/2017	11/13/2017	0.10
	US BANK CORPORATE PAYM	LIBRARY	SELF CHECK - TEST	0	10/18/2017	11/13/2017	0.10
	US BANK CORPORATE PAYM	LIBRARY	SELF CHECK - TEST	0	10/18/2017	11/13/2017	1.40
	US BANK CORPORATE PAYM	GIH GLOBALIN	RECYCLING CONTAINERS	0	10/15/2017	11/13/2017	292.82
	US BANK CORPORATE PAYM	GIH GLOBALIN	RECYCLING CONTAINERS	0	10/14/2017	11/13/2017	123.68

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	WINESTYLES OF HASTINGS	102017	GRAND OPENING CATERING	0	10/20/2017	11/13/2017	1,760.00
							533,193.02
						Total Dept. 000000:	**533,193.02**
						BRARY SALES TAX FUND:	**533,193.02**
Fund: 133 PARKS GRANT FUND							
Dept: 130.000 Parks							
133-130.000-741.209 Infrastructure							
	MENARDS - HASTINGS	45262	PAVER	0	10/17/2017	11/13/2017	12.98
							12.98
						Total Dept. Parks:	**12.98**
						ınd PARKS GRANT FUND:	**12.98**
Fund: 145 POLICE DEPT EQUIP S							
Dept: 000.000							
145-000.000-742.420 Departmenta							
	CLARK ENERSEN PARTNER:	643-002-16	HPD TUCKPOINTING	0	10/10/2017	11/13/2017	1,569.40
	MID-CONTINENTAL RESTOR	471742393	TUCKPNT - HPS INV NO: 5	0	09/30/2017	11/13/2017	174,936.52
							176,505.92
						Total Dept. 000000:	**176,505.92**
						PT EQUIP SINKING FUND:	**176,505.92**
Fund: 147 CANDO FUND							
Dept: 000.000							
147-000.000-729.600 Cando Proje							
	WINDSTREAM COMMUNICA	ACT: 090212738	PHONE SERVICE-HASTINGS C	0	10/10/2017	11/13/2017	69.77
							69.77
						Total Dept. 000000:	**69.77**
						Total Fund CANDO FUND:	**69.77**
Fund: 170 MUSEUM FUND							
Dept: 170.100 Museum administra							
170-170.100-720.350 Training & Co							
	ESU NEBRASKA SEVEN	10092017-9	GET CONNECTED AFTERSCH(	0	10/09/2017	11/13/2017	55.00
	HOFF/RUSSANNE//	REIMBURSEMENT	CONFERENCE - HOTEL - R HO	0	10/30/2017	11/13/2017	646.45
	MUSEUM - PETTY CASH	CONFERENCE	NE TOURISM CONF - BT	0	07/24/2017	11/13/2017	192.50
	US BANK CORPORATE PAYM	KMA - WICHITA.EDU	FULL CONFERENCE - DIRECT(	0	10/11/2017	11/13/2017	235.00
	US BANK CORPORATE PAYM	GRADUATE - LINCOLN	ROOM - 1 NIGHT FOR SEMINA	0	10/11/2017	11/13/2017	93.00
							1,221.95
170-170.100-721.100 Shipping							
	SILVER STREAK INC	0097100	FREIGHT	0	10/03/2017	11/13/2017	20.94
							20.94
170-170.100-723.050 Advertising							
	MACGILLIVRAY FREEMAN FI	D42M-5-59	PROMO ITEMS: SLINKIES/TSH	0	10/25/2017	11/13/2017	147.00
	MUSEUM - PETTY CASH	USPS	POSTAGE DUE: BROCHURES	0	10/16/2017	11/13/2017	3.46
	MUSEUM - PETTY CASH	T LEBAR	POSTAGE DUE: PREMIERE	0	10/19/2017	11/13/2017	0.58
	MUSEUM - PETTY CASH	USPS	POSTAGE DUE: ED BROCHUR	0	10/23/2017	11/13/2017	10.38
	NEBRASKA TOURISM COMM	1082740	SPONSOR LISTING - SEE & DC	0	10/02/2017	11/13/2017	2,500.00
	NRG MEDIA - KROR	IN-1170929344	AIRCRAFT CARRIER 9/18 - 9/2	0	09/30/2017	11/13/2017	350.00
	NRG MEDIA - KROR	MC-1170929260	AIRCRAFT SEPT 17	0	09/30/2017	11/13/2017	596.00
	US BANK CORPORATE PAYM	GO DADDY	MARKETING - 1 YR SUB - BT	0	10/17/2017	11/13/2017	95.88
	US BANK CORPORATE PAYM	CONSTANT CONTACT	CONSTANT CONTACT	0	09/09/2017	11/13/2017	37.50

Fund/Dept/Acct	Vendor Name	Invoice #	Invoice Desc.	Check #	Due Date	Posting Date	Amount
							3,740.80
170-170.100-724.050	Printing						
	CORNHUSKER PRESS	P183314	DREAM BIG PREMEIRE POSTC	0	10/09/2017	11/13/2017	233.43
							233.43
170-170.100-724.100	Film Print Co						
	21ST CENTURY CINEMAS	17-54	DETROIT / LEAP / IT	0	10/30/2017	11/13/2017	105.00
	SWANK MOTION PICTURES,	1472020-5	ELF 12/7/2017	0	09/28/2017	11/13/2017	28.00
							133.00
170-170.100-727.200	R & M Buildir						
	ELLIS DISPOSAL, INC.	ACT: 1775	DUMP FEE/ CONTAINER/LF FE	0	10/14/2017	11/13/2017	253.32
	PROTEX CENTRAL, INC.	91785	VOICE EVAC ASSESS	0	09/30/2017	11/13/2017	279.30
							532.62
170-170.100-727.600	R & M Office						
	MAILFINANCE	N6798041	ANNUAL MAIL METER LEASE	0	10/14/2017	11/13/2017	1,140.00
	MAILFINANCE	H6710769	QRTLY CREDIT 1-795968147	0	08/25/2017	11/13/2017	-277.20
	MIDWEST CONNECT, LLC	68786	NEW MAIL METER LABELS	0	10/12/2017	11/13/2017	15.00
	MIDWEST CONNECT, LLC	68786	NEW MAIL METER LABELS	0	10/12/2017	11/13/2017	35.00
	TAM RETAIL	11098400	TAM RETAIL SUBSCRIPTION	0	10/10/2017	11/13/2017	1,691.50
							2,604.30
170-170.100-727.700	R & M Tools						
	MENARDS - HASTINGS	45313	BOW SAW / TOOLS / CIRC SAV	0	10/18/2017	11/13/2017	79.00
							79.00
170-170.100-728.150	Film Royalty						
	MUSEUM - PETTY CASH	USPS	FILM GUARANTEE: LEAP	0	10/11/2017	11/13/2017	251.20
	MUSEUM - PETTY CASH	USPS	FILM GUARANTEE: IT	0	10/13/2017	11/13/2017	251.20
	SWANK MOTION PICTURES,	1472020-5	ELF 12/7/2017	0	09/28/2017	11/13/2017	200.00
	WARNER BROS.DISTRIBUTII	IT	1WK IT 2D - LESS GUARANTEE	0	10/29/2017	11/13/2017	-250.00
	WARNER BROS.DISTRIBUTII	IT	1WK IT 2D - LESS GUARANTEE	0	10/29/2017	11/13/2017	291.38
	WEINSTEIN COMPANY/THE//	LEAP	LEAP FILM ROYALTY LESS GU	0	10/22/2017	11/13/2017	-250.00
	WEINSTEIN COMPANY/THE//	LEAP	LEAP FILM ROYALTY LESS GU	0	10/22/2017	11/13/2017	264.43
							758.21
170-170.100-729.050	Dues & Subs						
	MUSEUM - PETTY CASH	MARRIOT	TOURISM CONF - BT	0	10/23/2017	11/13/2017	292.96
	US BANK CORPORATE PAYM	SURVEY MONKEY	ANNUAL SUBSCRIPTION	0	10/19/2017	11/13/2017	264.00
							556.96
170-170.100-729.150	Other Operat						
	ESSENTIAL SCREENS	51649	BACKGRND CHK - S.KIM - VS	0	10/11/2017	11/13/2017	39.50
	ESSENTIAL SCREENS	51766	BACKGRND CHK - S. KRUEGEI	0	10/13/2017	11/13/2017	39.50
							79.00
170-170.100-730.050	Office Supplie						
	AMAZON CAPITAL SERVICES	1YH6-R4TT-7HL7	14" KEYBOARD 3/4 EXT ST BR/	0	10/19/2017	11/13/2017	23.95
	WAL-MART COMMUNITY	08968	NAPKINS / OFFICE SUPPLIES	0	10/26/2017	11/13/2017	28.63
							52.58
170-170.100-731.205	Concessions						
	PASTIME LANES	POPCORN	48 BAGS POPCORN	0	10/15/2017	11/13/2017	576.00
	PEPSI-COLA BOTTLING CO.	6185723	CONCESSIONS	0	10/10/2017	11/13/2017	65.00
	PEPSI-COLA BOTTLING CO.	6186144	CONCESSIONS	0	10/17/2017	11/13/2017	163.50
	PEPSI-COLA BOTTLING CO.	6186575	CONCESSIONS	0	10/27/2017	11/13/2017	93.00
	WAL-MART COMMUNITY	017786	EVENTS PREM & ROCKTOBER	0	10/17/2017	11/13/2017	61.86
							959.36
170-170.100-731.210	Store Mercha						
	MACGILLIVRAY FREEMAN FI	D42M-5-59	PROMO ITEMS: SLINKIES/TSH	0	10/25/2017	11/13/2017	140.00
	ZENTIC/TAMMI//	STORE MERCH	CROSS/CHAINS/VARIOUS MET	0	10/13/2017	11/13/2017	104.00

Fund/Dept/Acct	Vendor Name	Invoice #	Invoice Desc.	Check #	Due Date	Posting Date	Amount
							244.00
170-170.100-731.408	Educational E						
	AMAZON CAPITAL SERVICES	144H-PM6D-FW VM	2 SOLO CUP (400) 4OZ	0	10/26/2017	11/13/2017	14.22
	COONS/GARAN//	2017-1072	FINAL PAYMENT NAF NOV 16T	0	10/10/2017	11/13/2017	734.50
	FAIRBANKS STUDIO	NANCY	NAF EVENT - 11.16.17	0	10/11/2017	11/13/2017	200.00
	MANY MOCCASINS DANCE T	0455	NAF NOV 16TH - FINAL PAYME	0	10/10/2017	11/13/2017	1,371.00
	US BANK CORPORATE PAYM	AMAZON	CREDIT FOR DUP PAYMENT	0	07/15/2017	11/13/2017	-27.60
	US BANK CORPORATE PAYM	AMAZON	CREDIT FOR DUP PAYMENT	0	07/18/2017	11/13/2017	-20.40
	US BANK CORPORATE PAYM	AMAZON	CREDIT FOR DUP PAYMENT	0	07/18/2017	11/13/2017	-48.30
	WAL-MART COMMUNITY	0133309	STUHR EVENT	0	10/13/2017	11/13/2017	7.94
	WAL-MART COMMUNITY	06153	EDU: PRESCHOOL PLAY DAY	0	10/20/2017	11/13/2017	34.48
	WAL-MART COMMUNITY	06153	EDU: PRESCHOOL PLAY DAY	0	10/20/2017	11/13/2017	8.00
	WAL-MART COMMUNITY	00239	RAY ALK BATTERY	0	10/25/2017	11/13/2017	39.04
							2,312.88
170-170.100-737.100	Landscaping						
	MENARDS - HASTINGS	45313	BOW SAW / TOOLS / CIRC SAV	0	10/18/2017	11/13/2017	7.99
							7.99
170-170.100-737.200	Building Mair						
	MENARDS - HASTINGS	44266	ULTRA QUICK GRIP/ BLADES/ I	0	10/03/2017	11/13/2017	28.31
	MENARDS - HASTINGS	44467	FIRST AID SUPPLIES	0	10/06/2017	11/13/2017	29.22
	MENARDS - HASTINGS	44875	BLDG MAINT SUPPLIES	0	10/12/2017	11/13/2017	37.17
	MENARDS - HASTINGS	45313	BOW SAW / TOOLS / CIRC SAV	0	10/18/2017	11/13/2017	32.93
	MENARDS - HASTINGS	45311	RETURN BLG MAINT SUPPLY	0	10/18/2017	11/13/2017	-17.98
	UNISAN NEBRASKA, LLC	I24304	TOILETRIES/ TISSUE/LINERS/E	0	09/06/2017	11/13/2017	836.81
							946.46
170-170.100-737.208	Collections S						
	GAYLORD BROS.	2505123	TEXTILE COSTUME *FND 18	0	10/06/2017	11/13/2017	326.06
	GAYLORD BROS.	2505123	TEXTILE COSTUME *FND 18	0	10/06/2017	11/13/2017	1,222.00
	GAYLORD BROS.	2505872	TEXTILE COSTUME - BLUE GR	0	10/12/2017	11/13/2017	244.54
	GAYLORD BROS.	2505872	TEXTILE COSTUME - BLUE GR	0	10/12/2017	11/13/2017	916.50
	GAYLORD BROS.	2505002	BLACK VOLERA FOAM *FND 18	0	10/05/2017	11/13/2017	10.96
	GAYLORD BROS.	2505002	BLACK VOLERA FOAM *FND 18	0	10/05/2017	11/13/2017	520.25
							3,240.31
170-170.100-737.210	Exhibit Suppl						
	AMAZON CAPITAL SERVICES	17DY-LY3Q-76TN	BOOKS & EXHIBIT PARTS	0	10/11/2017	11/13/2017	181.26
	AMAZON CAPITAL SERVICES	17DY-LY3Q-76TN	BOOKS & EXHIBIT PARTS	0	10/11/2017	11/13/2017	26.89
	AMAZON CAPITAL SERVICES	16PM-THQ1-D3JV	EXHIBIT BOOK - STORY OF SC	0	10/11/2017	11/13/2017	41.92
	AMAZON CAPITAL SERVICES	16PM-TJQ1-G14J	EXHIBIT BOOK - PIONEERS CL	0	10/11/2017	11/13/2017	5.99
	AMAZON CAPITAL SERVICES	1Q9F-VTFQ-46GN	EXHIBIT SUPPLIES: LIGHTING	0	10/24/2017	11/13/2017	77.60
	AMAZON CAPITAL SERVICES	1M9R-QTRK-FNYQ	EXHIBIT SUPPLIES: LIGHTING	0	10/24/2017	11/13/2017	89.85
	AMAZON CAPITAL SERVICES	1K6W-7RQH-KXGQ	JUNO LIGHTING	0	10/24/2017	11/13/2017	52.10
	BIG G COMMERCIAL ACCOU	584257/1	MISC FASTENER/ DRILL BITS,	0	10/12/2017	11/13/2017	45.15
	US BANK CORPORATE PAYM	HOME DEPOT	MOLDING CASE OVERPAYMEN	0	08/30/2017	11/13/2017	-2.68
	US BANK CORPORATE PAYM	HOME DEPOT	ELECTRICAL OVERPAYMENT	0	08/23/2017	11/13/2017	-33.05
							485.03
170-170.100-737.212	Event Expen						
	ALLEN'S OF HASTINGS, INC.	TRX: 144	TONIC & BCN BITS - EVENTS	0	10/17/2017	11/13/2017	12.81
	MURPHY'S WAGON WHEEL,	1728	PREMIERE POTATO BAR	0	10/25/2017	11/13/2017	105.00
	MUSEUM - PETTY CASH	ALLENS	EVENTS: PREM LIQUOR	0	10/17/2017	11/13/2017	56.71
	MUSEUM - PETTY CASH	ROCTOBER	ICE	0	10/21/2017	11/13/2017	13.47
	WAL-MART COMMUNITY	017033	EVENTS PREMIERE	0	10/17/2017	11/13/2017	15.48
	WAL-MART COMMUNITY	017786	EVENTS PREM & ROCKTOBER	0	10/17/2017	11/13/2017	97.24
	WAL-MART COMMUNITY	07143	EVENTS - HEART CONCERT	0	10/20/2017	11/13/2017	95.38
	WAL-MART COMMUNITY	08968	NAPKINS / OFFICE SUPPLIES	0	10/26/2017	11/13/2017	2.47
							398.56
					Total Dept. Museum administration:		**18,607.38**

Fund/Dept/Acct	Vendor Name	Invoice #	Invoice Desc.	Check #	Due Date	Posting Date	Amount
					otal Fund MUSEUM FUND:		**18,607.38**
Fund: 180 STREET FUND							
Dept: 000.000							
180-000.000-720.300	Professional						
	ITERIS, INC	324122	PROFESSIONAL SERVICES	0	10/27/2017	11/13/2017	1,181.78
							1,181.78
180-000.000-725.050	Insurance						
	ARTHUR J. GALLAGHER RIS	2323158	RISK PREMIUM	0	09/29/2017	11/13/2017	24,368.88
							24,368.88
180-000.000-725.100	Worker's Cor						
	ARTHUR J. GALLAGHER RIS	2323158	RISK PREMIUM	0	09/29/2017	11/13/2017	38,959.00
							38,959.00
180-000.000-726.200	Telephone						
	VIAERO WIRELESS	14809	402.831.0228 PARKS ON CALL	0	11/09/2017	11/13/2017	2.88
							2.88
180-000.000-727.200	R & M Buildir						
	DUTTON-LAINSON CO.	769271-1	ELECTRICAL PARTS - BUCKSK	0	10/23/2017	11/13/2017	111.52
							111.52
180-000.000-727.500	R & M Heavy						
	AUTO VALUE-HASTINGS	70-483934	34 U NUT	0	10/18/2017	11/13/2017	5.49
	AUTO VALUE-HASTINGS	70-483192	11 ROTOR	0	10/06/2017	11/13/2017	3.46
	AUTO VALUE-HASTINGS	70-483214	11 HOSE SPLICE	0	10/06/2017	11/13/2017	3.77
	AUTO VALUE-HASTINGS	70-483325	11 MASTER CYLINDER	0	10/09/2017	11/13/2017	56.81
	AUTO VALUE-HASTINGS	70-483508	12 FUSE HOLDER	0	10/11/2017	11/13/2017	1.59
	AUTO VALUE-HASTINGS	70-483516	10 FUSE HOLDER	0	10/11/2017	11/13/2017	4.78
	AUTO VALUE-HASTINGS	70-483859	34 HEATER CORE	0	10/18/2017	11/13/2017	33.11
	HASTINGS OUTDOOR POWE	13302	56 HOUR METER	0	10/05/2017	11/13/2017	15.00
	KULLY PIPE & STEEL SUPPL	679187	29 TOP LINK	0	10/04/2017	11/13/2017	18.28
	LINCOLN CLUTCH & BRAKE	396133	11 BRAKE BOOSTER	0	10/10/2017	11/13/2017	239.54
	LOGAN CONTRACTORS SUF	M55494	938 ROD BEARING	0	10/04/2017	11/13/2017	210.55
	N A P A AUTO PARTS	744463	FILTER	0	10/05/2017	11/13/2017	5.01
	PLATTE VALLEY COMMUNIC	30748	56 LED STROBE LIGHTS	0	10/06/2017	11/13/2017	278.00
	STATE OF NE-DEPT.OF COR	30589	TIRE CHAINS AND TIRES	0	10/10/2017	11/13/2017	270.00
	TITAN MACHINERY INC - HAS	9976464GP	29 TOP LINK BALL	0	10/04/2017	11/13/2017	28.38
	TITAN MACHINERY INC - HAS	10021010	29 BUSHINGS	0	10/13/2017	11/13/2017	3.00
	UNIVERSAL HYDRAULICS, IN	24291	41 HOSE	0	09/27/2017	11/13/2017	27.58
	UNIVERSAL HYDRAULICS, IN	24336	31 HYD CYLINDER	0	09/20/2017	11/13/2017	330.00
	UNIVERSAL HYDRAULICS, IN	24343	50 HYD HOSE	0	09/20/2017	11/13/2017	20.92
	UNIVERSAL HYDRAULICS, IN	24276	35 HYD HOSE	0	09/22/2017	11/13/2017	90.41
	UNIVERSAL HYDRAULICS, IN	24272	36 HYD HOSE	0	09/21/2017	11/13/2017	82.32
	UNIVERSAL HYDRAULICS, IN	24361	56 DRAIN HOSE	0	10/05/2017	11/13/2017	15.26
	UNIVERSAL HYDRAULICS, IN	24380	57 HYD HOSE	0	10/13/2017	11/13/2017	21.58
							1,764.84
180-000.000-727.800	R & M Vehicl						
	CITY CLERK - PETTY CASH	LICENSE PLATES STREET	LICENSE PLATES FOR 10 AND	0	10/11/2017	11/13/2017	50.00
	O'REILLY AUTO PARTS	764-164629	67 BATTERIES	0	10/10/2017	11/13/2017	238.78
	THREE POINTS TIRE	17663	19 FLAT	0	10/16/2017	11/13/2017	18.00
	THREE POINTS TIRE	17698	21 FLAT	0	10/19/2017	11/13/2017	18.00
							324.78
180-000.000-729.050	Dues & Subs						
	CHARTER COMMUNICATION	0034330092617	INTERNET	0	09/26/2017	11/13/2017	77.64
							77.64
180-000.000-730.050	Office Suppli						
	BUSINESS WORLD PRODUC	18838	POCKET FILES / TABS	0	10/25/2017	11/13/2017	13.47

Fund/Dept/Acct	Vendor Name	Invoice #	Invoice Desc.	Check #	Due Date	Posting Date	Amount
	EAKES OFFICE SOLUTIONS	7360305-0	STAPLER	0	10/11/2017	11/13/2017	19.99
							33.46
180-000.000-731.050	Asphalt & Ce						
	J.I.L. ASPHALT PAVING CO.	170585	4.02 TONS SPR ASPHALT	0	10/20/2017	11/13/2017	196.98
	J.I.L. ASPHALT PAVING CO.	170581	14.17 TONS SPR ASPHALT	0	10/19/2017	11/13/2017	694.33
	J.I.L. ASPHALT PAVING CO.	170567	6.01 TONS SPR ASPHALT	0	10/18/2017	11/13/2017	294.49
	J.I.L. ASPHALT PAVING CO.	170561	5.77 TONS SPR ASPHALT	0	10/17/2017	11/13/2017	282.73
	J.I.L. ASPHALT PAVING CO.	170555	4.07 TONS SPR ASPHALT	0	10/16/2017	11/13/2017	199.43
	J.I.L. ASPHALT PAVING CO.	170548	3.05 TONS SPR ASPHALT	0	10/13/2017	11/13/2017	100.45
	J.I.L. ASPHALT PAVING CO.	170541	2.24 TONS SPR ASPHALT	0	10/12/2017	11/13/2017	109.76
	J.I.L. ASPHALT PAVING CO.	170534	6.59 TONS SPR ASPHALT	0	10/11/2017	11/13/2017	322.91
	J.I.L. ASPHALT PAVING CO.	170526	2.49 TONS SPR ASPHALT	0	10/09/2017	11/13/2017	122.01
	J.I.L. ASPHALT PAVING CO.	170520	8.09 TONS SPR ASPHALT	0	10/04/2017	11/13/2017	396.41
	KULLY PIPE & STEEL SUPPL	678996	IRON FOR GRATE	0	10/02/2017	11/13/2017	9.07
	KULLY PIPE & STEEL SUPPL	679092	IRON FOR STORM DRAIN	0	10/03/2017	11/13/2017	33.69
	MIDWAY WHOLESALE-GRD I	2167849	2 X 4 ADA MATS (24) - CONCRE	0	09/28/2017	11/13/2017	2,016.00
	SMITH CONSTRUCTION CO.	02784	3.16 SPR TONS	0	10/05/2017	11/13/2017	134.30
							4,912.56
180-000.000-731.250	Fuel & Oil						
	COOPERATIVE PRODUCERS	215805	1962.6 NO LEAD	0	09/15/2017	11/13/2017	4,670.99
	COOPERATIVE PRODUCERS	216407	1591 NO LEAD	0	09/28/2017	11/13/2017	3,786.58
	THOMSEN OIL CO.	263677	881 NO LEAD	0	10/10/2017	11/13/2017	1,254.29
	THOMSEN OIL CO.	263677	881 NO LEAD	0	10/10/2017	11/13/2017	1,801.65
	THOMSEN OIL CO.	263701	1200 NOLEAD	0	10/18/2017	11/13/2017	1,458.81
	THOMSEN OIL CO.	263701	1200 NOLEAD	0	10/18/2017	11/13/2017	2,454.00
	UNIVERSAL HYDRAULICS, IN	24292	BRAKE CLEAN	0	09/27/2017	11/13/2017	129.60
	YANT EQUIPMENT CO., INC.	L104969	FUEL SYSTEM REPAIR	0	10/06/2017	11/13/2017	145.00
							15,700.92
180-000.000-731.600	Signs						
	BIG G COMMERCIAL ACCOU	583886/1	SIGN FASTENERS / UTILITY KN	0	10/06/2017	11/13/2017	41.68
	FASTENAL COMPANY	NEHAS139676	BOLTS	0	10/11/2017	11/13/2017	45.60
	KACO SUPPLIES	6465	50 CONES/BASES/ STENCIL/SI	0	10/19/2017	11/13/2017	2,750.00
	KACO SUPPLIES	6466	20 WINDMASTER/SIGN HOLDE	0	10/19/2017	11/13/2017	4,280.00
	MENARDS - HASTINGS	44819	PAINT TRAY LINER / BRUSHES	0	10/11/2017	11/13/2017	29.96
	SHERWIN-WILLIAMS	1271-9	PAINT	0	09/27/2017	11/13/2017	43.45
	SHERWIN-WILLIAMS	1726-2	PAINT	0	10/13/2017	11/13/2017	45.00
	SHERWIN-WILLIAMS	1937-7	PAINT	0	10/05/2017	11/13/2017	45.00
	SHERWIN-WILLIAMS	46985CB	CREDIT (DUP PAYMENT)	0	04/05/2017	11/13/2017	-133.45
	STATE OF NE-DEPT.OF COR	30589	TIRE CHAINS AND TIRES	0	10/10/2017	11/13/2017	100.00
							7,247.24
180-000.000-737.705	Shop Supplie						
	O'REILLY AUTO PARTS	764-165046	HAND CLEANER	0	10/12/2017	11/13/2017	10.98
	O'REILLY AUTO PARTS	764-165120	HAND CLEANER	0	10/13/2017	11/13/2017	13.00
							23.98
180-000.000-738.050	Hand Tools						
	MENARDS - HASTINGS	42528	12" TOOL BAG/PRUNER/ETC..	0	09/08/2017	11/13/2017	106.74
							106.74
180-000.000-742.300	Construction						
	CHIEF CONSTRUCTION CO.	LIBRARY	HASTINGS PUBLIC LIBRARY C	0	10/03/2017	11/13/2017	7,054.00
	DON SVOBODA PLUMBING L	10188	INSTALL METER PIT/BREAKER	0	10/12/2017	11/13/2017	3,493.00
							10,547.00
						Total Dept. 000000:	**105,363.22**
						Total Fund STREET FUND:	**105,363.22**

Fund: 183 STREET SALES TAX F

Fund/Dept/Acct	Vendor Name	Invoice #	Invoice Desc.	Check #	Due Date	Posting Date	Amount
Dept: 000.000							
183-000.000-742.320 New Street C							
	WERNER CONSTRUCTION C	R-2017 RESIDENTIAL	PROJ NO: R-2017 RESIDENTIA	0	10/27/2017	11/13/2017	261,853.63
							261,853.63
					Total Dept. 000000:		**261,853.63**
					TREET SALES TAX FUND:		**261,853.63**
Fund: 366 BAN/STREET CONSTR							
Dept: 000.000							
366-000.000-742.517 A2013-1 alley							
	ADAMS LAND TITLE	16324	AID 2013-1	0	10/23/2017	11/13/2017	75.00
							75.00
					Total Dept. 000000:		**75.00**
					T CONSTRUCTION FUND:		**75.00**
Fund: 610 LANDFILL FUND							
Dept: 000.000							
610-000.000-720.300 Professional							
	CAROLINA SOFTWARE	65911	WASTEWORKS SUPPORT & M	0	10/01/2017	11/13/2017	200.00
	GLENWOOD TELECOMMUNI	ACT: 00002603-3	LF INTERNET SERV - NOV 201	0	11/01/2017	11/13/2017	84.95
	OLSSON ASSOCIATES	288834	OA PROJ#: 017-1726	0	10/25/2017	11/13/2017	14,632.46
							14,917.41
610-000.000-720.350 Training & Cc							
	BROWN/JULAYNE//	SEPT/OCT MILEAGE	MILEAGE - 9/9/17 - 10/21/17	0	10/25/2017	11/13/2017	5.62
	JOHNSON/JANET K.//	MILEAGE	MILEAGE 8/23/17 TO 10/7/17	0	10/24/2017	11/13/2017	14.98
	YORK/MICHELLE//	MILEAGE REIMBURSEMENT	MILEAGE - 9/20 - 10/24/17	0	10/24/2017	11/13/2017	44.94
							65.54
610-000.000-721.050 Postage							
	US BANK CORPORATE PAYM	USPS	FINAL NOTICE LETTER & STAT	0	10/11/2017	11/13/2017	6.59
							6.59
610-000.000-725.050 Insurance							
	ARTHUR J. GALLAGHER RIS	2323158	RISK PREMIUM	0	09/29/2017	11/13/2017	20,795.64
							20,795.64
610-000.000-725.100 Worker's Cor							
	ARTHUR J. GALLAGHER RIS	2323158	RISK PREMIUM	0	09/29/2017	11/13/2017	9,043.00
							9,043.00
610-000.000-727.500 R & M Heavy							
	AUTO GLASS EXPERTS LLC	23751	#116 WINDSHIELD/BACK GLAS	0	10/23/2017	11/13/2017	490.00
	AUTO VALUE-HASTINGS	70-483395	DOPPSTADT - FILTER	0	10/10/2017	11/13/2017	216.59
	AUTO VALUE-HASTINGS	70-483680	JD TRACTOR FILTERS	0	10/14/2017	11/13/2017	98.36
	AUTO VALUE-HASTINGS	70-483776	CREDIT - JD TRACTOR FILTER	0	10/17/2017	11/13/2017	-17.87
	AUTO VALUE-HASTINGS	70-483828	#117 FILTERS & OIL	0	10/17/2017	11/13/2017	4.01
	COOPERATIVE PRODUCERS	T37483	924G - NEW TIRES	0	10/05/2017	11/13/2017	2,687.00
	FAIRBANKS SCALES, INC.	1361566	SEMI-ANNUAL INSPECTION	0	10/19/2017	11/13/2017	437.50
	GRAHAM TIRE COMPANY-HA	1818075339	#114 NEW LR TIRE	0	10/10/2017	11/13/2017	172.37
	GRAHAM TIRE COMPANY-HA	30 (REF PM139852)	CREDIT	0	05/26/2017	11/13/2017	-0.64
	LANDMARK IMPLEMENT INC	10366696	JD TRACTOR - HYD OIL FILTEF	0	10/16/2017	11/13/2017	163.06
	LANDMARK IMPLEMENT INC	10359178	JD TRACTOR - BOLT, NUT, WAS	0	10/03/2017	11/13/2017	9.63
	LANDMARK IMPLEMENT INC	10361073	JD TRACTOR - NUT	0	10/06/2017	11/13/2017	2.20
	LANDMARK IMPLEMENT INC	10361053	JD TRACTOR - BOLT	0	10/16/2017	11/13/2017	3.22
	NE MACHINERY CO.	CUI437522	EXCAVATOR FILTERS	0	10/13/2017	11/13/2017	137.92
	RICHWELD FABRICATION IN	1110	DOPPSTADT - PATCHING & RE	0	10/18/2017	11/13/2017	1,800.00
	VERIZON WIRELESS	9795077445	MACH TO MACH SERVICE #11(	0	10/23/2017	11/13/2017	39.02

Fund/Dept/Acct	Vendor Name	Invoice #	Invoice Desc.	Check #	Due Date	Posting Date	Amount
							6,242.37
610-000.000-729.050 Dues & Subs							
	BOARD OF EXAMINERS-CO.	J NEWLUN	2018 LICENSE RENEW - J NEW	0	10/25/2017	11/13/2017	20.00
							20.00
610-000.000-731.250 Fuel & Oil							
	AUTO VALUE-HASTINGS	70-483828	#117 FILTERS & OIL	0	10/17/2017	11/13/2017	33.28
	COOPERATIVE PRODUCERS	113201	210/GAL CENEX TMS 10W30-B	0	10/24/2017	11/13/2017	1,686.30
	THOMSEN OIL CO.	263673	535.5GAL #2 DYED DIESEL	0	10/09/2017	11/13/2017	1,117.59
	THOMSEN OIL CO.	263694	457.8 GAL #2 DYED DIESEL	0	10/16/2017	11/13/2017	297.14
	THOMSEN OIL CO.	263694	457.8 GAL #2 DYED DIESEL	0	10/16/2017	11/13/2017	955.43
	THOMSEN OIL CO.	263719	969.8 GAL #2 DYED DIESEL	0	10/23/2017	11/13/2017	2,023.97
							6,113.71
610-000.000-737.200 Building Mair							
	MENARDS - HASTINGS	45693	SHOP FAUCET/ SUPPLIES	0	10/24/2017	11/13/2017	87.48
							87.48
610-000.000-737.705 Shop Supplie							
	AUTO VALUE-HASTINGS	70-483479	HAND CLEANER - 3 CASES	0	10/11/2017	11/13/2017	141.48
	BIG G COMMERCIAL ACCOU	584627/1	LINE TRIMMER	0	10/17/2017	11/13/2017	48.71
	BIG G COMMERCIAL ACCOU	584824/1	ELECTRICAL TAPE	0	10/19/2017	11/13/2017	22.09
	N A P A AUTO PARTS	746282	#99 TRANS - INSTANT SHUDD	0	10/13/2017	11/13/2017	7.42
	N A P A AUTO PARTS	748515	WELL TEST PUMP SPARK PLU	0	10/24/2017	11/13/2017	5.92
							225.62
610-000.000-738.050 Hand Tools							
	MENARDS - HASTINGS	45869	LITTER REACH / GRAB TOOLS	0	10/26/2017	11/13/2017	59.82
							59.82
						Total Dept. 000000:	**57,577.18**
						tal Fund LANDFILL FUND:	**57,577.18**
						Grand Total:	**2,060,005.86**

Parks & Recreation Department
(September 2017)

Recreation, Aquacourt, Auditorium

9/5 – Radio interview on upcoming events.
9/7 – Met with Hastings College Rec Professor about students helping with recreation events.
9/8 – Participated in a conference call meeting with NeRPA board. Picked up a movie screen from Hastings College. Hosted Beauty and the Beast movie in Libbs Park. Approximately were 350 in attendance.
9/13 – Attended a training on how to evaluate staff.

Parks

Started out the month with an open house at Duncan for the new baseball league that will start next year.
Fall Softball has started at the Softball Complex.
Helped at Lib's for movie night.
Got fields ready for a Kickball Tourney in town.
Cross Country meets at Brickyard.
Football games at Duncan.
Soccer games for the Y at the Complex.
Took benches to the Cemetery for history shows.
Did irrigation repairs at Heartwell that were hit during a new water main installation.
Mowing and trimming Parks are still going strong.
Finished the budget year.

Director's Meetings

9/5 Expedition Baseball League
9/8 NeRPA Board
9/13 Healthy Hastings
9/21 Parking Lot Project
9/21 Adams County CVB
9/22 UNK Rec Class
9/25 Evaluations
9/26 Steve Hinrichs
9/26 Adams County CVB
9/28 Rachel Anderson – NE Arboretum

Auditorium

13 of 30 days rented

Cemetery

Adult Burials – 17
Stone Permits – 10
Grave Sales – 16

We are keeping busy with mowing and trimming. We lost our last summer help on September 1st. we have also been busy with updating our shop and pouring pads for our propane storage cage. We have also put the mulchers on and started mulching leaves in the blocks.

HASTINGS UTILITIES

FINANCIAL STATEMENTS

May 31, 2017

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HASTINGS UTILITIES
Combined Balance Sheets
May 31, 2017 and September 30, 2016

	Electric System		Combined System		Total	
	May 31, 2017	September 30, 2016	May 31, 2017	September 30, 2016	May 31, 2017	September 30, 2016
Assets						
Utility Plant						
Electric	$182,591,733	$182,937,091	$ -	$ -	$182,591,733	$182,937,091
Gas	-	-	33,058,449	33,038,022	33,058,449	33,038,022
Water	-	-	35,540,528	35,593,319	35,540,528	35,593,319
Pollution Control	-	-	63,125,768	63,098,474	63,125,768	63,098,474
Street Lighting	-	-	1,505,228	1,509,424	1,505,228	1,509,424
Administrative	-	-	796,376	755,257	796,376	755,257
Total Utility Plant	$182,591,733	$182,937,091	$134,026,349	$133,994,496	$316,618,082	$316,931,587
Less Accumulated Depreciation	113,314,994	110,182,772	62,233,190	59,669,061	175,548,184	169,851,833
Net Utility Plant in Service	$69,276,739	$72,754,319	$71,793,159	$74,325,435	$141,069,898	$147,079,754
Construction in Progress	3,150,047	1,580,397	11,143,324	6,808,878	14,293,371	8,389,275
Net Utility Plant	$72,426,786	$74,334,716	$82,936,483	$81,134,313	$155,363,269	$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	4,548,739	4,086,891	-	-	4,548,739	4,086,891
Net Non-Utility Plant in Service	$11,317,594	$11,779,442	$ -	$ -	$11,317,594	$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	1,866,075	3,045,415	745,727	1,333,338	2,611,802	4,378,753
Bond Fund Reserve Account	4,595,349	4,639,914	1,804,000	1,804,000	6,399,349	6,443,914
Customer Deposits Fund	-	-	323,720	313,750	323,720	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	-	-	4,394,631	4,121,299	4,394,631	4,121,299
Closure / Post Closure Care Account	978,935	946,034	-	-	978,935	946,034
Economic Development Fund	-	-	2,488,000	2,488,000	2,488,000	2,488,000
Total Special Funds	$11,986,642	$13,177,646	$24,247,159	$24,751,468	$36,233,801	$37,929,114
Current Assets						
Cash & Investments	$17,293,340	$19,345,044	$11,221,317	$7,553,391	$28,514,657	$26,898,435
Receivables:						
Accounts, Consumers	5,990,224	6,444,910	1,931,896	2,145,013	7,922,120	8,589,923
Accrued Interest	30,084	28,128	6,079	4,787	36,163	32,915
Intercompany Receivable	-	-	675,823	3,706,015	675,823	3,706,015
Loan to Street Lighting	-	-	800,000	600,000	800,000	600,000
Inventories:						
Fuel	1,918,171	2,861,435	385,359	410,827	2,303,530	3,272,262
Other	1,903,384	1,910,646	1,569,206	1,593,186	3,472,590	3,503,832
Prepaid Expense	434,105	146,514	-	-	434,105	146,514
Total Current Assets	$27,569,308	$30,736,677	$16,589,680	$16,013,219	$44,158,988	$46,749,896
Deferred Charges	$142,420	$155,914	$260,413	$259,219	$402,833	$415,133
Total Assets	$123,442,750	$130,184,395	$124,033,735	$122,158,219	$247,476,485	$252,342,614

HASTINGS UTILITIES
Combined Balance Sheets
May 31, 2017 and September 30, 2016

	Electric System		Combined System		Total	
	May 31, 2017	September 30, 2016	May 31, 2017	September 30, 2016	May 31, 2017	September 30, 2016
Capitalization and Liabilities						
Capitalization						
City's Equity						
Bond Fund:						
Debt service Account	$1,866,075	$3,045,415	$ -	$ -	$1,866,075	$3,045,415
Reserve Account	4,595,349	4,639,914	-	-	4,595,349	4,639,914
Retained Earnings	100,440,280	98,816,565	99,527,606	96,242,707	199,967,886	195,059,272
Total City's Equity	$106,901,704	$106,501,894	$99,527,606	$96,242,707	$206,429,310	$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	(31,275)	(66,526)	(241,733)	(279,560)	(273,008)	(346,086)
Deferred from Advance Refunds	68,959	116,958	11,419	14,123	80,378	131,081
Net Long Term Debt	$3,982,316	$8,089,568	$16,370,314	$17,595,437	$20,352,630	$25,685,005
Total Capitalization	$110,884,020	$114,591,462	$115,897,920	$113,838,144	$226,781,940	$228,429,606
Liabilities Payable From Special Funds						
Customer Deposits	$ -	$ -	$323,720	$313,750	$323,720	$313,750
Health Insurance Claims	-	-	380,192	121,070	380,192	121,070
Total Liabilities Payable From Special Funds	$ -	$ -	$703,912	$434,820	$703,912	$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	2,412,096	2,363,754	2,816,910	3,108,859	5,229,006	5,472,613
Operations	2,599,242	2,961,195	220,015	189,615	2,819,257	3,150,810
Intercompany Payables	675,823	3,706,015	-	-	675,823	3,706,015
Street Lighting Loan	-	-	800,000	600,000	800,000	600,000
Interest Payable	139,627	118,976	76,932	297,006	216,559	415,982
Advances - Refundable	-	-	442	442	442	442
Total Current Liabilities	$9,946,788	$13,049,940	$5,104,299	$5,355,922	$15,051,087	$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	1,072,664	993,871	556,105	734,079	1,628,769	1,727,950
Total Deferred Credits	$2,611,942	$2,542,993	$2,327,604	$2,529,333	$4,939,546	$5,072,326
Total Capitalization and Liabilities	$123,442,750	$130,184,395	$124,033,735	$122,158,219	$247,476,485	$252,342,614

HASTINGS UTILITIES

Statement Of Fund Operations
For 8 Months Ended May 31, 2017
and the 9 Months Ending September 30, 2016

	2016-2017			
	Electric System	Combined System	Total	2016 Total
Operating Revenues	$23,432,078	$14,397,215	$37,829,293	$41,208,638
Operating Expenses	24,354,849	13,051,428	37,406,277	39,494,558
Operating Income (Loss)	($922,771)	$1,345,787	$423,016	$1,714,080
Additions to Income	8,417,327	198,417	8,615,744	8,448,122
Deductions From Income	7,206,157	465,167	7,671,324	7,626,508
Contribution in Aid of Construction	111,411	2,205,862	2,317,273	623,637
Net Income	$399,810	$3,284,899	$3,684,709	$3,159,331
City's Equity - Beginning	106,501,894	96,242,707	202,744,601	199,585,270
City's Equity - Ending	$106,901,704	$99,527,606	$206,429,310	$202,744,601

HASTINGS UTILITIES

Statement Of Fund Operations
For 8 Months Ended May 31, 2017
and the 9 Months Ending September 30, 2016

	2016-2017						
	Gas Department	Water Department	Pollution Control Department	Street Lighting Department	Admin. Department	Total	2016 Total
Operating Revenues	$6,670,419	$3,438,549	$3,951,129	$337,118	$0	$14,397,215	$13,841,758
Operating Expenses	6,843,832	2,424,208	3,563,920	219,468	-	13,051,428	12,583,577
Operating Income (Loss)	($173,413)	$1,014,341	$387,209	$117,650	$0	$1,345,787	$1,258,181
Additions to Income	79,882	61,616	56,616	303	-	198,417	365,069
Deductions From Income	68,742	14,896	381,529	-	-	465,167	533,524
Contribution in Aid of Construction	-	2,080,098	125,764	-	-	2,205,862	367,953
Net Income	($162,273)	$3,141,159	$188,060	$117,953	$0	$3,284,899	$1,457,679
City's Equity - Beginning						96,242,707	94,785,028
City's Equity - Ending						$99,527,606	$96,242,707

HASTINGS UTILITIES
ELECTRIC DEPARTMENT
STATEMENT OF REVENUES AND EXPENSES
May, 2017

	May 2017	Year To Date 2016-2017	May 2016	Budget 2016-2017	YTD Budget % 2016-2017
Operating Revenues					
Retail Sales	$1,688,979	$15,164,014	$1,632,945		
Interdepartmental Sales	44,148	306,605	32,977		
Fuel Cost Adjustment	695,898	6,484,801	638,109		
Total Retail Sales	$2,429,025	$21,955,420	$2,304,031	$33,500,000	65.5%
Wholesale Sales	188,637	1,476,658	133,078	2,000,000	73.8%
Total Operating Revenue	$2,617,662	$23,432,078	$2,437,109	$35,500,000	66.0%
Operating Expenses					
Production:					
Fuel	$626,644	$4,317,438	$643,403	$7,000,000	61.7%
Other	775,515	4,137,259	708,751	7,372,000	56.1%
Purchased Power	203,232	1,388,689	190,388	2,800,000	49.6%
Purchased Power - PPGA	583,226	5,119,993	465,778	8,700,000	58.9%
Transmission and Distribution	122,706	1,206,719	132,349	1,589,000	75.9%
General and Administrative:				-	
Direct	232,387	1,460,646	190,021	2,106,000	69.4%
Indirect	279,512	2,211,247	285,172	3,561,000	62.1%
Cash Payments in Lieu Of Taxes	170,283	1,267,966	138,851	1,988,000	63.8%
Total Operating Expenses	$2,993,505	$21,109,957	$2,754,713	$35,116,000	60.1%
Operating Inc. (Loss) Before Deprec.	($375,843)	$2,322,121	($317,604)	$384,000	604.7%
Less Depreciation	405,529	3,244,892	399,097	4,790,000	67.7%
Operating Income (Loss)	($781,372)	($922,771)	($716,701)	($4,406,000)	20.9%
Add - Other Income					
Interest Income	$10,500	$100,839	$15,164	$109,000	92.5%
Participation & Capacity Agreements	65,361	495,681	76,641	800,000	62.0%
Coal Sales - Ethanol	371,847	3,744,352	215,681	4,100,000	91.3%
Electric Jobbing Sales	5,953	94,814	1,286	150,000	63.2%
Reimbursement from PPGA	447,671	3,756,101	414,717	5,900,000	63.7%
Other	23,854	225,540	35,288	332,000	67.9%
Total Other Income	$925,186	$8,417,327	$758,777	$11,391,000	73.9%
Deduct - Other Expense					
Interest & Amortization of Bond Expense	$33,930	$271,351	$42,986	$406,000	66.8%
Coal Cost - Ethanol	257,686	2,610,448	145,067	2,870,000	91.0%
Non Utility Plant Depreciation	57,731	461,848	57,731	690,000	66.9%
Cost of Electrical Jobbing	17,634	106,409	9,007	145,000	73.4%
Cost of Services to PPGA	447,671	3,756,101	414,717	5,900,000	63.7%
Total Other Expenses	$814,652	$7,206,157	$669,508	$10,011,000	72.0%
Income Before Contrib. in Aid of Const.	($670,838)	$288,399	($627,432)	($3,026,000)	(9.5)%
Downtown Block Project Funding	-	-	-	325,000	0.0%
Contribution in Aid of Construction	18,642	111,411	-	20,000	557.1%
Net Income (Loss)	($652,196)	$399,810	($627,432)	($2,681,000)	(14.9)%

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

	May 2017	Year To Date 2016-2017	May 2016	Budget 2016-2017	YTD Budget % 2016-2017
Operating Revenues					
Retail Sales	$407,170	$5,611,382	$385,249		
Interdepartmental Sales	2,421	58,396	3,935		
Purchased Gas Adjustment	42,184	1,000,641	3,811		
Less PGA Credits	-	-	-		
Total Operating Revenues	$451,775	$6,670,419	$392,995	$8,200,000	81.3%
Operating Expenses					
Production:					
Natural Gas Purchased	$216,573	$3,706,542	$174,508	$5,100,000	72.7%
Gas Refund	-	-	-	-	
Peak Shaving Plant	2,559	24,971	1,475	75,000	33.3%
Transmission and Distribution	83,461	664,211	101,253	1,191,000	55.8%
General and Administrative:	-	-			
Direct	66,464	583,095	80,265	759,000	76.8%
Indirect	73,503	581,488	71,256	890,000	65.3%
Cash Payments in Lieu Of Taxes	21,008	179,323	24,760	328,000	54.7%
Transfer to General Fund - Res. 1344	121,055	121,055	194,738	209,000	57.9%
Intra-City Services Fund	6,689	26,917	-	100,000	26.9%
Total Operating Expenses	$591,312	$5,887,602	$648,255	$8,652,000	68.0%
Operating Inc. (Loss) Before Deprec.	($139,537)	$782,817	($255,260)	($452,000)	(173.2)%
Less Depreciation	119,582	956,230	117,473	1,405,000	68.1%
Operating Income (Loss)	($259,119)	($173,413)	($372,733)	($1,857,000)	9.3%
Add - Other Income					
Gas Jobbing Sales	$2,082	$16,768	$529	$67,000	25.0%
Reimbursement from PPGA	-	962	-	-	
Other	-	-	-	10,000	
Allocation of Admin Department Revenue	8,539	62,152	10,121	82,000	75.8%
Total Other Income	$10,621	$79,882	$10,650	$159,000	50.2%
Deduct - Other Expenses					
Cost of Gas Jobbing	$13,452	$67,780	$942	$78,000	86.9%
Interest Expense	-	-	-	-	0.0%
Economic Development	-	-	-	2,488,000	0.0%
Cost of Services to PPGA	-	962	-	-	
Total Other Expenses	$13,452	$68,742	$942	$2,566,000	2.7%
Income Before Contrib. in Aid of Const.	($261,950)	($162,273)	($363,025)	($4,264,000)	3.8%
Downtown Block Project Funding				25,000	0.0%
Contribution in Aid of Construction	-	-	-	-	
Net Income (Loss)	($261,950)	($162,273)	($363,025)	($4,239,000)	3.8%

HASTINGS UTILITIES
WATER DEPARTMENT
STATEMENT OF REVENUES AND EXPENSES
May, 2017

	May 2017	Year To Date 2016-2017	May 2016	Budget 2016-2017	YTD Budget % 2016-2017
Operating Revenues					
Water Sales to Customers	$459,090	$3,396,180	$378,672		
Interdepartmental Sales	5,551	42,369	4,675		
Total Operating Revenue	$464,641	$3,438,549	$383,347	$6,048,000	56.9%
Operating Expenses					
Production:					
Purchased power	$32,464	$232,399	$26,971	$350,000	66.4%
Other	52,539	168,576	13,021	295,000	57.1%
Transmission and Distribution	76,894	502,419	80,703	1,025,000	49.0%
General and Administrative:					
Direct	40,883	362,486	41,689	432,000	83.9%
Indirect	66,959	529,712	66,495	830,000	63.8%
Cash Payments in Lieu Of Taxes	24,891	184,542	20,030	311,000	59.3%
Transfer to General Fund - Res. 1344	110,664	110,664	119,913	154,000	71.9%
Total Operating Expenses	$405,294	$2,090,798	$368,822	$3,397,000	61.5%
Operating Income Before Depreciation	$59,347	$1,347,751	$14,525	$2,651,000	50.8%
Less Depreciation	41,674	333,410	40,881	490,000	68.0%
Operating Income (Loss)	$17,673	$1,014,341	($26,356)	$2,161,000	46.9%
Add Other Income					
Interest Income	$0	$0	$0	$0	0.0%
Water Jobbing Sales	619	23,364	3,341	50,000	46.7%
Reimbursement from PPGA	-	147	-	5,000	
Other	-	14,620	-	20,000	73.1%
Allocation of Admin Department Revenue	3,227	23,485	3,860	31,000	75.8%
Total Other Income	$3,846	$61,616	$7,201	$106,000	58.1%
Deduct Other Expense					
Interest & Amortization of Bond Expense	$0	$0	$0	$0	0.0%
Cost of Water Jobbing	1,543	14,749	5,152	42,000	35.1%
Cost of Services to PPGA	-	147	-	5,000	
Total Other Expenses	$1,543	$14,896	$5,152	$47,000	31.7%
Income (Loss) Before Contrib. Aid Const.	$19,976	$1,061,061	($24,307)	$2,220,000	47.8%
Downtown Block Project Funding			$0	120,000	0.0%
Contribution in Aid of Construction	18,151	2,080,098	64,140	60,000	3,466.8%
Net Income (Loss)	$38,127	$3,141,159	$39,833	$2,400,000	130.9%

HASTINGS UTILITIES
POLLUTION CONTROL
STATEMENT OF REVENUES AND EXPENSES
May, 2017

	May 2017	Year To Date 2016-2017	May 2016	Budget 2016-2017	YTD Budget % 2016-2017
Operating Revenues					
Sewer Service Charge - Customers	$471,796	$3,947,470	$429,071		
Interdepartmental Charges	1,014	3,659	256		
Total Operating Revenue	$472,810	$3,951,129	$429,327	$5,600,000	70.6%
Operating Expenses					
Sewer Treatment:					
Purchased Power	$17,580	$159,657	$16,717	$220,000	72.6%
Other	95,070	792,755	69,479	1,128,000	70.3%
Sewer Line Expense	32,003	353,113	36,469	436,000	81.0%
General and Administrative:					
Direct	41,980	267,849	35,746	555,000	48.3%
Indirect	83,471	660,347	78,171	976,000	67.7%
Cash Payments in Lieu Of Taxes	19,464	147,569	16,751	224,000	65.9%
Total Operating Expenses	$289,568	$2,381,290	$253,333	$3,539,000	67.3%
Operating Income Before Depreciation	$183,242	$1,569,839	$175,994	$2,061,000	76.2%
Less Depreciation	147,894	1,182,630	146,265	1,755,000	67.4%
Operating Income (Loss)	$35,348	$387,209	$29,729	$306,000	126.5%
Add Other Income					
Interest Income	$1,547	$10,182	$1,026	$9,000	113.1%
Sewer Jobbing Sales	933	4,429	280	5,000	88.6%
Reimbursement from PPGA	-	-	-	-	
Other	-	30,052	1,360	50,000	60.1%
Allocation of Admin Department Revenue	1,642	11,953	2,017	16,000	74.7%
Total Other Income	$4,122	$56,616	$4,683	$80,000	70.8%
Deduct Other Expense					
Interest and Amortization of Bond Expense	$47,267	$378,152	$48,707	$567,000	66.7%
Cost of Sewer Jobbing	584	3,377	85	3,000	112.6%
Cost of Services to PPGA	-	-	-	-	
Total Other Expenses	$47,851	$381,529	$48,792	$570,000	66.9%
Inc. (Loss) Before Contrib. in Aid Const.	($8,381)	$62,296	($14,380)	($184,000)	(33.9)%
Downtown Block Project Funding				210,000	
Contribution in Aid of Construction	-	125,764	57,491	80,000	157.2%
Net Income (Loss)	($8,381)	$188,060	$43,111	$106,000	177.4%

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

	May 2017	Year To Date 2016-2017	May 2016	Budget 2016-2017	YTD Budget % 2016-2017
General and Administrative					
Supervision - Customer Accounts	$10,691	$87,164	$10,365	$137,000	63.6%
Meter Reading Expense	15,782	133,655	17,248	265,000	50.4%
Customer Records and Collection	34,805	322,286	33,079	456,000	70.7%
Uncollectible Accounts	(637)	21,977	(243)	50,000	44.0%
Customer Service & Information	8,730	95,382	9,677	170,000	56.1%
Advertising	373	1,247	650	10,000	12.5%
Postage	12,526	67,477	9,332	110,000	61.3%
Engineering	115,881	857,056	104,986	1,400,000	61.2%
Locating	6,301	49,886	6,313	82,000	60.8%
Information Technology	28,806	191,751	22,402	335,000	57.2%
General and Administrative Salaries	89,389	716,749	115,500	1,265,000	56.7%
Human Resources	7,921	64,501	-	130,000	49.6%
Admin & Engineering Services to PPGA	74,966	609,260	75,051	995,000	61.2%
Charges to EPS	698	5,491	176	16,000	34.3%
Office Supplies	9,744	126,633	5,564	180,000	70.4%
Travel, Training, Misc. General Expense	1,941	2,776	2,398	48,000	5.8%
Outside Services	26,889	190,521	27,300	525,000	36.3%
Property Insurance	4,426	38,605	5,563	62,000	62.3%
Injuries and Damages	3,133	25,643	2,696	37,000	69.3%
Employee Benefits	124,919	978,526	125,528	1,601,000	61.1%
Safety Training & Equipment	14,656	93,603	18,815	170,000	55.1%
Misc. General Expense	126	12,057	-	7,000	172.2%
Maintenance of Buildings & Grounds	22,144	208,982	22,675	400,000	52.2%
Depreciation	1,328	10,624	1,328	17,000	62.5%
Total General and Administrative	$615,538	$4,911,852	$616,403	$8,468,000	58.0%
Less Overhead Allocated	36,428	314,307	40,082	1,200,000	26.2%
Less Reimbursement from PPGA	74,966	609,260	75,051	995,000	61.2%
Less Reimbursement from EPS	699	5,491	176	16,000	34.3%
Allocable Expenses	$503,445	$3,982,794	$501,094	$6,257,000	63.7%

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

	May 2017	Year To Date 2016-2017	May 2016	Budget 2016-2017	YTD Budget % 2016-2017
Allocable Expenses Brought Forward	$503,445	$3,982,794	$501,094	$6,257,000	
Allocations to Operating Departments					
Electric	$279,512	$2,211,247	$285,172	$3,561,000	62.1%
Gas	73,503	581,488	71,256	890,000	65.3%
Water	66,959	529,712	66,495	830,000	63.8%
Pollution Control	83,471	660,347	78,171	976,000	67.7%
Total Allocations	$503,445	$3,982,794	$501,094	$6,257,000	63.7%
Net Operating Expenses	$0	$0	$0	$0	0.0%
Add Other Income					
Interest	$5,543	$34,298	$6,459		
Sales Tax Collection Fee	75	764	73		
Posting Charges	6,210	49,695	7,050		
Reconnect Charges	800	7,100	1,500		
Other	821	6,036	927		
Total Other Income	$13,449	$97,893	$16,009	$130,000	75.3%
Allocation Of Other Income To Operating Departments					
Gas	$8,539	$62,152	$10,121	$82,000	75.8%
Water	3,227	23,485	3,860	31,000	75.8%
Pollution Control	1,642	11,953	2,017	16,000	74.7%
Street Lighting	41	303	11	1,000	30.3%
Total Allocations	$13,449	$97,893	$16,009	$130,000	75.3%
Net Income (Loss)	$0	$0	$0	$0	0.0%

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

	May 2017	Year To Date 2016-2017	May 2016	Budget 2016-2017	YTD Budget % 2016-2017
Operating Revenues					
Operating Revenue	$42,184	$337,118	$41,934		
Total Operating Revenue	$42,184	$337,118	$41,934	$500,000	67.4%
Operating Expenses					
Production:					
Operation & Maintenance	$7,730	$49,084	$2,671	$95,000	51.7%
Purchased Power	11,363	128,639	13,931	190,000	67.7%
General and Administrative:				-	
Direct	-	-	-	-	
Indirect	2,291	21,327	1,992	36,000	59.2%
Total Operating Expenses	$21,384	$199,050	$18,594	$321,000	62.0%
Operating Income (Loss) Before Deprec.	$20,800	$138,068	$23,340	$179,000	77.1%
Less Depreciation	2,547	20,418	2,437	30,000	68.1%
Operating Income (Loss)	$18,253	$117,650	$20,903	$149,000	79.0%
Add - Other Income					
Allocation of Admin Department Revenue	$41	$303	$11	$1,000	30.3%
Total Other Income	$41	$303	$11	$1,000	30.3%
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.	$18,294	$117,953	$20,914	$150,000	78.6%
Contribution in Aid of Construction	-	-	-	-	
Net Income (Loss)	$18,294	$117,953	$20,914	$150,000	78.6%

HASTINGS UTILITIES

Statement Of Changes in Financial Position
For the Month Ended May 31, 2017

	Electric System	Combined System	Total
FUNDS PROVIDED			
Operations			
Net Income (Loss)	($652,196)	($213,910)	($866,106)
Add Items Not Requiring Funds:			
Depreciation	480,035	326,954	806,989
Amortization	1,604	(4,391)	(2,787)
Total Funds Provided (Used) by Operations	($170,557)	$108,653	($61,904)
Other Provisions			
Increase in Customer Deposits	$0	$2,580	$2,580
Increase in Deferred Credits	11,910	-	11,910
Increase in Interest Payable	32,326	51,658	83,984
Decrease in Intercompany Receivable	-	2,674,002	2,674,002
Decrease in Accounts Receivable	300,675	229,068	529,743
Decrease in Inventories	534,677	26,895	561,572
Decrease in Prepaid Expenses	67,007	-	67,007
Decrease in Deferred Charges	-	16,371	16,371
TOTAL FUNDS PROVIDED	$776,038	$3,109,227	$3,885,265
FUNDS APPLIED			
Increase in Interest Receivable	5,671	1,320	6,991
Increase in Deferred Charges	3,734	-	3,734
Increase in Property and Equipment:			
Electrical Department	248,357		248,357
Gas Department	-	17,662	17,662
Water Department	-	307,077	307,077
Pollution Control Department	-	8,379	8,379
Street Lighting Department	-	34,259	34,259
Administrative Department	-	3,100	3,100
Decrease in Health Insurance Claims Payable	-	586	586
Decrease in Accounts Payable	204,003	751,582	955,585
Decrease in Deferred Credits	-	8,739	8,739
Decrease in Intercompany Payable	2,674,002	-	2,674,002
TOTAL FUNDS APPLIED	$3,135,767	$1,132,704	$4,268,471
INCREASE (DECREASE) CASH AND INVESTMENTS	($2,359,729)	$1,976,523	($383,206)
SUMMARY OF CHANGES IN CASH AND INVESTMENTS			
Special Funds	$380,040	$152,270	$532,310
General	(2,739,769)	1,824,253	(915,516)
	($2,359,729)	$1,976,523	($383,206)

HASTINGS UTILITIES

Statement Of Changes in Financial Position
For 8 Months Ended May 31, 2017

	Electric System	Combined System	Total
FUNDS PROVIDED			
Operations			
Net Income (Loss)	$399,810	$3,284,899	$3,684,709
Add Items Not Requiring Funds:			
Depreciation	3,840,940	2,611,012	6,451,952
Amortization	12,748	(35,123)	(22,375)
Total Funds Provided (Used) by Operations	$4,253,498	$5,860,788	$10,114,286
Other Provisions			
Increase in Customer Deposits	$0	$9,970	$9,970
Increase in Health Insurance Claims Payable	-	259,122	259,122
Increase in Deferred Credits	68,949	-	68,949
Increase in Interest Payable	20,651	-	20,651
Decrease in Intercompany Receivable	-	3,030,192	3,030,192
Decrease in Accounts Receivable	454,684	13,117	467,801
Decrease in Inventories	950,526	49,448	999,974
Decrease in Deferred Charges	13,496	-	13,496
TOTAL FUNDS PROVIDED	$5,761,804	$9,222,637	$14,984,441
FUNDS APPLIED			
Increase in Interest Receivable	1,956	1,292	3,248
Increase in Prepaid Expenses	287,591	-	287,591
Increase in Deferred Charges	-	1,194	1,194
Increase in Property and Equipment:			
Electrical Department	1,471,162	-	1,471,162
Gas Department	-	294,698	294,698
Water Department	-	3,563,809	3,563,809
Pollution Control Department	-	165,883	165,883
Street Lighting Department	-	360,597	360,597
Administrative Department	-	28,193	28,193
Decrease in Revenue Bonds	3,900,000	1,160,000	5,060,000
Decrease in Accounts Payable	313,611	61,549	375,160
Decrease in Deferred Credits	-	201,729	201,729
Decrease in Intercompany Payable	3,030,192	-	3,030,192
Decrease in Interest Payable	-	220,076	220,076
TOTAL FUNDS APPLIED	$9,004,512	$6,059,020	$15,063,532
INCREASE (DECREASE) CASH AND INVESTMENTS	($3,242,708)	$3,163,617	($79,091)
SUMMARY OF CHANGES IN CASH AND INVESTMENTS			
Special Funds	($1,191,004)	($504,309)	($1,695,313)
General	(2,051,704)	3,667,926	1,616,222
	($3,242,708)	$3,163,617	($79,091)

SUPPLEMENTARY DATA

HASTINGS UTILITIES

CITY OF HASTINGS, NEBRASKA
ELECTRIC SYSTEM
SCHEDULE OF NET RECEIPTS AS DEFINED BY BOND ORDINANCE
Twelve Months Ended May 31, 2017

Revenues	
Electricity Sales to Customers	$37,547,729
Interest Income	163,631
Participation and Capacity Agreements	757,916
Coal Income - Ethanol (Net of Expenses)	1,524,238
Other Services Furnished to Customers, Net of Expenses	363,125
Total Revenues	$40,356,639
Expenses	
Production:	
Fuel	$6,671,537
Other	6,276,841
Purchased Power	10,082,694
Transmission and Distribution	1,782,696
General and Administration	4,909,358
Total Expenses	$29,723,126
Net Receipts as Defined by Bond Ordinance	$10,633,513

Maximum Annual Debt Service Ratio 2.43

$ 4,375,580

Previous Twelve Months Debt Service Ratios

May	2016	1.63
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

HASTINGS UTILITIES

CITY OF HASTINGS, NEBRASKA
COMBINED SYSTEM
SCHEDULE OF NET RECEIPTS AS DEFINED BY BOND ORDINANCE
Twelve Months Ended May 31, 2017

Revenues		
	Gas	$7,110,461
	Water	6,066,021
	Pollution Control	6,143,980
	Street Lighting	504,531
	Gain (Loss) on Sale of Property (PC)	132,217
	Other Services Furnished to Customers, Net of Expenses	141,399
	Total Revenues	$20,098,609
Expenses		
	Gas	$6,908,685
	Water	2,545,891
	Pollution Control	3,479,155
	Street Lighting	279,669
	Total Expenses	$13,213,400
	Net Receipts as Defined by Bond Ordinance	$6,885,209

Average Annual Combined Debt Service Ratio 4.82

$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
May 2017 and 2016 - Year to Date 2016-2017

Electric Department K-W Hours	No. Meters In Service 5/31/2017	May 2017	Year to Date 2016-2017	No. Meters In Service 5/31/2016	May 2016
Residential - Hastings	10,351	5,798,956	57,264,275	10,309	5,692,272
Residential - Rural	272	299,366	3,067,299	272	270,425
Residential - Juniata	344	249,002	2,476,586	340	220,140
Commercial - Hastings	1,868	5,400,682	48,752,464	1,831	5,592,956
Commercial - Rural	192	777,537	7,453,131	195	764,709
Commercial - Juniata	47	116,016	919,409	46	109,232
Commercial Heating - Hastings	33	107,521	1,456,448	33	123,294
Commercial Heating - Rural	3	8,671	103,305	3	7,854
Primary Power	38	15,310,970	130,892,861	40	13,602,340
Irrigation	113	35,868	162,228	96	15,510
Street Lighting - Hastings	1	174,925	1,954,410	1	213,117
Traffics - Hastings	1	11,401	97,337	1	11,731
Street Lighting - Juniata	1	7,478	77,487	1	7,492
Public Authorities - Hastings	88	230,220	1,806,103	89	228,035
Public Authorities - Juniata	10	32,084	291,038	10	32,390
Unmetered	12	5,214	41,712	12	5,214
Interdepartmental	32	653,442	5,374,569	23	594,676
	13,406			13,302	
Total Retail Sales		29,219,353	262,190,662		27,491,387
Total Wholesale Sales		7,843,313	58,372,287		6,833,081
Total Sales		37,062,666	320,562,949		34,324,468
Gross Generation		39,131,500	266,117,570		36,425,600
Less Plant Power		3,782,541	28,325,341		3,581,805
Net Generation		35,348,959	237,792,229		32,843,795
KWH Purchased		5,529,826	95,398,282		4,159,102
Total KWH		40,878,785	333,190,511		37,002,897
Unaccounted For/Unbilled		3,816,119	12,627,562		2,678,429
KWH Sold (Retail and Wholesale)		37,062,666	320,562,949		34,324,468

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

Water Department - CCF	No. Meters In Service 5/31/2017	May 2017	Year to Date 2016-2017	No. Meters In Service 5/31/2017	May 2016
Residential - Hastings	8,418	78,393	518,598	8,358	67,131
Residential - Rural	34	234	1,591	33	207
Residential - CMS	5	39	212	5	16
Commercial - Hastings	1,313	54,749	419,712	1,290	54,994
Commercial - Rural	24	934	6,335	22	602
Commercial - CMS	75	12,804	101,004	73	10,503
Large Industrial - Hastings	5	14,942	137,468	5	17,359
Large Industrial - Rural	1	34,593	291,907	1	28,098
Sales to Public Authorities	71	3,463	21,775	74	3,451
Interdepartmental	28	2,583	19,466	27	2,360
	9,974			9,888	
Total Retail Sales		202,734	1,518,068		184,721
Total Wholesale Sales		4,291	32,810		3,656
Total Sales		207,025	1,550,878		188,377
CCF Pumped		247,429	1,705,565		238,093
Water Main Flushing		-	689		-
Unaccounted For/Unbilled		40,404	153,998		49,716
CCF Sold		207,025	1,550,878		188,377
Gas Department - CCF *					
Residential - Hastings	9,313	355,003	5,731,957	9,289	322,616
Residential - Rural	18	791	13,626	19	523
Commercial - Hastings	1,222	136,036	2,404,659	1,200	114,834
Commercial - Rural	23	1,311	50,002	25	817
Industrial - Hastings	46	172,411	2,004,022	46	172,513
Industrial - Rural	2	7,832	113,971	2	4,910
Sales to Public Authorities	21	12,752	101,675	24	10,074
Firm Transportation	11	83,193	909,210	11	101,498
Interdepartmental	7	5,341	132,517	8	8,801
Total	10,663	774,670	11,461,639	10,624	736,586
Gas Purchased		493,940	9,727,745		479,590
Gas Manufactured		-	-		-
Total CCF		493,940	9,727,745		479,590
Unaccounted For/Unbilled		(280,730)	(1,733,894)		(256,996)
CCF Sold		774,670	11,461,639		736,586

*Volume adjusted based on 945 Btu/cf

HASTINGS UTILITIES
Unit Sales and Cost Analysis
Electric Department
Year to Date May 31, 2017

		KWH Purchased & Generated	
Generated		266,117,570 (A)	
Plant Use		28,325,341	
		237,792,229 (B)	
Purchased		95,398,282 (C)	
Net Generation & Purchase		333,190,511	
Unaccounted For/Unbilled		12,627,562	
Total KWH for Resale			
Retail	262,190,662 (E)		
Wholesale	58,372,287	320,562,949 (D)	

	Expense	Cost Net KWH	
Production:			
Fuel	$4,317,438	0.01816	(B)
Other Production Expense	4,137,259	0.01740	(B)
Production Depreciation	1,924,544	0.00809	(B)
Total Production Expense	$10,379,241	0.04365	(B)
Power Purchased	6,508,682	0.06823	(C)
Total Power Expense	$16,887,923	0.05268	(D)
Transmission & Distribution	1,206,719	0.00376	(D)
General & Administrative	3,671,893	0.01145	(D)
Other Depreciation	1,320,348	0.00412	(D)
Payment in Lieu of Taxes	1,267,966	0.00396	(D)
Total Power & Distribution Expense	$24,354,849	0.07598	(D)
Long Term Debt Interest	271,351	0.00085	(D)
Total Cost	$24,626,200	0.07682	(D)
Revenue - KWH Sold - Retail	$21,955,420	0.08374	(E)
Revenue - KWH Sold - Wholesale	1,476,658		
Interest Earned	100,839		
Participation & Capacity Agreements	495,681		
Coal Income - Ethanol (Net of Expenses)	1,133,904		
Other Services Net of Expenses	213,945		
Total Revenues	$25,376,447		

HASTINGS UTILITIES
Unit Sales and Cost Analysis
Year to Date May 31, 2017

Water Department

Total Water Pumped (CCF)	1,705,565
Water Main Flushing	689
Unaccounted For/Unbilled	153,998
Water for Resale	1,550,878

	Expenses Year to Date	Cost Per CCF Sold	Cost Per CCF Pumped
Expenses			
Production	$400,975	0.25855	0.23510
Transmission & Distribution	502,419	0.32396	0.29458
General & Administrative	892,198	0.57529	0.52311
Depreciation	333,410	0.21498	0.19548
Payment in Lieu of Taxes	184,542	0.11899	0.10820
Trans. To General Fund - Res. 1344	110,664	0.07136	0.06488
Subtotal	$2,424,208	1.56312	1.42135
Distribution Loss	-	-	0.14177
Total	$2,424,208	1.56312	1.56312
Total Revenue & Earnings per CCF Sold	$3,438,549	2.21716	

Gas Department

Total Gas Purchased (CCF)	9,727,745
Equivalent Gas Manufactured (CCF)	-
Total	9,727,745
Unaccounted For/Unbilled (CCF)	(1,733,894)
Total Gas for Resale (CCF)	11,461,639

	Expenses Year to Date	Net Cost per CCF
Expenses		
Gas Purchased & Manufactured	$3,731,513	0.32557
Transmission & Distribution	664,211	0.05795
General & Administrative	1,164,583	0.10161
Depreciation	956,230	0.08343
Payment in Lieu of Taxes	179,323	0.01565
Trans. To General Fund - Res. 1344	121,055	0.01056
Intra-City Services Fund	26,917	0.00235
Total	$6,843,832	0.59711
Total Revenue & Earnings per CCF Sold	$6,670,419	0.58198

MONTHLY OPERATING DATA
May 2017

	Current Month	Year to Date	Previous Year
Electric Peak Hour	66.8 MW @ 1700 5/15/2017	66.8 MW @ 1700 5/15/2017	92.0 MW @ 1700 7/21/2016
Gas	3,072 MCF 5/1-2/2017 3,289 MMBTU	11,138 MCF 1/5-6/2017 11,702 MMBTU	12,115 MCF 12/17-18/2016 13,100 MMBTU
Water Peak Day	9.484 MGD 5/15/2017	9.484 MGD 5/15/2017	16.365 MGD 6/22/2016
PCC Peak Day	5.202 MGD 5/19/2017	4.991 MGD 1/16/2017	5.191 MGD 11/11/2016

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

B.I. NO.	Plant Additions	BUDGET AMOUNT	W.O. NO.	DATE APP.	APPROVED W.O. AMT.	W.O. TOTAL TO DATE	MAY 2017	YEAR TO DATE 2016-2017	C
2.00	Miscellaneous Plant - (WEC, NDS & DHPC)	$100,000					$8,631	$8,764	
2.01	Replace Plant Switchgear - WEC	270,000	/PL-685	Mar-17	$3,668,500	$156,637	43,610	155,176	
			\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	PI-683	Nov-16	272,455	191,180	2,227	191,180	
2.08	Replace Stack Flow Measurement Equipment - WEC	41,000	PL-684	Jan-17	39,406	1,189	367	1,189	
2.09	Replace Reverse Osmosis Unit Control Panel - WEC	43,000	PL-682	Nov-16	40,673	10,124	-	10,124	
2.10	New Coal Handling Alternate Electric Feed - WEC	95,000	PL-686	Mar-17	65,179		1,473	1,473	
2.11	Replace Fuel Oil Tank - WEC	430,000	PL-681	Jul-16	412,404	413,515	50	218,292	
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	309,240	-	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	24,775	-	-	
2.16	Upgrade SCADA Communications Network	84,000					33,895	52,239	
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	210,262	-	30,123	
	PLANT ADDITIONS	$2,256,000					$90,253	$700,443	
	Rural Distribution								
2.30	New 3-Phase Overhead Electric Line on J St., Elm Ave. to Technical Blvd.; and on Technicial 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	-	56,316	
2.32	Ordinary Construction Additions to Rural System	50,000					10,586	23,143	
	TOTAL RURAL DISTRIBUTION	$248,000					$10,586	$79,459	

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

B.I. NO.		BUDGET AMOUNT	W.O. NO.	DATE APP.	APPROVED W.O. AMT.	W.O. AMOUNT	MAY 2017	YEAR TO DATE 2016-2017	C
	City Distribution - Overhead								
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	679,927	$15,256	$139,071	
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					2,229	72,734	
2.43	Services, Overhead and Underground	50,000					7,647	24,682	
2.44	Ordinary Overhead Construction Additions	100,000					25,426	105,833	
	TOTAL CITY DISTRIBUTION - OVERHEAD	$650,000					$50,558	$342,320	
	City Distribution - Underground								
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					36,601	289,624	
	TOTAL CITY DISTRIBUTION - UNDERGROUND	$875,000					$36,601	$362,821	
	Vehicle and Miscellaneous Additions								
2.60	Replace Truck 26 (2005 Ford Bucket)	$102,000					$116,752	$116,752	
2.61	Tools and Miscellaneous Equipment	50,000					-	-	
	TOTAL VEHICLE & EQUIPMENT ADDITIONS	$152,000					$116,752	$116,752	
	ALLOCATION OF ADMINISTRATIVE DEPT. CAPITAL BUDGET	$380,000					$1,721	$50,300	
	TOTAL CAPITAL BUDGET - ELECTRIC DEPARTMENT	$4,561,000					$306,471	$1,652,095	
	Less Contributions by Others								
	Misc. Contributions						$18,642	$33,818	
	Downtown Block Project Funding	$325,000					-	-	
	TOTAL CONTRIBUTIONS BY OTHERS	$325,000					$18,642	$33,818	
	TOTAL CAPITAL BUDGET AFTER PARTICIPATION	$4,236,000					$287,829	$1,618,277	

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

B.I. NO.	Distribution Additions	BUDGET AMOUNT	W.O. NO.	DATE APP.	APPROVED W.O. AMT.	W.O. TOTAL TO DATE	MAY 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		-	-	
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	29,942	141	29,942	
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					13,127	94,937	
1.07	Miscellaneous Gas Main Replacement	75,000					3,691	8,624	
1.08	New Developments and Annexations	100,000					-	13,743	
	TOTAL DISTRIBUTION ADDITIONS	$751,000					$16,959	$259,507	
	Vehicles and Miscellaneous Additions								
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	$225,000					$0	$18,045	
	ALLOCATION OF ADMINISTRATIVE DEPT. CAPITAL BUDGET	$95,000					$453	$13,228	
	TOTAL CAPITAL BUDGET - GAS DEPARTMENT	$1,071,000					$17,412	$290,780	
	Less Contributions by Others								
	Downtown Block Project Funding	$25,000					$0	$0	
	Total Contributions	$25,000					$0	$0	
	TOTAL CAPITAL BUDGET - GAS DEPARTMENT	$1,046,000					$17,412	$290,780	

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

B.I. NO.	Plant Additions	BUDGET AMOUNT	W.O. NO.	DATE APP.	APPROVED W.O. AMT.	W.O. TOTAL TO DATE	MAY 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	4,023,428	238,392	1,933,144	
3.03	North Baltimore Ave. Reverse Osmosis Treatment Facility	5,100,000	WA-318,320	Nov-16	5,312,519	1,401,371	13,161	1,110,752	
3.04	New Well 36 at 12th St. and Baltimore Ave.	500,000					-	-	
	TOTAL PLANT ADDITIONS	$11,000,000					$251,553	$3,057,182	
	Transmission & Distribution								
3.10	New Main on Chicago Ave. from A St. to B St.	$120,000	WA-326	Sep-16	89,705	71,521	$1,793	$71,521	
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	25,388	459	25,388	
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					47,695	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					78	766	
3.18	Misc. Water Main Improvements	200,000					5,499	20,354	
	TOTAL TRANSMISSION & DISTRIBUTION	$1,766,000					$55,524	$454,977	

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

B.I. NO.		BUDGET AMOUNT	W.O. NO.	DATE APP.	W.O. AMOUNT	W.O. TOTAL TO DATE	MAY 2017	YEAR TO DATE 2016-2017	C
	Miscellaneous Additions								
3.20	Replace Truck 32 (2004 Ford)	$50,000					$0	$49,172	
3.21	Small Tools and Misc. Equipment	15,000					-	-	
	TOTAL MISCELLANEOUS ADDITIONS	$65,000					$0	$49,172	
	ALLOCATION OF ADMINISTRATIVE DEPT. CAPITAL BUDGET	$88,000					$412	$12,048	
	TOTAL CAPITAL BUDGET - WATER DEPARTMENT	$12,919,000					$307,489	$3,573,379	
	Less Contribution by Others:								
	Towntown Block Project Funding	$120,000					$0	$0	
	Water Meters & Misc. Contributions	15,000					18,150	189,805	
	State Water Grant						-	2,041,886	
	Total Contributions	$135,000					$18,150	$2,080,096	
	TOTAL CAPITAL BUDGET AFTER PARTICIPATION	$12,784,000					$289,339	$1,493,283	

HASTINGS UTILITIES
COMPARISON OF CAPITAL EXPENDITURES WITH BUDGET
MAY 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	MAY 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	
	Main Additions								
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					-	-	
4.24	Upgrade Manholes in System	100,000					-	-	
4.25	Sewer Relining Projects	150,000					-	33,247	
	TOTAL MAIN ADDITIONS	$830,000					$0	$108,996	
	Miscellaneous Additions								
4.30	Tools & Miscellaneous Equipment	$8,000					$7,531	$7,531	
4.31	Portable Emergency Sewer Pump	40,000					-	-	
	TOTAL MISCELLANEOUS ADDITIONS	$48,000					$7,531	$7,531	
	ALLOCATION OF ADMINISTRATIVE DEPT. CAPITAL BUDGET	$104,000					$514	$15,021	
	CAPITAL BUDGET - POLLUTION CONTROL DEPT.	$1,172,000					$8,045	$171,584	
	Less Contribution by Others:								
	42nd St.; Columbine to Showboat Sanitary	$39,000					$0	$0	
	Downtown Block Project Funding	210,000					-	-	
	Misc. Contributions						-	125,765	
	TOTAL CONTRIBUTIONS BY OTHERS	$249,000					$0	$125,765	
	TOTAL CAPITAL BUDGET AFTER PARTICIPATION	$923,000					$8,045	$45,819	

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

B.I. NO.		BUDGET AMOUNT	W.O. NO.	DATE APP.	APPROVED W.O. AMT.	W.O. TOTAL TO DATE	MAY 2017	YEAR TO DATE 2016-2017	C
	Plant Additions								
5.00	Miscellaneous Street Light Improvements	$30,000					$7,396	$50,743	
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	$669,706	9,002	174,186	
5.03	Replace Poles and Add New LED Post Top Fixtures Downtown	30,000					6,796	13,474	
	TOTAL PLANT ADDITIONS	$627,000					$23,194	$238,403	
	TOTAL CAPITAL BUDGET - STREET LIGHTING	$627,000					$23,194	$238,403	

HASTINGS UTILITIES
COMPARISON OF CAPITAL EXPENDITURES WITH BUDGET
MAY 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	MAY 2017	YEAR TO DATE 2016-2017	C
6.00	Misc. Equipment for Office, Engineering, Stores, & Vehicle Maint	$90,000					$1,933	$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					1,167	31,026	
6.07	Site Security at NDS	105,000					-	6,156	
	TOTAL GENERAL OFFICE, DATA PROCESSING & MISC. EQUIP	$667,000					$3,100	$90,597	
	TOTAL CAPITAL BUDGET	$667,000					$3,100	$90,597	
	ALLOCATION TO OPERATING DEPT.								
	Electric 55.52%	$370,318					$1,721	$50,300	
	Gas 14.60%	$97,382					453	13,228	
	Water 13.30%	$88,711					412	12,048	
	Sewer 16.58%	$110,589					514	15,021	
	TOTAL ALLOCATED	$667,000					$3,100	$90,597	

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

DESCRIPTION	W.O. #	ORIGINAL ESTIMATE	2016-2017 REVISED ESTIMATE	DATE APPROVED	W.O. TOTAL TO DATE	MAY 2017	YEAR TO DATE 2016-2017	STATUS
REMOVE METER PITS FOR PARKS DEPT	MA-582	43,747	32,502	3/17/2016	22,097	-	18,505	OPEN
WATER DEPT INCENTIVE FUND		(9,000)	(5,400)		(7,200)	-	(3,600)	
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	6,689	9,073	
TOTAL		$ 78,984	$ 30,041		$ 51,226	$ 6,689	$ 26,917	
ANNUAL BUDGET			100,000				100,000	
BUDGET REMAINING			$ 69,959				$ 73,083	

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

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	-	-	33,058,449	33,038,022	33,058,449	33,038,022
Water	-	-	35,536,994	35,593,319	35,536,994	35,593,319
Pollution Control	-	-	63,166,487	63,098,474	63,166,487	63,098,474
Street Lighting	-	-	1,505,228	1,509,424	1,505,228	1,509,424
Administrative	-	-	796,376	755,257	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

Capitalization and Liabilities	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			
	Electric System	Combined System	Total	2016 Total
Operating Revenues	$26,631,960	$15,880,337	$42,512,297	$41,208,638
Operating Expenses	28,019,324	14,444,863	42,464,187	39,494,558
Operating Income (Loss)	($1,387,364)	$1,435,474	$48,110	$1,714,080
Additions to Income	9,426,000	222,161	9,648,161	8,448,122
Deductions From Income	8,072,061	521,045	8,593,106	7,626,508
Contribution in Aid of Construction	116,010	2,212,690	2,328,700	623,637
Net Income	$82,585	$3,349,280	$3,431,865	$3,159,331
City's Equity - Beginning	106,501,894	96,242,707	202,744,601	199,585,270
City's Equity - Ending	$106,584,479	$99,591,987	$206,176,466	$202,744,601

HASTINGS UTILITIES

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

	2016-2017						
	Gas Department	Water Department	Pollution Control Department	Street Lighting Department	Admin. Department	Total	2016 Total
Operating Revenues	$6,999,538	$4,054,313	$4,447,188	$379,298	$0	$15,880,337	$13,841,758
Operating Expenses	7,434,197	2,779,940	3,996,578	234,148	-	14,444,863	12,583,577
Operating Income (Loss)	($434,659)	$1,274,373	$450,610	$145,150	$0	$1,435,474	$1,258,181
Additions to Income	92,393	68,114	61,306	348	-	222,161	365,069
Deductions From Income	72,536	19,531	428,978	-	-	521,045	533,524
Contribution in Aid of Construction	-	2,085,101	127,589	-	-	2,212,690	367,953
Net Income	($414,802)	$3,408,057	$210,527	$145,498	$0	$3,349,280	$1,457,679
City's Equity - Beginning						96,242,707	94,785,028
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	$40,482,966
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	$30,011,735
Net Receipts as Defined by Bond Ordinance	$10,471,231

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	$20,246,541
Expenses		
	Gas	$6,915,976
	Water	2,545,500
	Pollution Control	3,472,225
	Street Lighting	274,381
	Total Expenses	$13,208,082
	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

Electric Department K-W Hours	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
	13,397			13,310	
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		45,569,929	366,132,878		43,335,767
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)		45,569,929	366,132,878		43,335,767

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

Water Department - CCF	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	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
	9,967			9,915	
Total Retail Sales		294,267	1,812,335		275,133
Total Wholesale Sales		5,774	38,584		4,997
Total Sales		300,041	1,850,919		280,130
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		300,041	1,850,919		280,130
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	10,691	540,804	12,002,443	10,639	512,533
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		540,804	12,002,443		512,533

*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		303,427,880 (A)	
Plant Use		32,021,664	
		271,406,216 (B)	
Purchased		111,737,726 (C)	
Net Generation & Purchase		383,143,942	
Unaccounted For/Unbilled		17,011,064	
Total KWH for Resale			
Retail	297,792,641 (E)		
Wholesale	68,340,237		
		366,132,878 (D)	

	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	$11,827,333	0.04358 (B)
Power Purchased	7,494,290	0.06707 (C)
Total Power Expense	$19,321,623	0.05277 (D)
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	$28,019,324	0.07653 (D)
Long Term Debt Interest	305,281	0.00083 (D)
Total Cost	$28,324,605	0.07736 (D)

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	$28,810,759	

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	1,850,919

	Expenses Year to Date	Cost Per CCF Sold	Cost Per CCF Pumped
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	$2,779,940	1.50192	1.50192
Total Revenue & Earnings per CCF Sold	$4,054,313	2.19043	

Gas Department

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

	Expenses Year to Date	Net Cost per CCF
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	$7,434,197	0.61939
Total Revenue & Earnings per CCF Sold	$6,999,538	0.58318

MONTHLY OPERATING DATA
June 2017

	Current Month	Year to Date	Previous Year
Electric Peak Hour	82.5 MW @ 1600,1700, & 18 6/21/2017	82.5 MW @ 1600,1700, & 1800 6/21/2017	92.0 MW @ 1700 7/21/2016
Gas	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
Water Peak Day	14.775 MGD 6/28/2017	14.775 MGD 6/28/2017	16.365 MGD 6/22/2016
PCC 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. AMT.	W.O. TOTAL 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	$186,252	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	PI-683	Nov-16	272,455	191,568	388	191,568	
2.08	Replace Stack Flow Measurement Equipment - WEC	41,000	PL-684	Jan-17	39,406	4,437	3,248	4,437	
2.09	Replace Reverse Osmosis Unit Control Panel - WEC	43,000	PL-682	Nov-16	40,673	19,159	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	414,025	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	309,240	-	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	24,775	-	-	
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	210,262	-	30,123	
	PLANT ADDITIONS	$2,256,000					$109,269	$809,712	
	Rural Distribution								
2.30	New 3-Phase Overhead Electric Line on J St., Elm Ave. to Technical Blvd.; and on Technicial 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	-	56,316	
2.32	Ordinary Construction Additions to Rural System	50,000					30,894	54,037	
	TOTAL RURAL DISTRIBUTION	$248,000					$30,894	$110,353	

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
	City Distribution - Overhead								
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	
	City Distribution - Underground								
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	
	Vehicle and Miscellaneous Additions								
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	
	Less Contributions by Others								
	Misc. Contributions						$4,599	$38,417	
	Downtown Block Project Funding	$325,000					-	-	
	TOTAL CONTRIBUTIONS BY OTHERS	$325,000					$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.	Distribution 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
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	$751,000					$52,423	$311,930	
	Vehicles and Miscellaneous Additions								
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	$225,000					$0	$18,045	
	ALLOCATION OF ADMINISTRATIVE DEPT. CAPITAL BUDGET	$95,000					$0	$13,228	
	TOTAL CAPITAL BUDGET - GAS DEPARTMENT	$1,071,000					$52,423	$343,203	
	Less Contributions by Others								
	Downtown Block Project Funding	$25,000					$0	$0	
	Total Contributions	$25,000					$0	$0	
	TOTAL CAPITAL BUDGET - GAS DEPARTMENT	$1,046,000					$52,423	$343,203	

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. AMT.	W.O. TOTAL 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	
	Transmission & Distribution								
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
	Miscellaneous Additions								
3.20	Replace Truck 32 (2004 Ford)	$50,000					$0	$49,172	
3.21	Small Tools and Misc. Equipment	15,000					-	-	
	TOTAL MISCELLANEOUS ADDITIONS	$65,000					$0	$49,172	
	ALLOCATION OF ADMINISTRATIVE DEPT. CAPITAL BUDGET	$88,000					$0	$12,048	
	TOTAL CAPITAL BUDGET - WATER DEPARTMENT	$12,919,000					$372,147	$3,945,526	
	Less Contribution by Others:								
	Towntown Block Project Funding	$120,000					$0	$0	
	Water Meters & Misc. Contributions	15,000					5,003	194,808	
	State Water Grant						-	2,041,886	
	Total Contributions	$135,000					$5,003	$2,085,099	
	TOTAL CAPITAL BUDGET AFTER PARTICIPATION	$12,784,000					$367,144	$1,860,427	

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	
	Main Additions								
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	
	Miscellaneous Additions								
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	
	Less Contribution by Others:								
	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. AMT.	W.O. TOTAL TO DATE	JUNE 2017	YEAR TO DATE 2016-2017	C
	Plant Additions								
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	$677,043	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

DESCRIPTION	W.O. #	ORIGINAL ESTIMATE	2016-2017 REVISED ESTIMATE	DATE APPROVED	W.O. TOTAL TO DATE	JUNE 2017	YEAR TO DATE 2016-2017	STATUS
REMOVE METER PITS FOR PARKS DEPT	MA-582	43,747	32,502	3/17/2016	22,097	-	18,505	OPEN
WATER DEPT INCENTIVE FUND		(9,000)	(5,400)		(7,200)	-	(3,600)	
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		$ 78,984	$ 30,041		$ 51,226	$ -	$ 26,917	
ANNUAL BUDGET			100,000				100,000	
BUDGET REMAINING			$ 69,959				$ 73,083	

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

Section B: Event Application

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

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

Date of Event: 3/21/18 Event Name: Racing for 3.21/World Down Syndrome

Contact Person: Brooke West Phone: 402-984-9551

Address: 2713 W. 6th Hastings NE 68901

Email: bwest@marylanning.org Daytime Phone: 402-461-5256

Name of Organization Hosting Event: Mary Lanning Rehab/Pediatric Rehab

Type of Organization (Please select from the following):

Individual _____
If Individual what, if any, informal organization are you representing:

_____

____ Corporation ____ LLC ____ Other

If Other, please provide name: _____

Organization Address: 3609 Cimarron Plaza Ste 170

Organization Email: bwest@marylanning.o Organization Phone: 402-461-5256

Type of Event: walk/run fundraiser for Down Syndrome

Example: Running, Biking, Parade, etc. (Held on City Property or Public Right-of-Way)

Please describe activities included in this event: _____
Participants will check in at the booth located near the playground and then walk/run around Heartwell Park to complete approx. 3.21 miles. Participants will return to the check in area for refreshments following.

_____

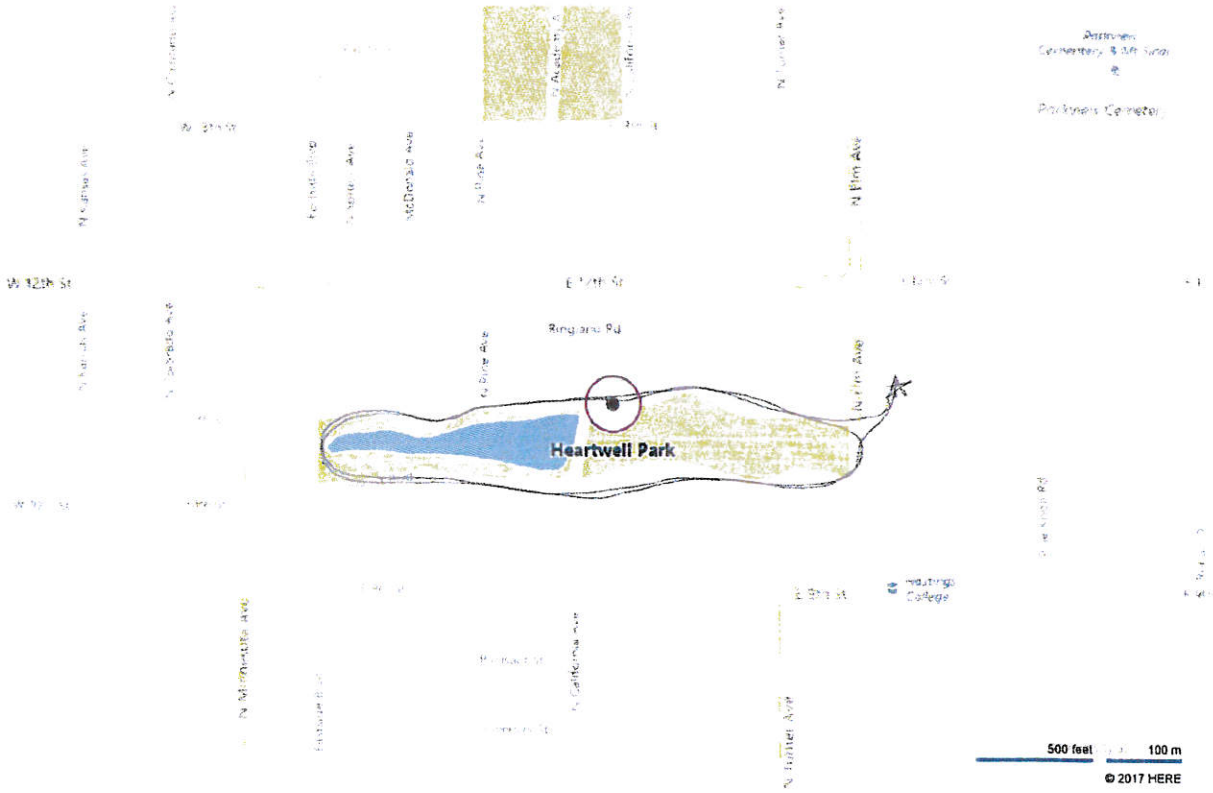
Event Location: Heartwell Park

Before an event is scheduled on City owned property, it must receive prior City approval. The event should not be held on a public street or roadway. Consider use of off-street trails such as the Pioneer Spirit Trail.
Please attach map of route of any such event.

Start Time of Event: 4:00 End Time of Event: 6:00

Heartwell Park
Address:
Lakeside Dr, Hastings, NE 68901

Type your notes here.



If we can use HC Gray Center -
event would start at & end there
min 3 laps around the park

MARYLAN-02 SBATES

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 02/21/2017

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

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

PRODUCER Ellerbrock-Norris Agency, Inc. P.O. Box 816 Hastings, NE 68902-0816	CONTACT NAME: Stacy L. Bates, CISR PHONE (A/C, No, Ext): (402) 463-2461 FAX (A/C, No): (402) 463-2469 E-MAIL ADDRESS: info@eni-grp.com
	INSURER(S) AFFORDING COVERAGE — NAIC #
	INSURER A : The MMIC Group
INSURED Mary Lanning Healthcare & Mary Lanning Hospital Trust 715 North St. Joseph Avenue Hastings, NE 68901	INSURER B :
	INSURER C :
	INSURER D :
	INSURER E :
	INSURER F :

COVERAGES CERTIFICATE NUMBER: REVISION NUMBER:

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

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY							
	CLAIMS-MADE X OCCUR	X		MHP000214	03/01/2017	03/01/2018	EACH OCCURRENCE	$ 1,000,000
							DAMAGE TO RENTED PREMISES (Ea occurrence)	$ 100,000
							MED EXP (Any one person)	$ 5,000
							PERSONAL & ADV INJURY	$ 1,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$ 3,000,000
	X POLICY PRO-JECT LOC						PRODUCTS - COMP/OP AGG	$ 1,000,000
	OTHER:						AGGREGATE DED	$ 50,000
	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident)	$
	ANY AUTO						BODILY INJURY (Per person)	$
	OWNED AUTOS ONLY / SCHEDULED AUTOS						BODILY INJURY (Per accident)	$
	HIRED AUTOS ONLY / NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	$
								$
A	X UMBRELLA LIAB X OCCUR							
	EXCESS LIAB CLAIMS-MADE			MHP000214	03/01/2017	03/01/2018	EACH OCCURRENCE	$ 5,000,000
	DED X RETENTION $ 10,000						AGGREGATE	$ 5,000,000
								$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY						PER STATUTE / OTH-ER	
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? Y/N (Mandatory in NH)	N/A					E.L. EACH ACCIDENT	$
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	$
							E.L. DISEASE - POLICY LIMIT	$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
City of Hastings is included as an additional insured.

CERTIFICATE HOLDER	CANCELLATION
City of Hastings City Engineer ATTN: Richard Douglas P. O. Box 1085 Hastings, NE 68902-1085	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE Brian K. Bassett

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HU Form No. 34

Date: 10/19/17
T. Waite

WORK ORDER ENGINEERING ESTIMATE
HASTINGS UTILITIES
HASTINGS, NEBRASKA

Name of Department: Electric
Construction: X
Retirement:

Work Order No.: EL-26
Budget Item No.: 2.54 2017/2018
Budget Item Amt: $250,000

DESCRIPTION AND LOCATION:

Installation of a three-phase underground electric line and padmount transformer to serve the newly remodeled Brewery Lofts on 2nd Street, west of Minnesota Avenue

PURPOSE OF WORK IMPROVEMENT:

New 3-400Amp 120/208Y three-phase main electrical disconnect, and 1-1000Amp 120/208Y three-phase main electrical disconnect

Estimated Cost	Amount	Attached Map or DWG No.:	E-UD-682
1. Material to be Purchased	$0.00	Sheet No.:	
2. Stores Dept. Charge @ 9.0%	0.00		
3. Material from Stock	11,914.44	Date Work to be Started:	10/24/17
4. Stores Dept. Charge @ 9.0%	1,072.30	Date Work to be Finished:	12/22/17
5. Labor	2,544.00	Checked By: Doug Bacon	Date 10-25-17
6. Mileage & Truck Usage	1,382.00		
7. Equipment Usage	0.00	Checked By: Ron Sekora	Date 10-25-17
8.			
9.		Approved By: Keith Leonhardt	Date 10-30-17
10.			
SUBTOTAL	$16,912.74	Director of Engineering	
Engineering & Administrative @ 12%	2,029.53	Approved By:	Date
Subtotal	$18,942.27		
Less Developer Contribution			
		Authorized By:	Date
TOTAL ESTIMATED COST OF WORK ORDER	$18,942.27	Manager	10/30/2017

HASTINGS UTILITIES, HASTINGS, NEBRASKA

Work Order No.: EL-26
B.I. No.: 2.54
B.I. Yr.: 2017/2018

LABOR AND EQUIPMENT ESTIMATE

Classification of Labor or Equipment to be Used		No of Hr/Mi/Ft	Cost Per Unit	Subtotal	Total Cost
LABOR:	Electric Department	48	53.00	2,544.00	
	Gas Department			0.00	
			TOTAL - LABOR		$2,544.00
MILEAGE:	Trucks 22 & 23 (Miles)	8	3.00	24.00	
	Trucks 24 & 28 (Miles)	8	3.00	24.00	
	Trucks 25 & 26 (Miles)	8	3.00	24.00	
	Trucks 80, 81, & 82 (Miles)			0.00	
	Trucks 12, 14, & 17 (Miles)			0.00	
TRUCKS:	Trucks 22 & 23 (Hours)	4	200.00	800.00	
	Trucks 24 & 28 (Hours)	4	110.00	440.00	
	Trucks 25 & 26 (Hours)	2	35.00	70.00	
			TOTAL - MILEAGE & TRUCKS		$1,382.00
EQUIPMENT:	Air Compressor (Hours) HU #4			0.00	
	Backhoe (Hours) HU #1, #2, or #3			0.00	
	Hydra Tamp (Hours) HU			0.00	
	Spoil Vac (Hours) HU			0.00	
	Trench (Feet) HU #1, #2, or #3			0.00	
			TOTAL - EQUIPMENT USAGE		$0.00
TOTAL COST ALL LABOR AND EQUIPMENT ESTIMATE					$3,926.00

MATERIAL ESTIMATE

Quantity		Stock Number	Description	Unit Price	Stock Material	New Material
1	ea.	001-02-09	1/2" x 8" Galvanized Machine Bolts	1.03	1.03	
1	ea.	001-03-09	5/8" x 8" Galvanized Machine Bolt	0.35	0.35	
2	ea.	001-03-11	5/8" x 10" Galvanized Machine Bolts	0.95	1.90	
4	ea.	005-01-03	2 1/4" Square Washers	0.26	1.04	
1	ea.	007-03-02	1/2" Square Locknut	0.22	0.22	
3	ea.	007-03-03	5/8" Square Locknuts	0.19	0.57	
2	ea.	019-09-06	5/8" x 10' Ground Rods	11.00	22.00	
2	ea.	020-02-03	5/8" Ground Rods	1.20	2.40	
3	ea.	022-02-01	Wildlife Guards	3.28	9.84	
3	ea.	043-08-03	#2 15KV Loadbreak Elbows	29.84	89.52	
3	ea.	043-20-15	10KV MOV Surge Arresters	172.75	518.25	
5	ea.	044-01-04	Split-Bolt Ground Connectors	1.08	5.40	
4	ea.	046-08-01	Transformer Ground Connectors	2.72	10.88	
3	ea.	049-01-10	30Amp Fuse Links	3.56	10.68	
			TOTAL (Page 2)		$ 674.08	$ -

Estimated By: T. Waite Date: 10/19/17

HASTINGS UTILITIES, HASTINGS, NEBRASKA

Work Order No.: EL-26

B.I. No.: 2.54

B.I. Yr.: 2017/2018

MATERIAL ESTIMATE

Quantity		Stock Number	Description	Unit Price	Stock Material	New Material
3	ea.	055-01-01	100Amp 15KV Cutouts	69.28	207.84	
3	ea.	066-04-10	10KV Riser Pole Lightning Arresters	54.29	162.87	
24	ft.	068-01-04	#4 Bare Copper Ground Wire	0.45	10.80	
225	ft.	077-13-02	#2 15KV 220Mil Jacketed Cable	1.45	326.25	
3	ea.	089-15-20	Cable Positioners	18.64	55.92	
1	ea.	089-15-60	Triple Mount Cutout/Arrester Bracket	116.68	116.68	
3	ea.	089-17-02	#2 15KV Termimatics	49.64	148.92	
3	ea.	089-52-02	#2 Stem Connectors	5.05	15.15	
1	ea.	099-03-06	3-Hole Cable Breakout for 4" PVC	68.96	68.96	
1.5	ft.	178-09-06	Standoff Tee Rail	6.84	10.26	
1	ea.	178-10-04	6" Standoff Bracket	14.84	14.84	
4	ea.	178-11-05	4" Pipe Straps	3.66	14.64	
1	ea.	194-21-84	3" x 84" Galvanized Guard Post	123.92	123.92	
1	ea.	582-00-01	Tube of Silicone Caulk	4.99	4.99	
1	ea.	955-01-01	3E01 Brass Padlock	7.61	7.61	
1	ea.		500KVA;13800Y/7970;208Y/130;3Ph DF Pdmt	9,900.71	9,900.71	
Misc.	LS		Miscellaneous Tape, Wire, Connectors, Etc.	50.00	50.00	
					-	
					-	
					-	
					-	
					-	
					-	
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					-	
					-	
					-	
					-	
					-	
					-	
					-	
					-	
					$11,240.36	$ -
					$ 674.08	$ -
					-	
			TOTAL (Pages 2 & 3)		$11,914.44	$ -

Estimated By: T. Waite Date: 10/19/17

HU Form No. 34

Date: 10/30/17
T. Waite

WORK ORDER ENGINEERING ESTIMATE
HASTINGS UTILITIES
HASTINGS, NEBRASKA

Name of Department: Electric
Work Order No.: EL-27
Construction: X
Budget Item No.: 2.31 2017/2018
Retirement:
Budget Item Amt: $50,000

DESCRIPTION AND LOCATION:
Extension of an existing 3-phase overhead electric line and installation of a 3-phase overhead transformer bank south of U.S. Highway 6, west of Marian Road for service to a Husker Power Products outbuilding at 2955 West U.S. Highway 6

PURPOSE OF WORK IMPROVEMENT:

New 225Amp 120/240 3-phase main electrical panel

Estimated Cost	Amount	Attached Map or DWG No.: / Sheet No.:	E-OH-518
1. Material to be Purchased	$0.00		
2. Stores Dept. Charge @ 9.0%	0.00		
3. Material from Stock	4,623.51	Date Work to be Started:	10/24/17
4. Stores Dept. Charge @ 9.0%	416.12	Date Work to be Finished:	12/22/17
5. Labor	3,392.00	Checked By: Doug Baumgart	Date 10-31-17
6. Mileage & Truck Usage	2,908.00		
7. Equipment Usage	0.00	Checked By: Ron Sekora	Date 10-31-17
8.			
9.		Approved By: Keith Leonhardt	Date 11-1-17
10.			
SUBTOTAL	$11,339.63	Director of Engineering	
Engineering & Administrative @ 12%	1,360.76	Approved By:	Date
Subtotal	$12,700.38		
Less Developer Contribution		City Council	
		Authorized By: Albert D Meyer	Date 11/1/2017
TOTAL ESTIMATED COST OF WORK ORDER	$12,700.38	Manager	

HASTINGS UTILITIES, HASTINGS, NEBRASKA

Work Order No.: EL-27
B.I. No.: 2.31
B.I. Yr.: 2017/2018

LABOR AND EQUIPMENT ESTIMATE

Classification of Labor or Equipment to be Used		No of Hr/Mi/Ft	Cost Per Unit	Subtotal	Total Cost
LABOR:	Electric Department	64	53.00	3,392.00	
	Gas Department			0.00	
			TOTAL - LABOR		$3,392.00
MILEAGE:	Trucks 22 & 23 (Miles)	32	3.00	96.00	
	Trucks 24 & 28 (Miles)	32	3.00	96.00	
	Trucks 25 & 26 (Miles)	32	3.00	96.00	
	Trucks 80, 81, & 82 (Miles)			0.00	
	Trucks 12, 14, & 17 (Miles)			0.00	
TRUCKS:	Trucks 22 & 23 (Hours)	8	200.00	1,600.00	
	Trucks 24 & 28 (Hours)	8	110.00	880.00	
	Trucks 25 & 26 (Hours)	4	35.00	140.00	
			TOTAL - MILEAGE & TRUCKS		$2,908.00
EQUIPMENT:	Air Compressor (Hours) HU #4			0.00	
	Backhoe (Hours) HU #1, #2, or #3			0.00	
	Hydra Tamp (Hours) HU			0.00	
	Spoil Vac (Hours) HU			0.00	
	Trench (Feet) HU #1, #2, or #3			0.00	
			TOTAL - EQUIPMENT USAGE		$0.00
TOTAL COST ALL LABOR AND EQUIPMENT ESTIMATE					$6,300.00

MATERIAL ESTIMATE

Quantity		Stock Number	Description	Unit Price	Stock Material	New Material
1	ea.	001-02-13	1/2" x 14" Galvanized Machine Bolts	1.13	1.13	
4	ea.	001-03-11	5/8" x 10" Galvanized Machine Bolts	0.95	3.80	
4	ea.	001-03-12	5/8" x 12" Galvanized Machine Bolts	1.00	4.00	
1	ea.	004-11-01	Guy Roller	3.08	3.08	
18	ea.	005-01-05	2 1/4" Square Washers	0.26	4.68	
1	ea.	005-02-05	4" x 4" Curved Washers	1.39	1.39	
7	ea.	006-04-02	5/8" Galvanized Eyenuts	1.66	11.62	
1	ea.	007-03-02	1/2" Square Locknut	0.22	0.22	
10	ea.	007-03-03	5/8" Square Locknuts	0.19	1.90	
3	ea.	008-03-06	3/8" Guy Grips	2.29	6.87	
1	ea.	008-04-06	3/8" Guy Strandvise	12.68	12.68	
1	ea.	011-04-31	Fiberglass Strain Insulator	14.29	14.29	
1	ea.	018-04-02	3/4" x 10" Single Helix Anchor	24.98	24.98	
1	ea.	018-08-11	3/4" Twin Eyenut	6.97	6.97	
			TOTAL (Page 2)		$ 97.61	$ -

Estimated By: T. Waite Date: 10/30/17

HASTINGS UTILITIES, HASTINGS, NEBRASKA

Work Order No.: EL-27

B.I. No.: 2.31

B.I. Yr.: 2017/2018

MATERIAL ESTIMATE

Quantity		Stock Number	Description	Unit Price	Stock Material	New Material
1	ea.	018-10-02	3/4" x 7' Anchor Rod	14.81	14.81	
1	ea.	019-09-06	5/8" x 10' Ground Rod	11.00	11.00	
1	ea.	020-02-03	5/8" Ground Clamp	1.20	1.20	
1	ea.	021-01-04	Ground Wire Molding	7.09	7.09	
1	ea.	022-01-02	Guy Guard	2.75	2.75	
3	ea.	022-02-01	Wildlife Guards	3.28	9.84	
4	ea.	023-03-04	Molding Staples	0.47	1.88	
6	ea.	024-01-02	Insulator Pins	2.80	16.80	
2	ea.	033-04-08	4/0 Service Brackets	4.38	8.76	
6	ea.	039-03-01	15KV Polymer Insulators	4.09	24.54	
6	ea.	040-02-01	15KV Deadend Insulators	9.12	54.72	
8	ea.	041-06-01	Deadend Clamps	5.80	46.40	
3	ea.	042-27-07	#2 Stirrups	13.65	40.95	
4	ea.	044-01-04	Split-Bolt Ground Connectors	1.08	4.32	
3	ea.	044-13-01	Hot Line Clamps	7.06	21.18	
4	ea.	046-08-01	Transformer Ground Connectors	2.72	10.88	
2	ea.	049-01-04	5Amp Fuse Links	4.02	8.04	
3	ea.	055-01-01	100Amp 15KV Cutouts	69.28	207.84	
3	ea.	066-04-04	10KV Polymer Lightning Arresters	30.22	90.66	
40	ft.	068-01-04	#4 Bare Copper Ground Wire	0.45	18.00	
390	ft.	068-18-02	#2 ACSR 6/1 Wire	0.13	50.70	
20	ft.	069-20-40	4/0 600V Quadraplex	2.07	41.40	
40	ft.	088-03-06	3/8" Guy Wire	0.27	10.80	
1	ea.	089-15-60	Triple Mount Cutout/Arrester Bracket	116.68	116.68	
1	ea.	178-04-01	Triple Mount Transformer Bracket	108.51	108.51	
1	ea.	190-01-40	40' Wood Pole	377.34	377.34	
1	ea.	191-03-04	8' Fiberglass Deadend Crossarm	250.84	250.84	
0.25	lb	901-03-05	Ground Wire Staples	1.20	0.30	
2	ea.		25KVA 7970/13800Y 120/240 1-Ph Polemt	906.29	1,812.58	
Misc.	LS		Miscellaneous Tape, Wire, Connectors, Etc.	50.00	50.00	
1	ea.		Secondary Load Bracket and Insulator	4.00	4.00	
1	ea.	049-01-06	10Amp Fuse Link	4.34	4.34	
1	ea.		37.5KVA 7970/13800Y 120/240 1-Ph Polemt	1,096.75	1,096.75	
					-	
					-	
					-	
					-	
					-	
					$ 4,525.90	$ -
					$ 97.61	$ -
					-	
			TOTAL (Pages 2 & 3)		$ 4,623.51	$ -

Estimated By: T. Waite Date: 10/30/17

HU Form No. 34

Date: 04/03/17

WORK ORDER ENGINEERING ESTIMATE
HASTINGS UTILITIES
HASTINGS, NEBRASKA

Name of Department: Water

Construction: X

Retirement:

Work Order No.: WA-348

Budget Item No.: 3.16 (2017 - 2018)

Budget Item Amt: $200,000

DESCRIPTION AND LOCATION:

New 8" DIP water main on Merle Ave. from Lakeridge Dr. to the north Approximately 1200'.

PURPOSE OF WORK IMPROVEMENT:

To serve the Lakeview 7th Subdivision.

CONTRIBUTIONS/REMARKS:

Informal Contract No. HU 2017-10 IC-32 As Per Developer Agreement WDS-2 2017-4

Estimated Cost	Amount	Attached Map or DWG No.:	WR-090
1. Material to be Purchased	$1,100	Sheet No.:	
2. Stores Dept. Charge @ 9.0%	99		
3. Material from Stock	150	Date Work to be Started:	11/14/17
4. Stores Dept. Charge @ 9.0%	13	Date Work to be Finished:	05/01/18
5. Labor	3,120	Checked By:	Date
6. Mileage & Truck Usage	250		
7. Equipment Usage	0	Checked By:	Date
8. Contract Amount	62,200		
9.		Approved By:	Date
10.	0		
SUBTOTAL	$66,932	Director of Engineering	
Engineering & Administration @ 12%	8,032	Approved By:	Date
Subtotal	$74,964		
Less Developer Contribution	74,964	City Council	
	0	Authorized By:	Date
	0		
TOTAL ESTIMATED COST OF WORK ORDER	$0	Manager	

HASTINGS UTILITIES, HASTINGS, NEBRASKA

Work Order No.: WA-348
B.I. No.: 3.16
B.I. Yr.: 2017 - 2018

LABOR AND EQUIPMENT ESTIMATE

Classification of Labor or Equipment to be Used		No of Hr/Mi/Ft	Cost Per Unit	Subtotal	Total Cost
LABOR:	Engineering	40	56.00	2,240.00	
	Water Department	20	44.00	880.00	
				0.00	
			TOTAL - LABOR		$3,120.00
MILEAGE:	Truck #38	100	2.50	250.00	
				0.00	
			TOTAL - MILEAGE & TRUCKS		$250.00
EQUIPMENT:				0.00	
				0.00	
				0.00	
				0.00	
				0.00	
			TOTAL - EQUIPMENT USAGE		$0.00
TOTAL COST ALL LABOR AND EQUIPMENT ESTIMATE					$3,370.00

MATERIAL ESTIMATE

Quantity		Stock Number	Description	Unit Price	Stock Material	New Material
1.00	EA	650-25-03	3lb. Anode	20.64	20.64	
1100.00	LF	023-07-05	Blue Warning Tape	0.03	33.00	
1100.00	LF	072-04-12	Blue Tracer Wire	0.08	88.00	
10.00	LF	113-05-05	1½" White PVC Pipe	0.52	5.20	
2.00	EA	116-22-01	1½" White Threaded Adapter	0.56	1.12	
2.00	EA	116-21-03	1½" White Threaded Cap	0.78	1.56	
12.00	EA		Water Samples	50.00		600.00
1.00	LS		Misc.	500.00		500.00
			TOTAL		$ 149.52	$ 1,100.00

Estimated By: S. Struss Date: 10/23/17

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

ATTEST:

_____
City Clerk

(S E A L)

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

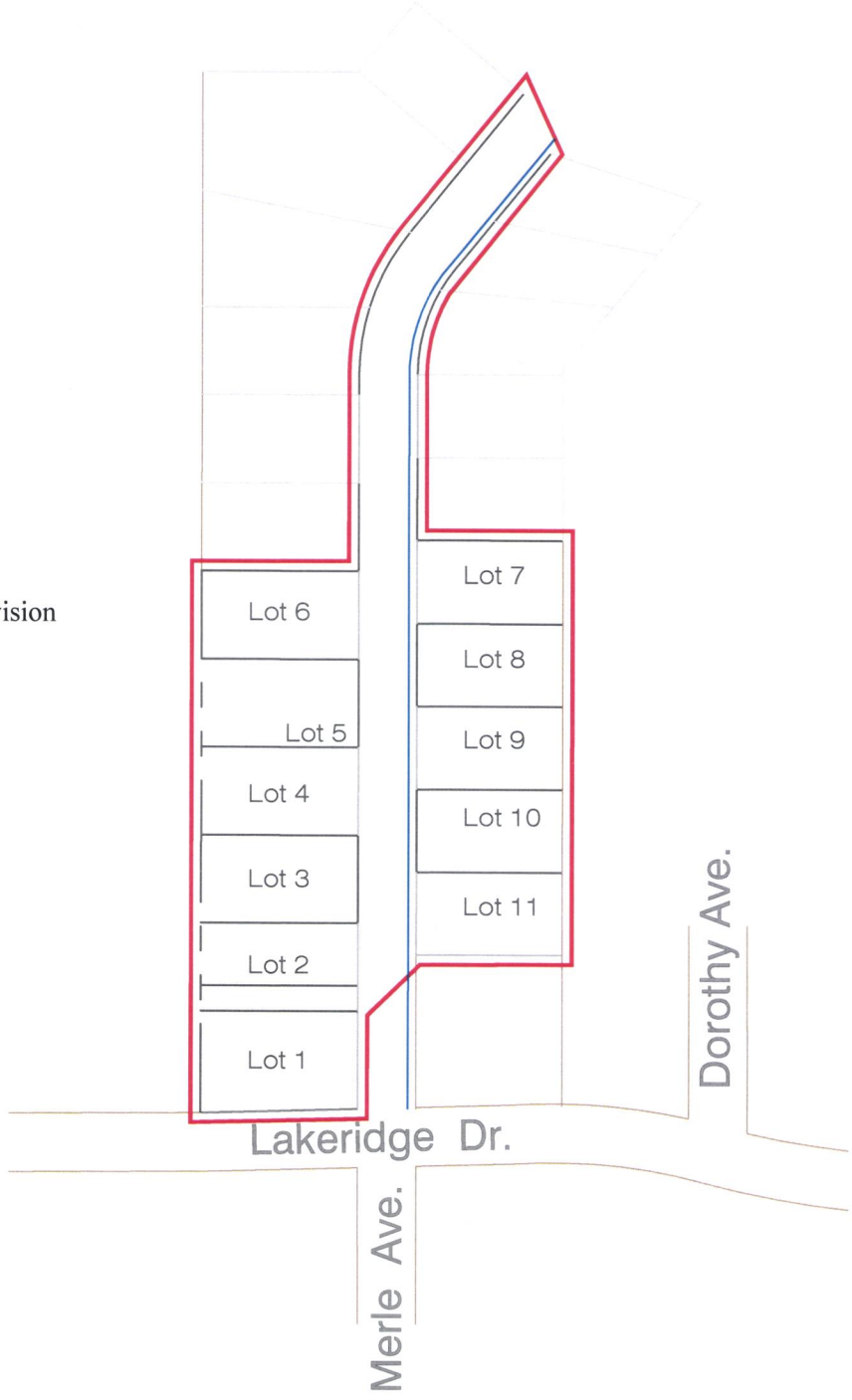
STATE OF NEBRASKA)
) ss.
COUNTY OF ADAMS)

Before me, a notary public duly commissioned and qualified for said county, on this ____ day of _____, 20____, personally came 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



NORTH
Not to Scale

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

DSN:	SUPT	CKD:		
R. Sekora			Exhibit "A"	PAGE:
DRN:	W.O. No.	CKD:	Developer Agreement	EX-DA-0102
S. Struss	WA- 378		Lakeview 7th Subdivision	
DATE:	RET. No.	APP:	WDS-2-2017-4 Water	
10/20/17				

HASTINGS UTILITIES

No. WDS-2 2017-4

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			$37,482.00	$37,482.00

Westbrook Village LLC (Developer).....	$37,482.00
Hastings Utilities Participation.....	$37,482.00
Estimated Total	$74.964.00

HU Form No. 34 **Date:** 04/03/17

WORK ORDER ENGINEERING ESTIMATE
HASTINGS UTILITIES
HASTINGS, NEBRASKA

Name of Department: Pollution Control
Construction: X
Retirement:

Work Order No.: SW-328
Budget Item No.: 4.22 (2017 - 2018)
Budget Item Amt: $125,000

DESCRIPTION AND LOCATION:

New 8" sanitary sewer main on Merle Ave. from Lakeridge Dr. to the north Approximately 1200'.

PURPOSE OF WORK IMPROVEMENT:

To serve the Lakeview 7th Subdivision.

CONTRIBUTIONS/REMARKS:

Informal Contract No. HU 2017-10 IC-32 As Per Developer Agreement SDS-2 2017-5

Estimated Cost	Amount	Attached Map or DWG No.:	SR-076
1. Material to be Purchased	$0	Sheet No.:	
2. Stores Dept. Charge @ 9.0%	0		
3. Material from Stock	0	Date Work to be Started:	11/14/17
4. Stores Dept. Charge @ 9.0%	0	Date Work to be Finished:	05/01/18
5. Labor	2,416	Checked By:	Date
6. Mileage & Truck Usage	0		
7. Equipment Usage	0	Checked By:	Date
8. Contract Amount	75,935		
9.		Approved By:	Date
10.	0		
SUBTOTAL	$78,351	Director of Engineering	
Engineering & Administration @ 12%	9,402	Approved By:	Date
Subtotal	$87,753		
Less Developer Contribution	87,753	City Council	
	0	Authorized By:	Date
	0		
TOTAL ESTIMATED COST OF WORK ORDER	$0	Manager	

HASTINGS UTILITIES, HASTINGS, NEBRASKA

Work Order No.: SW-328
B.I. No.: 4.22
B.I. Yr.: 2017 - 2018

LABOR AND EQUIPMENT ESTIMATE

Classification of Labor or Equipment to be Used		No of Hr/Mi/Ft	Cost Per Unit	Subtotal	Total Cost
LABOR:	Engineering	40	56.00	2,240.00	
	Water Department	4	44.00	176.00	
				0.00	
			TOTAL - LABOR		$2,416.00
MILEAGE:				0.00	
				0.00	
			TOTAL - MILEAGE & TRUCKS		$0.00
EQUIPMENT:				0.00	
				0.00	
				0.00	
				0.00	
				0.00	
			TOTAL - EQUIPMENT USAGE		$0.00
TOTAL COST ALL LABOR AND EQUIPMENT ESTIMATE					$2,416.00

MATERIAL ESTIMATE

Quantity		Stock Number	Description	Unit Price	Stock Material	New Material
			TOTAL		$ -	$ -

Estimated By: S. Struss Date: 10/23/17

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

ATTEST:

_____
City Clerk

(SEAL)

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

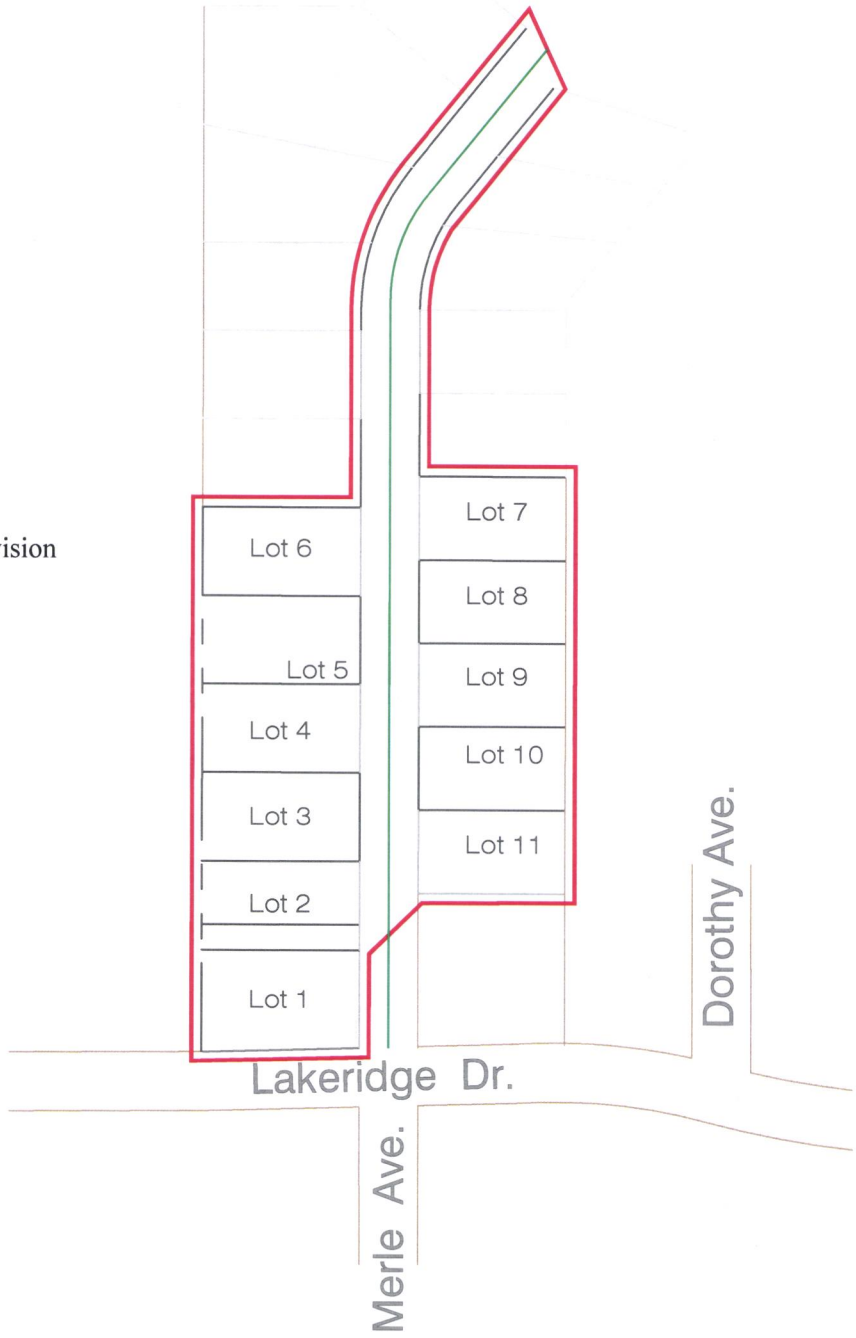
STATE OF NEBRASKA)
) ss.
COUNTY OF ADAMS)

Before me, a notary public duly commissioned and qualified for said county, on this ____ day of _____, 20____, personally came 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



NORTH
Not to Scale

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

DSN:	SUPT	CKD:
R. Sekora		
DRN:	W.O. No.	CKD:
S. Struss	SW-328	
DATE:	RET. No.	APP:
10/20/17		

Exhibit "A"

Developer Agreement
Lakeview 7th Subdivision
SDS-2-2017-5 Sewer

HASTINGS UTILITIES

PAGE:
EX-DA-0103

No. SDS-2 2017-5

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			$43,876.50	$43,876.50

Wesbrook Village LLC (Developer).....	$43,876.50
Hastings Utilities Participation.....	$43,876.50
Estimated Total	$87,753.00

HU Form No. 34 **Date:** 04/03/17

WORK ORDER ENGINEERING ESTIMATE
HASTINGS UTILITIES
HASTINGS, NEBRASKA

Name of Department:	**Water**	**Work Order No.:**	**WA-347**
Construction:	**X**	**Budget Item No.:**	**3.16 (2017 - 2018)**
Retirement:		**Budget Item Amt:**	**$200,000**

DESCRIPTION AND LOCATION:

New 8" water main extensions on Markay Dr. and Nalan Dr. to serve Westbrook Village 16th Addition, North of 14th Street.

PURPOSE OF WORK IMPROVEMENT:

To serve the Westbrook Village 16th Addition.

CONTRIBUTIONS/REMARKS:

Informal Contract No. HU 2017-10 IC-32 As Per Developer Agreement WDS-2 2017-6

Estimated Cost	Amount	Attached Map or DWG No.:	WR-088
1. Material to be Purchased	$1,100	Sheet No.:	
2. Stores Dept. Charge @ 9.0%	99		
3. Material from Stock	159	Date Work to be Started:	11/14/17
4. Stores Dept. Charge @ 9.0%	14	Date Work to be Finished:	05/01/18
5. Labor	3,120	Checked By:	Date
6. Mileage & Truck Usage	250		
7. Equipment Usage	0	Checked By:	Date
8. Contract Amount	42,833		
9.		Approved By:	Date
10.	0		
SUBTOTAL	$47,575	Director of Engineering	
Engineering & Administration @ 12%	5,709	Approved By:	Date
Subtotal	$53,284		
Less Developer Contribution	53,284	City Council	
	0	Authorized By:	Date
	0		
TOTAL ESTIMATED COST OF WORK ORDER	$0	Manager	

HASTINGS UTILITIES, HASTINGS, NEBRASKA

Work Order No.: WA-347
B.I. No.: 3.16
B.I. Yr.: 2017 - 2018

LABOR AND EQUIPMENT ESTIMATE

Classification of Labor or Equipment to be Used		No of Hr/Mi/Ft	Cost Per Unit	Subtotal	Total Cost
LABOR:	Engineering	40	56.00	2,240.00	
	Water Department	20	44.00	880.00	
				0.00	
			TOTAL - LABOR		$3,120.00
MILEAGE:	Truck #38	100	2.50	250.00	
				0.00	
			TOTAL - MILEAGE & TRUCKS		$250.00
EQUIPMENT:				0.00	
				0.00	
				0.00	
				0.00	
				0.00	
			TOTAL - EQUIPMENT USAGE		$0.00
TOTAL COST ALL LABOR AND EQUIPMENT ESTIMATE					$3,370.00

MATERIAL ESTIMATE

Quantity		Stock Number	Description	Unit Price	Stock Material	New Material
2.00	EA	650-25-03	3lb. Anode	20.64	41.28	
1000.00	LF	023-07-05	Blue Warning Tape	0.03	30.00	
1000.00	LF	072-04-12	Blue Tracer Wire	0.08	80.00	
10.00	LF	113-05-05	1½" White PVC Pipe	0.52	5.20	
2.00	EA	116-22-01	1½" White Threaded Adapter	0.56	1.12	
2.00	EA	116-21-03	1½" White Threaded Cap	0.78	1.56	
12.00	EA		Water Samples	50.00		600.00
1.00	LS		Misc.	500.00		500.00
			TOTAL		$ 159.16	$ 1,100.00

Estimated By: S. Struss Date: 10/23/17

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

ATTEST:

_____
City Clerk

(S E A L)

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

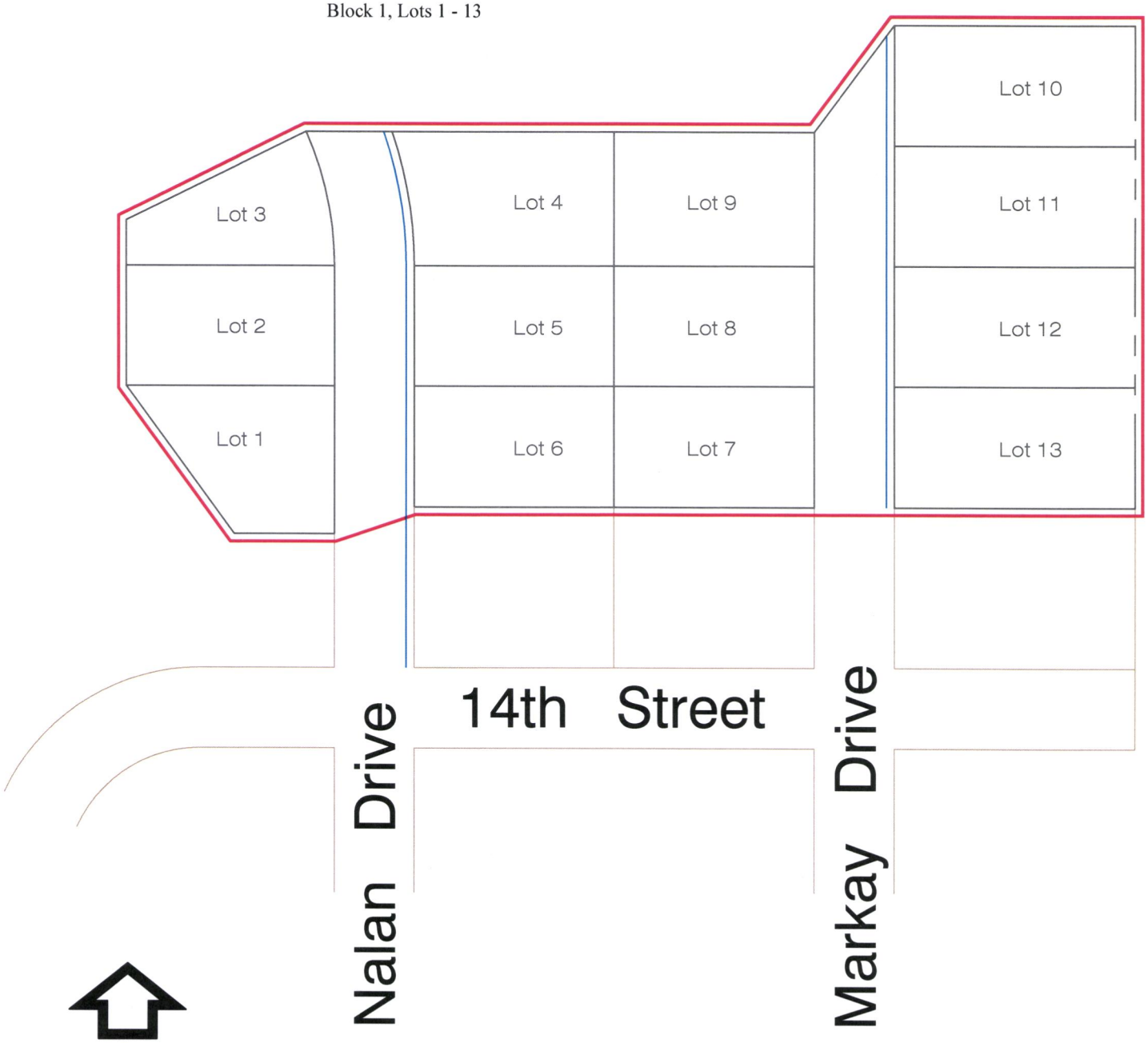
STATE OF NEBRASKA)
) ss.
COUNTY OF ADAMS)

Before me, a notary public duly commissioned and qualified for said county, on this ____ day of _____, 20____, personally came 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



NORTH
Not to Scale

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

No. WDS-2 2017-6

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			$26,642.00	$26,642.00

Westbrook Village LLC (Developer).....	$26,642.00
Hastings Utilities Participation.....	$26,642.00
Estimated Total	$53,284.00

HU Form No. 34 **Date:** 04/03/17

WORK ORDER ENGINEERING ESTIMATE
HASTINGS UTILITIES
HASTINGS, NEBRASKA

Name of Department:	**Pollution Control**	**Work Order No.:**	**SW-327**
Construction:	**X**	**Budget Item No.:**	**4.22 (2017 - 2018)**
Retirement:		**Budget Item Amt:**	**$125,000**

DESCRIPTION AND LOCATION:

New 8" PVC sanitary sewer main extensions on Markay Dr. and Nalan Dr. to serve Westbrook Village 16th Addition, North of 14th Street.

PURPOSE OF WORK IMPROVEMENT:

To serve the Westbrook Village 16th Addition.

CONTRIBUTIONS/REMARKS:

Informal Contract No. HU 2017-10 IC-32 As Per Developer Agreement SDS-2 2017-7

Estimated Cost	Amount	Attached Map or DWG No.:	SR-074
1. Material to be Purchased	$0	Sheet No.:	
2. Stores Dept. Charge @ 9.0%	0		
3. Material from Stock	0	Date Work to be Started:	11/14/17
4. Stores Dept. Charge @ 9.0%	0	Date Work to be Finished:	05/01/18
5. Labor	1,296	Checked By:	Date
6. Mileage & Truck Usage	0		
7. Equipment Usage	0	Checked By:	Date
8. Contract Amount	44,173		
9.		Approved By:	Date
10.	0		
SUBTOTAL	$45,469	Director of Engineering	
Engineering & Administration @ 12%	5,456	Approved By:	Date
Subtotal	$50,925		
Less Developer Contribution	50,925	City Council	
	0	Authorized By:	Date
	0		
TOTAL ESTIMATED COST OF WORK ORDER	$0	Manager	

HASTINGS UTILITIES, HASTINGS, NEBRASKA

Work Order No.: SW-327
B.I. No.: 4.22
B.I. Yr.: 2017 - 2018

LABOR AND EQUIPMENT ESTIMATE

Classification of Labor or Equipment to be Used		No of Hr/Mi/Ft	Cost Per Unit	Subtotal	Total Cost
LABOR:	Engineering	20	56.00	1,120.00	
	Water Department	4	44.00	176.00	
				0.00	
			TOTAL - LABOR		$1,296.00
MILEAGE:				0.00	
				0.00	
			TOTAL - MILEAGE & TRUCKS		$0.00
EQUIPMENT:				0.00	
				0.00	
				0.00	
				0.00	
				0.00	
			TOTAL - EQUIPMENT USAGE		$0.00
TOTAL COST ALL LABOR AND EQUIPMENT ESTIMATE					$1,296.00

MATERIAL ESTIMATE

Quantity		Stock Number	Description	Unit Price	Stock Material	New Material
			TOTAL		$ -	$ -

Estimated By: S. Struss Date: 10/23/17

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

ATTEST:

_____
City Clerk

(S E A L)

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

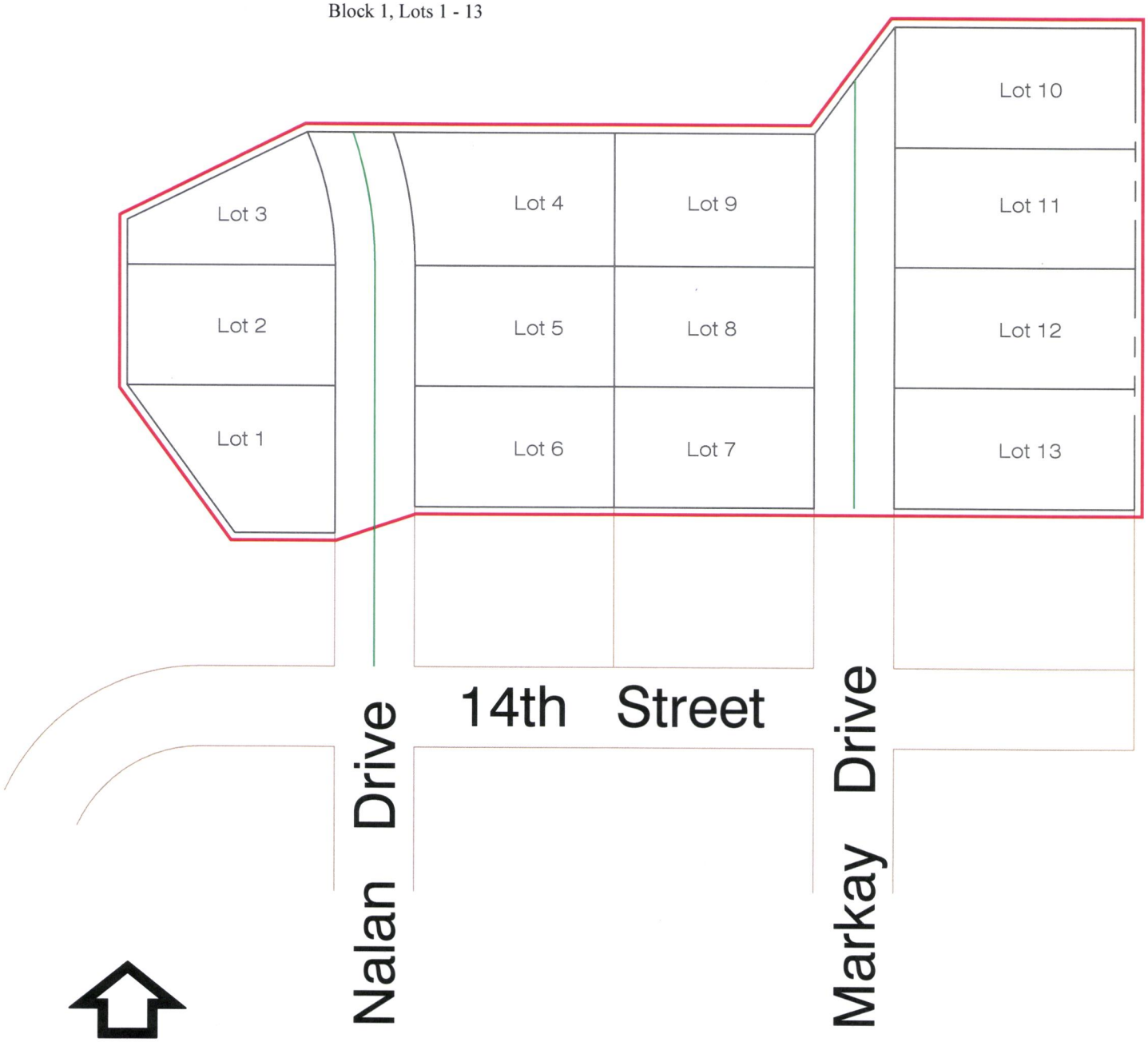
STATE OF NEBRASKA)
) ss.
COUNTY OF ADAMS)

Before me, a notary public duly commissioned and qualified for said county, on this ____ day of _____, 20____, personally came 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



NORTH
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DSN:	SUP'T	CKD:	Exhibit "A"		PAGE:
R. Sekora			Developer Agreement	HASTINGS UTILITIES	EX-DA-0105
DRN:	W.O. No.	CKD:	Westbrook Village 16th Addition		
S. Struss	SW-327		SDS-2-2017-7 Sewer		
DATE:	RET. No.	APP:			
10/20/17					

No. SDS-2 2017-7

City of Hastings, Nebraska/ Utility Deparment
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			$25,462.50	$25,462.50

Westbrook Village LLC (Developer).....	$25,462.50
Hastings Utilities Participation.....	$25,462.50
Estimated Total	$50,925.00

Department: Development Services
Staff Contact: Donald Threewitt
Council Meeting Date: 11/13/2017

AGENDA ITEM SUMMARY SHEET

Description of Item:

Public hearing at the request of the Community Redevelopment Authority for Resolution No. 2017-045 for a Plan Modification 9.19.17.1 to Redevelopment Area VII for Redline Properties, LLC Phase II Redevelopment project in Lot Two (2) of Redline Properties Subdivision, a replat of Lot Two (2) Garden Subdivision in the City of Hastings, Adams County, Nebraska.

Names of People/Business affected by this action:

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

Why Council action is required:

The recommendation of a redevelopment plan by an authority to the governing body shall be accompanied by the recommendations, if any, of the planning commission or board concerning the redevelopment plan (N.R.S. 18-2114). The recommendation should be based on the planning commission's finding "that the plan is feasible and in conformity with the general plan for the development of the city as a whole" (N.R.S. 18-2116).

Type of action requested:

Resolution

Suggested motion:

Motion to recommend approval of Resolution 2017-045 for Plan Modification No. 9.19.17.1 to Redevelopment Area VII for Redline Properties, LLC Phase II redevelopment project.

Deadlines associated with action:

Department head comments:

The Future Land Use plan designation for the subject property is "Commercial-Retail," and the property is zoned "C-3 Commercial Business."

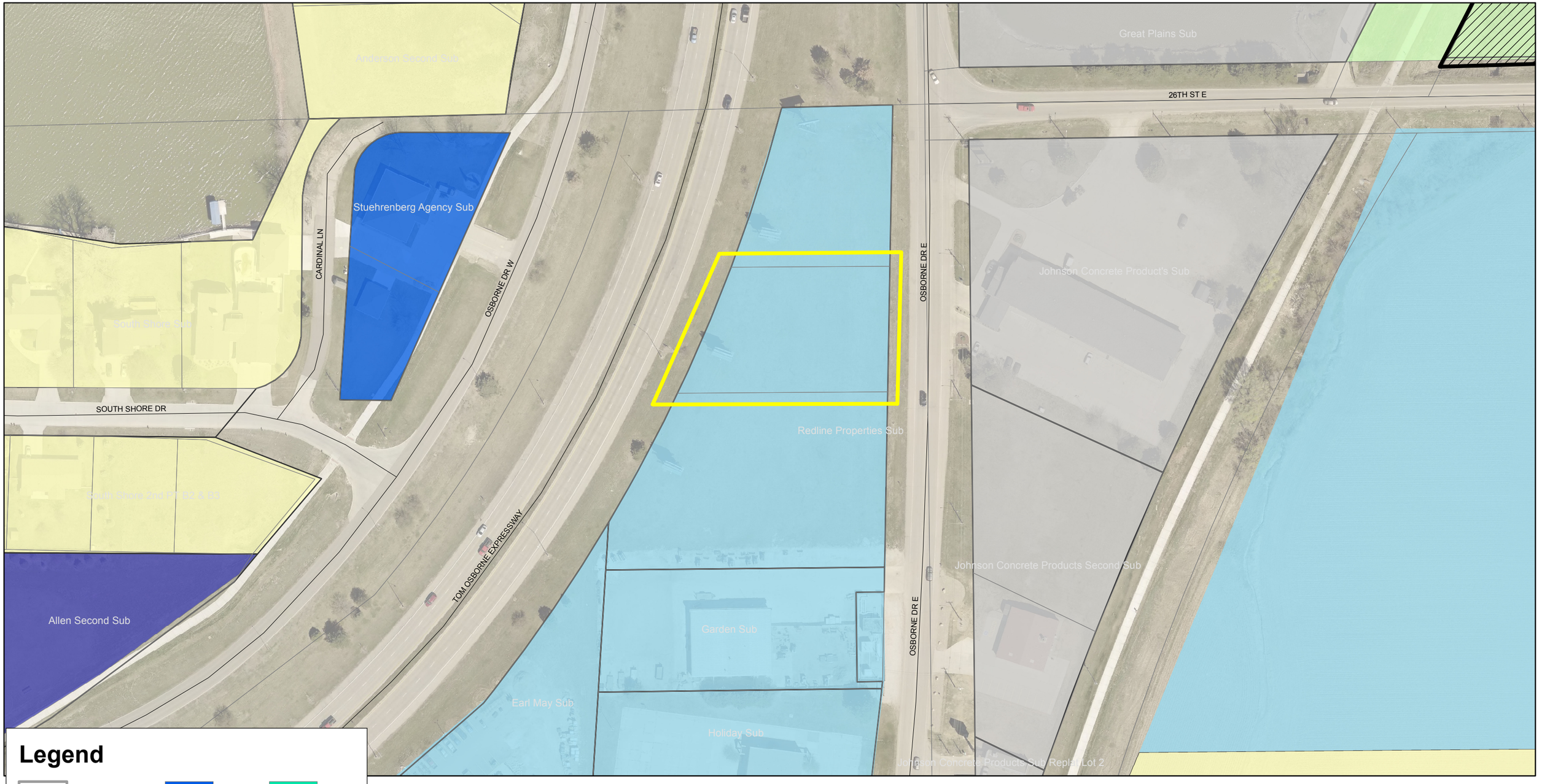
The property is a new construction within Blighted and Substandard Area VII, and the owners intend to develop additional retail/medical/office space of approximately 8,000 square feet. The addition will be attached to the north of the existing project (phase I) recently completed.

The Community Redevelopment Authority intends to provide Tax Increment Financing funds for a portion of the project costs to include parking, lighting, landscaping, facade improvements, water and sewer assessments. The total project costs is estimated at One Million, Eight Hundred Thousand Dollars ($1,800,000.00). The Community Redevelopment Authority has committed One Hundred Twenty Thousand Dollars ($120,000) toward the public improvements.

At the October 16, 2017 regular meeting of the Planning Commission, Commissioners voted 5-0 in favor of a recommendation to approve this item.

City Administrator comments:

Recommend approval.



Legend

City Limits	C-1	MU
Zoning	C-2	R-1
ZONE_	C-3	R-2
A	CMP	R-3
AG	I-1	R-5
C-0	I-2	

Lot 2 Redline Properties Subdivision
Zoning Map

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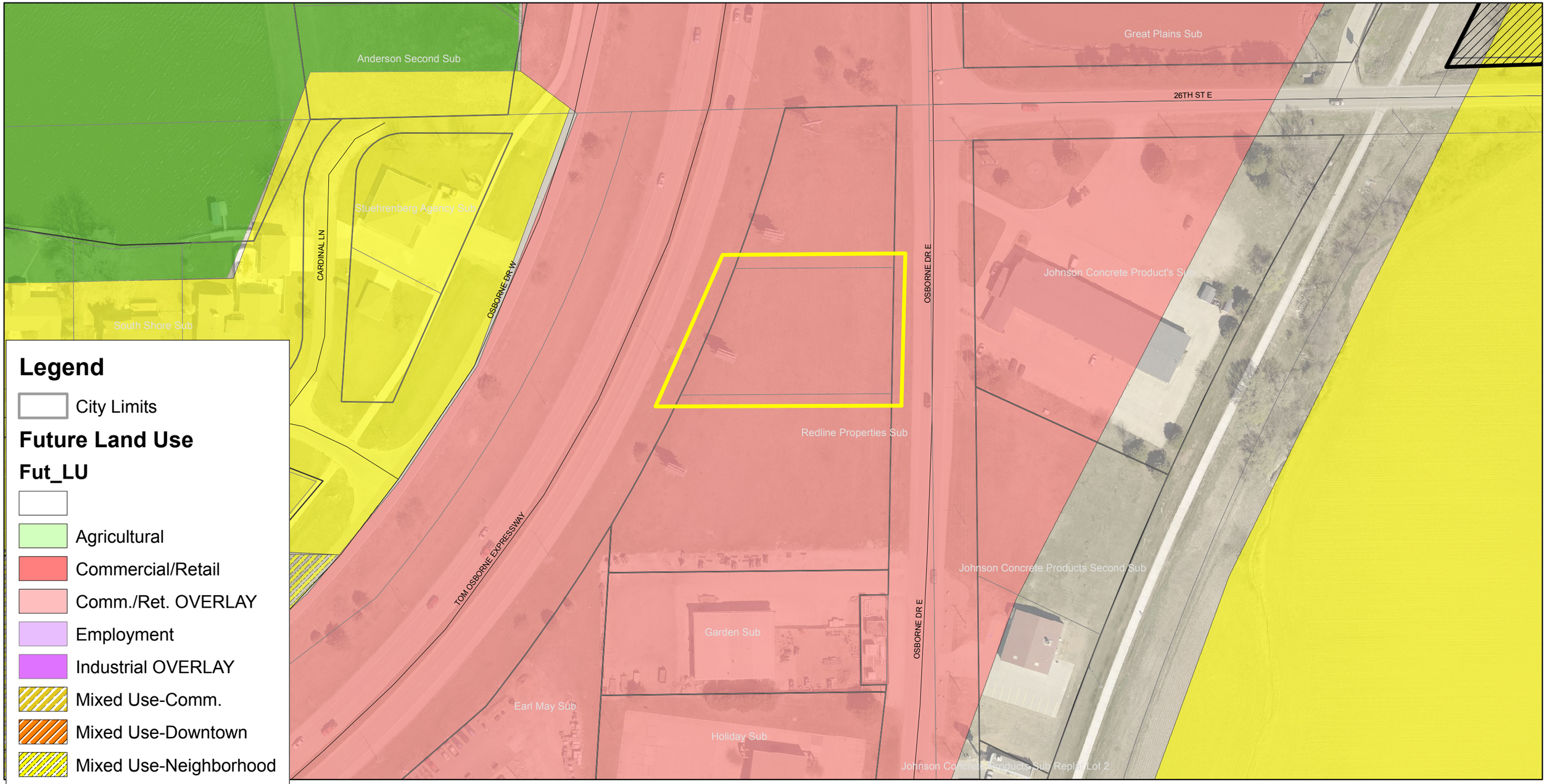
W E
S

HASTINGS
DEVELOPMENT SERVICES



Legend

City Limits

Future Land Use

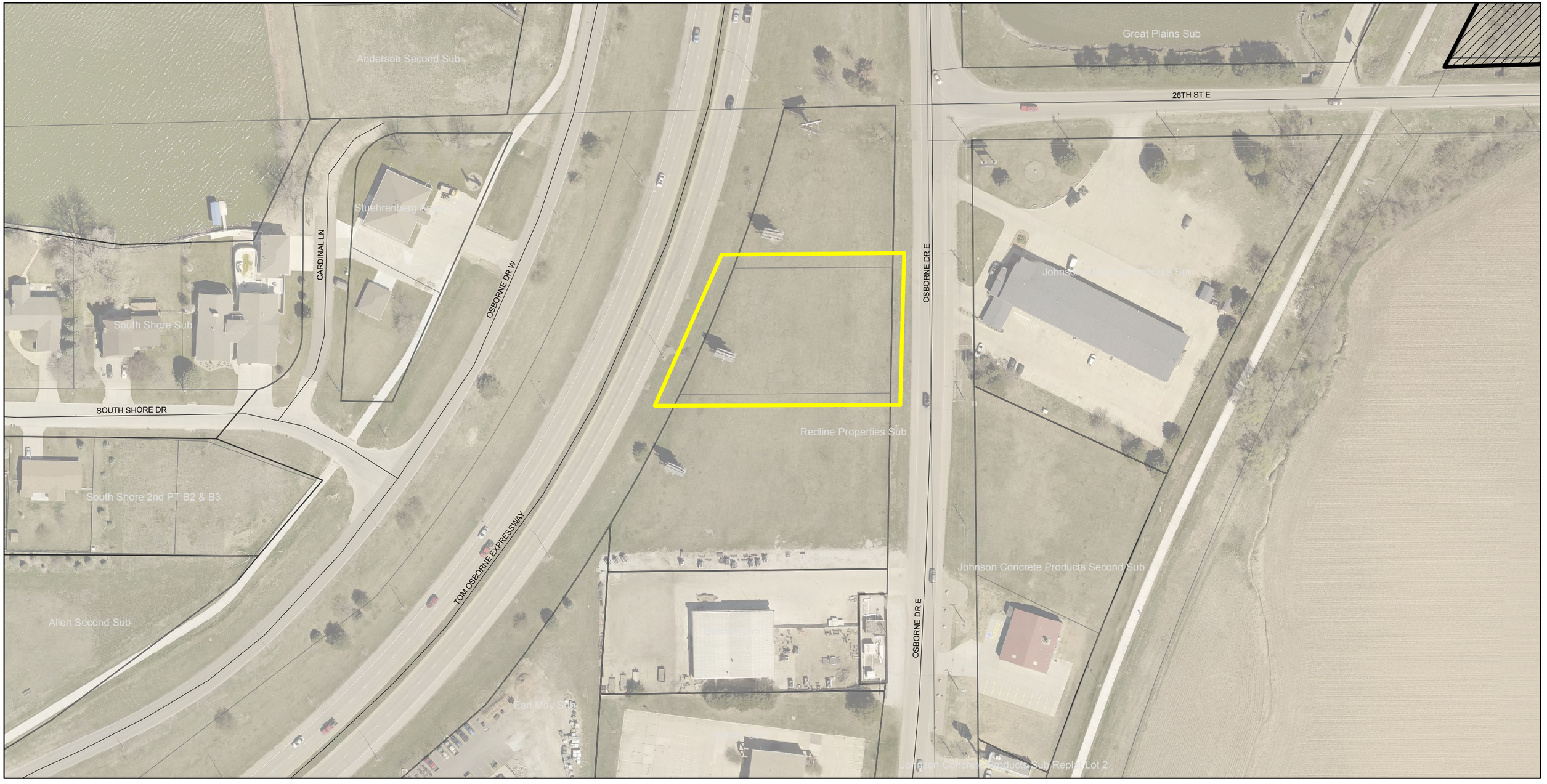
Fut_LU

- Agricultural
- Commercial/Retail
- Comm./Ret. OVERLAY
- Employment
- Industrial OVERLAY
- Mixed Use-Comm.
- Mixed Use-Downtown
- Mixed Use-Neighborhood
- Parks & Rec
- Public/Semi-Public
- Rural Res.
- Suburban Res.
- Urban Industrial
- Urban Res.

Lot 2 Redline Properties Subdivision
Future Land Use Map

N
W E
S

HASTINGS
DEVELOPMENT SERVICES



Lot 2 Redline Properties Subdivision
Aerial Map

Legend

City Limits

N W E S

HASTINGS
DEVELOPMENT SERVICES

DATE / / FILE NO.

HASTINGS
DEVELOPMENT SERVICES

PROJECT APPLICATION

City of Hastings – Development Services
220 N. Hastings Avenue, Hastings, NE 68901
Phone: (402) 461-2302; Fax: (402)461-2304
www.cityofhastings.org

Please check the appropriate box below to indicate the type of application you are requesting. Contact Development Services for minimum requirements. Incomplete applications will not be processed. All applications must be completed by applicant prior to submission with all of the requested support materials by the last Monday of each month or they will be held until the next deadline to be processed.

- ☐ Preliminary Plat
- ☐ Final Plat
- ☐ Short Plat
- ☐ Administrative Plat
- ☐ Code Amendment
- ☐ Zoning Change
- ☐ Vacation (Plat / ROW / Easements)
- ☐ Conditional Use Permit / Amendment
- ☐ Planned District / Amendment
- ☒ Plan Modification to Redevelopment Plan
- ☐ Comprehensive Plan / Amendment
- ☐ Annexation Petition / Addition to the City

PROJECT INFORMATION

Project Name: Redline Properties, LLC Phase II Redevelopment Project

Project Address: 2415 Osborne Drive East Within City Limit ☐ Yes ☐ No

Existing Zoning: C-3 Proposed Zoning / Use: C-3 Retail/medical/office Building

Existing Comprehensive Plan Designation: Commercial/Retail Gross Area: 29,844

Legal Description: Lot 2, Redline Properties Subdivision Number of Lots: 1
a Replat of Lot 2, Garden Subdivision in the City of Hastings

APPLICANT INFORMATION

Applicant: Randal Chick Company: Community Redevelopment Authority

Address: 301 S. Burlington Tel: 402 461-8415 Fax:

City: Hastings State: NE Zip: 68901 Email: bidcra@gmail.com

Property Owner: Redline Properties, LLC Company: Tim & Hilarie Redline

Address: 2415 Osborne Drive East Tel: 402 462-2929 Fax:

City: Hastings State: NE Zip: 68901 Email: tim@redlinepharmacy.com

Key Contact: Tim Redline Company: Redline Pharmacy

Address: 2415 Osborne Drive East Tel: Same Fax:

City: Hastings State: NE Zip: 68901 Email: Same

I hereby acknowledge that all information provided with this application is true to the best of my knowledge.

Property Owner Signature	Date	Applicant Signature	Date
		Randal Chick	9/25/17

DEPARTMENTAL USE ONLY

Fees: Receipt No.

Accepted by Staff: Case No.
Signature

Revised 4/10/13

COMMUNITY REDEVELOPMENT AUTHORITY
Chamber Development Center
301 South Burlington
Hastings, NE 68901
402-461-8415

APPLICATION FOR ASSISTANCE

1. CORPORATE NAME: Redline Properties, LLC

2. TRADE NAME: Redline Properties, LLC

3. PRINCIPALS: Hilarie Redline — TITLE: Member
   Timothy Redline — TITLE: Manager
   _____ — TITLE: _____

4. PROJECT LOCATION: Redline Properties Subdivision, Lot 2, 2415 Osborne Drive East.

5. LEGAL DESCRIPTION: 1674.10 LOT 2 REDLINE PROPERTIES SUB-DIV (RE LT 2 GARDEN SUB-DIV) (2100)
   .69 AC

6. PROJECT DESCRIPTION: Construction of additional retail/medical/office building of approximately 8,000 square feet. This addition will be attached on the north to existing project (phase 1) just completed with CRA assistance.

7. PROPERTY VALUATION: $58,705

8. PROJECTED COST OF IMPROVEMENTS: $1,800,000.00

9. FINANCIAL PLAN: Interest only construction line of credit from a local financial institution. Permanent term note at 80% loan to value ratio amortized over 25 years with a 5 year balloon from a local financial institution.

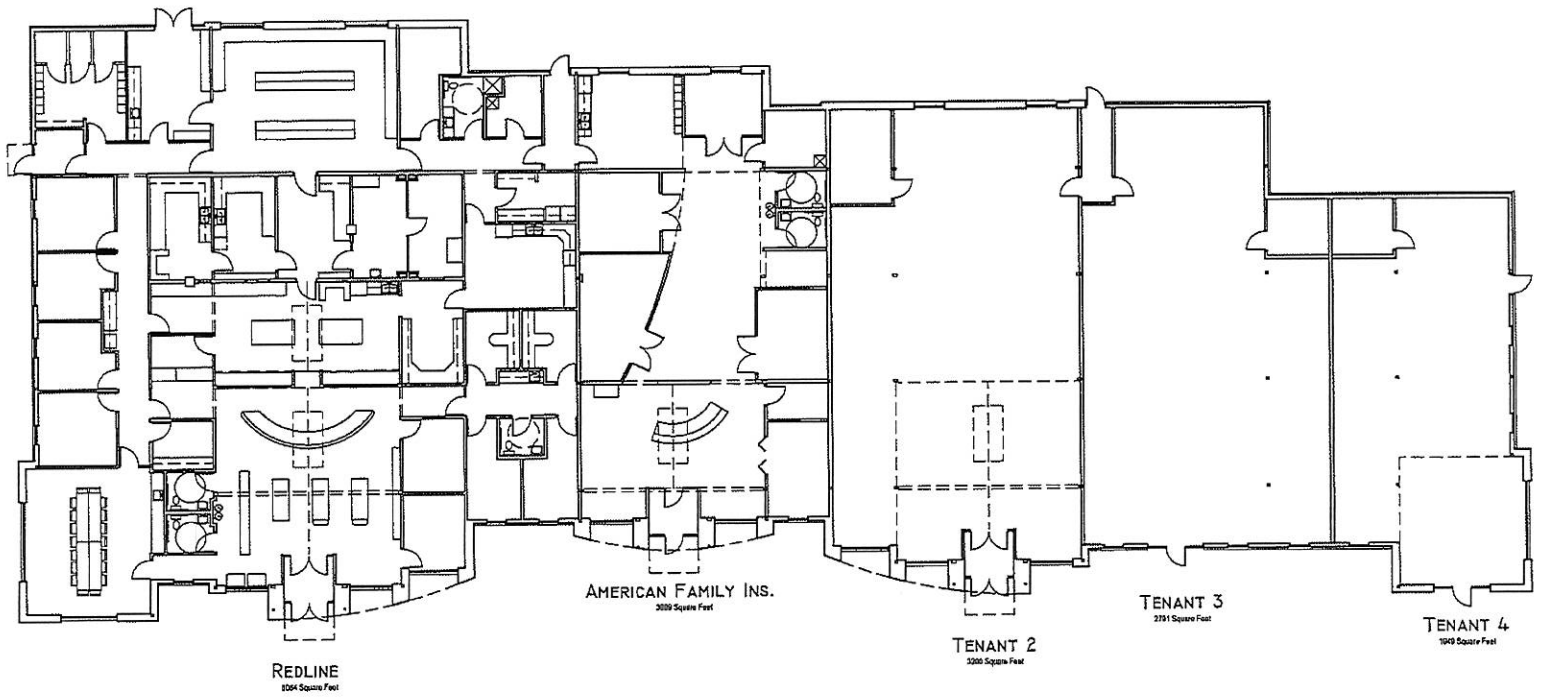
10. DEVELOPMENT TIME SCHEDULE: Begin Winter 2017/Spring 2018, Completion Winter 2017

11. PUBLIC IMPROVEMENTS: Parking, lighting, landscaping, facade improvement, water and sewer assessments.

12. PLEASE PROVIDE A PRELIMINARY COMMITMENT FOR FINANCING OR A DESCRIPTION OF EQUITY: See letter from Heartland Bank

I appreciate the CRA's consideration of my request as this project will not proceed without CRA's TIF assistance. Hilarie Redline

SIGN
SIGN
SIGN



FLOOR PLAN

Master Builder Associates
ARCHITECTS & CONSTRUCTION MANAGERS

Redline Tenant Phase 2
2415 Osborne Dr. E.
Hastings, Nebraska

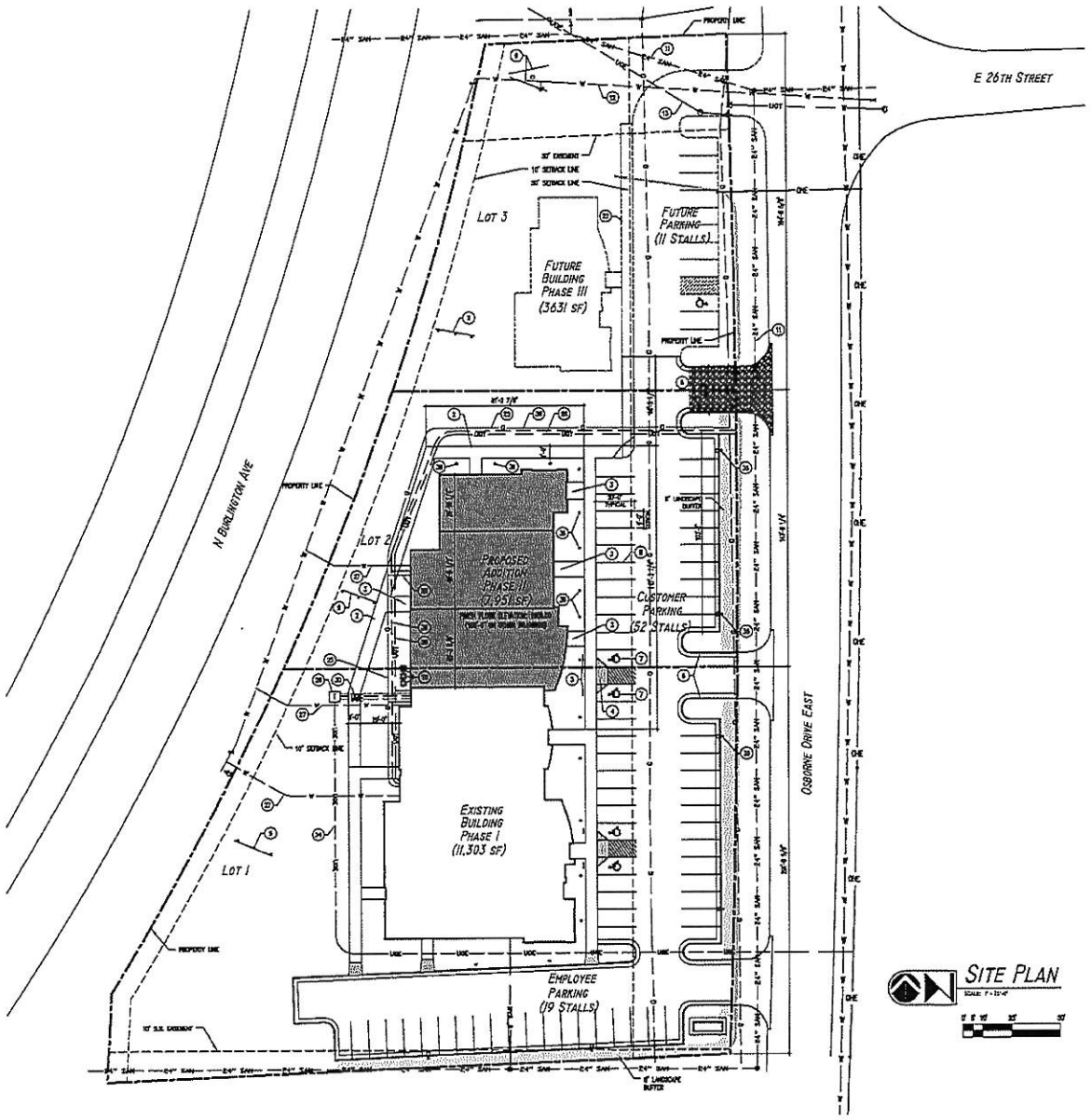
Seal:

Date:
6/21/17
Revisions:

Sheet Title:
TENANT PLAN

Project Number:
2015RED-020

Sheet Number:
A1.0



SITE PLAN

SCALE: 1"=20'-0"

GENERAL NOTES

1. NEW 6" CONCRETE PAVING WITH CONTROL JOINTS AS SHOWN
2. NEW 4" CONCRETE SIDEWALK WITH CONTROL JOINTS AS SHOWN
3. STRUCTURAL CROP - SEE STRUCTURAL
4. ACCESSIBLE RAMP AT CURB
5. ACCESSIBLE PARKING SIGN - SEE DETAIL 1/C1.1
6. CONCRETE CURB TYPICAL - SEE DETAIL 2/C1.1
7. PAINTED ACCESSIBLE PARKING STRIPES
8. PAINTED PARKING LINES
9. EXISTING BILLBOARD SIGN
10. CONDENSING UNIT - SEE MECHANICAL
11. EXISTING SANITARY SEWER LINE - VERIFY EXACT LOCATION
12. EXISTING WATER LINE - VERIFY EXACT LOCATION
13. EXISTING PRIMARY UNDERGROUND ELECTRIC - VERIFY EXACT LOCATION
14. EXISTING ELECTRICAL POWER POLE
15. POWER POLE WITH UNDERGROUND ELECTRICAL
16. MONUMENT SIGN (BY OTHERS)
17. CONCRETE SPLASH BLOCK (TYPICAL)
18. LIGHT FIXTURE (TYPICAL) - SEE ELECTRICAL
19. 24" CULVERT
20. STORM SEWER TEE INTO CULVERT
21. DUMPSTER ENCLOSURE - VERIFY SIZE REQUIRED
22. FUTURE SIDEWALK
23. EXISTING SEWER STUB
24. NEW PRIMARY UNDERGROUND ELECTRIC FROM UTILITY TO TRANSFORMER - SEE ELECTRICAL DRAWINGS
25. NEW GAS LINE
26. NEW SANITARY SEWER LINE
27. NEW WATER LINE
28. NEW TEL./DATA CONDUIT
29. NEW TRANSFORMER - SEE ELECTRICAL
30. NEW SECONDARY UNDERGROUND ELECTRIC FROM TRANSFORMER TO BUILDING - SEE ELECTRICAL DRAWINGS
31. FUTURE SECONDARY UNDERGROUND ELECTRICAL
32. FUTURE GAS LINE
33. FUTURE WATER LINE
34. FUTURE TEL./DATA CONDUIT
35. NEW POLE LIGHT - SEE ELECTRICAL
36. NEW BOLLARDS - SEE ELECTRICAL
37. (FUTURE CONDENSING UNITS - SEE MECHANICAL
38. NEW 3" PVC CONDUIT
39. FUTURE BOLLARDS - SEE ELECTRICAL

Master Builder Associates
ARCHITECTS & CONSTRUCTION MANAGERS
602 W 6TH ST / PO BOX 433 OLYMPIA, WASHINGTON 98507
TEL (360) 943-4929 FAX (360) 943-4939

Redline Specialty Pharmacy
Osborne Drive
Hastings, Nebraska

Seal:
KENNETH FRIEDRICH
STATE OF NEBRASKA
A-3176
REGISTERED ARCHITECT

Date:
7/19/16

Revisions:

Sheet Title:
SITE PLAN

Project Number:
2015RED-020

Sheet Number:
C1.1

HASTINGS REDEVELOPMENT AREA #VII
PLAN MODIFICATION NO. 9.19.17.1
(Redline Properties, LLC Phase II Redevelopment Project)

This Modification No. 9.19.17.1 to Revised Redevelopment Plan VII (the "Plan") modifies and amends the original Revised Plan which was adopted by the Community Redevelopment Authority of the City of Hastings, Nebraska, on the 25th day of August, 1994 and approved by the City Council on the 24th day of October, 1994, as follows:

Section 1. That Paragraph 4, Recommended Redevelopment Activities, subparagraph "District 2," be amended by including the following language after the existing language:

The area legally described as:

Lot Two (2), Redline Properties Subdivision, a replat of Lot Two (2) Garden Subdivision in the City of Hastings, Adams County, Nebraska according to the recorded plat thereof.

will be developed into an 8,000 square foot addition to the north of the existing retail/office building. The construction will be completed by the Redeveloper, Redline Properties, L.L.C. The Authority will provide Tax Increment Financing funds for; site preparation, landscaping, lighting, sanitary sewer lines, and façade improvements. The Authority will pledge for and apply to the payment of the principal, interest, and any premium on such indebtedness, all taxes levied by all taxing bodies, which taxes shall be at such rate for a period not to exceed 15 years, on the assessed valuation of the subject property that is in excess of the assessed valuation of such property for the year prior to its redevelopment.

The Tax Increment Financing will allow the Redeveloper to construct the improvements set forth above. It is believed that said redevelopment will have the effect of removing blight, retention and creation of jobs, and making the above-described land a viable tax-producing property for many years after payment of the indebtedness. The total project costs are estimated to be **One Million Eight Hundred Thousand Dollars and no cents ($1,800,000.00)**. The combination of the costs of construction and the financing render this redevelopment project financially unrealistic without the assistance of the Authority.

The effective date of the provision authorized in Neb. Rev. Stat. §18-2147 for the Redline Properties, LLC Phase II Redevelopment Project is hereby declared to be the first day of January, 2019. Accordingly, the redevelopment project valuation date, as that term is defined in Neb. Rev. Stat. §18-2103(21) shall be the first day of January, 2018.

Section 2. That a new section be added at the end of the Redevelopment Plan to read as follows:

5. Tax Increment Financing

Any ad valorem tax levied upon real property in a redevelopment project for the benefit of

any public body shall be divided, for a period not to exceed 15 years after the effective date of that provision by the governing body, as follows:

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

b) That portion of the ad valorem tax on real property in the redevelopment project in excess of such amount, if any , shall be allocated to, and when collected, paid into a special fund of the Authority to pay any indebtedness owed by the Authority for financing or refinancing, in whole or in part, a redevelopment project. When such indebtedness, including interest and premiums due, have been paid, the Authority shall so notify the County Assessor and County Treasurer, and all ad valorem taxes upon taxable property in such a redevelopment project shall be paid into the funds of the respective public bodies. See Neb. Rev. Stat. §18-2147.

Section 3. That, this Plan Modification No. 9.19.17.1 is found to be reasonable and in conformity with the general plan for the development of the City as a whole, and the Plan, as amended and modified, is in conformity with the legislative declaration and determinations set forth in Neb. Rev. Stat. §§18-2101 et seq., as amended.

Section 4. That the original Plan, except as previously amended and modified herein, shall remain in full force and effect.

This plan modification was adopted by the Community Redevelopment Authority on the 19th day of September, 2017, and approved by the Hastings City Council on the _____ day of _____, 2017, based upon the finding that said plan, as modified, is feasible and in conformity with the general plan for the development of the City as a whole, and in conformity with the legislative declarations and determinations set forth in Neb. Rev. Stat.§§18- 2101et seq., as amended.

RESOLUTION CRA - # 9.19.2017.1

WHEREAS, the Community Redevelopment Authority of the City of Hastings, Nebraska ("CRA") has undertaken certain redevelopment activities under the authority of Neb. Rev. Stat.§18-2101 et seq., described as follows:

1. Redevelopment Area: Hastings Redevelopment Area VII.
2. Project: Redline Properties, LLC Phase II Redevelopment Project.

   Legal Description: Lot Two (2), Garden Subdivision in the City of Hastings, Adams County, Nebraska according to the recorded plat thereof.

3. Project Description: will be developed into an 8,000 square foot addition to the north of the existing retail/office building. The construction will be completed by the Redeveloper, Redline Properties, L.L.C. The Authority will provide Tax Increment Financing funds for; site preparation, landscaping, lighting, sanitary sewer lines, and façade improvements.

WHEREAS, it is necessary for the CRA to approve the amendment to Plan VII and recommend the same to the Mayor and City Council:

NOW THEREFORE, BE IT RESOLVED BY THE COMMUNITY REDEVELOPMENT AUTHORITY OF THE CITY OF HASTINGS, NEBRASKA, that:

(1) Redevelopment Plan VII, Modification No. 9.19.17.1, a copy of which is attached hereto, marked Exhibit "A," and incorporated herein by this reference, is hereby adopted and approved;

(2) the Chairman and the Secretary of the CRA be and are hereby authorized to forward said modification onto the Hastings Planning Commission for its recommendations, and then to the Mayor and Hastings City Council for its review and approval, pursuant to Neb. Rev. Stat. §18-2101 et seq.

Dated this 19th day of September, 2017.

COMMUNITY REDEVELOPMENT AUTHORITY
OF THE CITY OF HASTINGS, NEBRASKA

By _____
Chairperson

ATTEST:

_____
Ex Officio Secretary

RESOLUTION 2017-45

WHEREAS, the Area VII Redevelopment Plan prepared by the Community Redevelopment Authority of the City of Hastings, Nebraska has previously been approved by the Mayor and City Council of the City of Hastings; and

WHEREAS, the Community Redevelopment Authority of the City of Hastings, Nebraska has prepared Redevelopment Plan Modification #9.19.1.1 for Redevelopment Area VII, and approved said Plan Modification on October 17, 2017; and

WHEREAS, the Community Redevelopment Authority forwarded said Plan Modification to the Hastings City Planning Commission for its review and recommendations as to the consistency with the Redevelopment Plan and development objectives for Redevelopment Area VII and also its conformity with the Comprehensive Development Plan of the City of Hastings; and

WHEREAS, the Hastings City Planning Commission conducted a review of the Plan Modification #9.19.1.1 and held a public hearing on October 16, 2017 to solicit testimony from the community regarding said plan modification and at the conclusion thereof determined it was c consistent with the general plan and development objectives for Redevelopment Area I, and also consistent with the goals, policies, and objectives of the Comprehensive Development Plan of the City, and took action to recommend approval of the Plan Modification to the Hastings City Council.

NOW THEREFORE, in consideration of the foregoing recitals, the Mayor and City Council of the City of Hastings, Nebraska, hereby approve the Redevelopment Plan Modification #9.19.1.1 and further do hereby adopt the following resolution:

> **BE IT RESOLVED** by the Mayor and City Council of the City of Hastings, Nebraska, does hereby approve the Redevelopment Plan Modification #9.19.1.1 for the Redline Properties, LLC Phase II Redevelopment Project in Redevelopment Area VII as provided herein, a copy of said Redevelopment Plan Modification of which is attached hereto marked “Exhibit A” and incorporated herein by this reference.
>
> PASSED AND APPROVED this _____ day of _____, 2017.

_____
Mayor

ATTEST:

_____
City Clerk

(S E A L)

Approved as to form: _____
City Attorney

Department: BID/CRA
Staff Contact: Donald Threewitt
Council Meeting Date: 11/13/2017

AGENDA ITEM SUMMARY SHEET

Description of Item:

Public hearing for Resolution 2017-046 at the request of the Community Redevelopment Authority on behalf of 4G Properties, LLC for Plan Modification No. 9.19.17 to Redevelopment Area VII for a property located in Lots One (1) through Six (6) of Dawes and Foss 1st and 2nd Addition to the City of Hastings, Adams County, Nebraska, commonly known as 806 West 16th Street.

Names of People/Business affected by this action:

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

Why Council action is required:

The recommendation of a redevelopment plan by an authority to the governing body shall be accompanied by the recommendations, if any, of the planning commission or board concerning the redevelopment plan (N.R.S. 18-2114). The recommendation should be based on the planning commission's finding "that the plan is feasible and in conformity with the general plan for the development of the city as a whole" (N.R.S. 18-2116).

Type of action requested:

Resolution

Suggested motion:

Motion to recommend approval of Resolution 2017-046 for Plan Modification No. 9.19.17 to Redevelopment Area VII for 4G Properties, LLC redevelopment plan.

Deadlines associated with action:

Department head comments:

The Future Land Use plan designation for the subject property is "MU-C Mixed-use Commercial," and the property is zoned "C-3 Commercial Business." At the October 16, 2017 regular meeting of the Planning Commission, Commissioners voted 5-0 in favor of a recommendation to approve Resolution 2017-046.

The property is a former restaurant site which has been vacant since July, 2012. The project proponent intends to redevelop the property for a new restaurant site, reducing the building

footprint from 9,600 square feet to approximately 3,000 square feet. Parking, signage, and drive aisle requirements will meet current Hastings City Code upon redevelopment.

The Community Redevelopment Authority intends to provide Tax Increment Financing funds for a portion of the project costs to include demolition and asbestos abatement at $65,000 and reconstruction of the alley at approximately $100,000. The total project costs are estimated at One Million, Two Hundred Forty-two Thousand Dollars ($1,242,000.00).

City Administrator comments:

Recommend approval.

OSBORNE DR W
TOM OSBORNE EXPRESSWAY
17TH ST W
LINCOLN AVE N
HASTINGS AVE N
16TH ST W
BURLINGTON AVE N
Dawes & Foss 1st & 2nd Ad
Lone Pine Sub

Legend

City Limits	C-1	MU
Zoning	C-2	R-1
ZONE_	C-3	R-2
A	CMP	R-3
AG	I-1	R-5
C-0	I-2	

Lots 1-6, Block 2 Dawes and Foss 1st and 2nd Sub.
Zoning Map

N W E S

HASTINGS
DEVELOPMENT SERVICES

Legend

- City Limits

Future Land Use

Fut_LU

- Agricultural
- Commercial/Retail
- Comm./Ret. OVERLAY
- Employment
- Industrial OVERLAY
- Mixed Use-Comm.
- Mixed Use-Downtown
- Mixed Use-Neighborhood
- Parks & Rec
- Public/Semi-Public
- Rural Res.
- Suburban Res.
- Urban Industrial
- Urban Res.

OSBORNE DR W
TOM OSBORNE EXPRESSWAY
17TH ST W
16TH ST W
LINCOLN AVE N
HASTINGS AVE N
BURLINGTON AVE N
Dawes & Foss 1st & 2nd Add
Lone Pine Sub

Lots 1-6, Block 2 Dawes and Foss 1st and 2nd Sub.
Future Land Use Map

N
W E
S

HASTINGS
DEVELOPMENT SERVICES

OSBORNE DR W
TOM OSBORNE EXPRESSWAY
17TH ST W
LINCOLN AVE N
HASTINGS AVE N
16TH ST W
BURLINGTON AVE N
Lone Pine Sub

Lots 1-6, Block 2 Dawes and Foss 1st and 2nd Sub.
Aerial Map

Legend

City Limits

N
W E
S

HASTINGS
DEVELOPMENT SERVICES

DATE / / FILE NO.

HASTINGS
DEVELOPMENT SERVICES

PROJECT APPLICATION

City of Hastings – Development Services
220 N. Hastings Avenue, Hastings, NE 68901
Phone: (402) 461-2302; Fax: (402)461-2304
www.cityofhastings.org

Please check the appropriate box below to indicate the type of application you are requesting. Contact Development Services for minimum requirements. Incomplete applications will not be processed. All applications must be completed by applicant prior to submission with all of the requested support materials by the last Monday of each month or they will be held until the next deadline to be processed.

- ☐ Preliminary Plat
- ☐ Final Plat
- ☐ Short Plat
- ☐ Administrative Plat
- ☐ Code Amendment
- ☐ Zoning Change
- ☐ Vacation (Plat / ROW / Easements)
- ☐ Conditional Use Permit / Amendment
- ☐ Planned District / Amendment
- ☒ Plan Modification to Redevelopment Plan
- ☐ Comprehensive Plan / Amendment
- ☐ Annexation Petition / Addition to the City

PROJECT INFORMATION

Project Name: 4G Properties, LLC Redevelopment Project

Project Address: 806 West 16th street, Hastings, NE Within City Limit ☒ Yes ☐ No

Existing Zoning: C-3 MU-C Proposed Zoning / Use: C-3 Restaurant

Existing Comprehensive Plan Designation: mixed use-community Gross Area: 37,800

Legal Description: Lots 1-6, Block 2, Dawes+Foss 1st+2nd Add Number of Lots: 6

APPLICANT INFORMATION

Applicant: Randal Chick Company: Community Redevelopment Authority

Address: 301 S. Burlington Tel: 402 461-8415 Fax:

City: Hastings, NE State: NE Zip: 68901 Email: bidcra@gmail.com

Property Owner: Thomas A. & Joan A. Quinn Company:

Address: 2540 W. Lochland Road Tel: 402 462-4103 Fax:

City: Hastings State: NE Zip: 68901 Email:

Key Contact: Sam Oglesby Company: Westar Foods,

Address: 111 S. Whittier Tel: (316) 689-4296 Fax: 316 689-4299

City: Wichita, KS State: KS Zip: 67207 Email: soglesby@westarfoods.com

I hereby acknowledge that all information provided with this application is true to the best of my knowledge.

Property Owner Signature	Date	Applicant Signature	Date
		Randal Chick	9/25/17

DEPARTMENTAL USE ONLY

Fees: Receipt No.

Accepted by Staff: Case No.

Signature

Revised 4/10/13

HASTINGS REDEVELOPMENT AREA #VII
PLAN MODIFICATION NO. 9.19.17
(4G Properties, LLC Redevelopment Project)

This Modification No. 9.19.17 to Revised Redevelopment Plan VII (the "Plan") modifies and amends the original Revised Plan which was adopted by the Community Redevelopment Authority of the City of Hastings, Nebraska, on the 25th day of August, 1994 and approved by the City Council on the 24th day of October, 1994, as follows:

Section 1. That Paragraph 4, Recommended Redevelopment Activities, subparagraph "District 2," be amended by including the following language after the existing language:

The area legally described as:

Lots One (1) through Six (6), inclusive, Block Two (2), Dawes and Foss First and Second Addition to the City of Hastings, Adams County, Nebraska.

will be developed into a 3,000 square foot restaurant building. The demolition of the existing building and new construction will be completed by the Redeveloper, 4G Properties, L.L.C. The Authority will provide Tax Increment Financing funds for; demolition of the existing building, removal of asbestos, site preparation, the installation or relocation of electric power lines, gas lines, alley improvements and other public improvements. The Authority will pledge for and apply to the payment of the principal, interest, and any premium on such indebtedness, all taxes levied by all taxing bodies, which taxes shall be at such rate for a period not to exceed 15 years, on the assessed valuation of the subject property that is in excess of the assessed valuation of such property for the year prior to its redevelopment.

The Tax Increment Financing will allow the Redeveloper to construct the improvements set forth above. It is believed that said redevelopment will have the effect of removing blight, retention and creation of jobs, and making the above-described land a viable tax-producing property for many years after payment of the indebtedness. The total project costs are estimated to be **One Million Two Hundred Forty Two Thousand Dollars and no cents ($1,242,000.00)**. The combination of the costs of property acquisition, demolition, asbestos removal and new construction and the financing render this redevelopment project financially unrealistic without the assistance of the Authority.

The effective date of the provision authorized in Neb. Rev. Stat. §18-2147 for the Redline Properties, LLC redevelopment project is hereby declared to be the first day of January, 2019. Accordingly, the redevelopment project valuation date, as that term is defined in Neb. Rev. Stat. §18-2103(21) shall be the first day of January, 2018.

Section 2. That a new section be added at the end of the Redevelopment Plan to read as follows:

5. Tax Increment Financing

Any ad valorem tax levied upon real property in a redevelopment project for the benefit of any public body shall be divided, for a period not to exceed 15 years after the effective date of that provision by the governing body, as follows:

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

b) That portion of the ad valorem tax on real property in the redevelopment project in excess of such amount, if any , shall be allocated to, and when collected, paid into a special fund of the Authority to pay any indebtedness owed by the Authority for financing or refinancing, in whole or in part, a redevelopment project. When such indebtedness, including interest and premiums due, have been paid, the Authority shall so notify the County Assessor and County Treasurer, and all ad valorem taxes upon taxable property in such a redevelopment project shall be paid into the funds of the respective public bodies. See Neb. Rev. Stat. §18-2147.

Section 3. That, this Plan Modification No. 9.19.17 to Redevelopment Area VII is found to be reasonable and in conformity with the general plan for the development of the City as a whole, and the Plan, as amended and modified, is in conformity with the legislative declaration and determinations set forth in Neb. Rev. Stat. §§18-2101 et seq., as amended.

Section 4. That the original Plan, except as previously amended and modified herein, shall remain in full force and effect.

This plan modification was adopted by the Community Redevelopment Authority on the 19th day of September, 2017, and approved by the Hastings City Council on the _____ day of _____, 2017, based upon the finding that said plan, as modified , is feasible and in conformity with the general plan for the development of the City as a whole, and in conformity with the legislative declarations and determinations set forth in Neb. Rev. Stat.§§18- 2101et seq., as amended.

RESOLUTION CRA NO. #9.19.17

WHEREAS, the Community Redevelopment Authority of the City of Hastings, Nebraska ("CRA") has undertaken certain redevelopment activities under the authority of Neb. Rev. Stat.§18-2101 et seq., described as follows:

1. Redevelopment Area: Hastings Redevelopment Area VII.
2. Project: 4G Properties, LLC Redevelopment Project.

   Legal Description: Lots One (1) through Six (6), inclusive, Block Two (2), Dawes and Foss First and Second Addition to the City of Hastings, Adams County, Nebraska.

3. Project Description: will be developed into a 3,000 square foot restaurant building. The construction will be completed by the Redeveloper, 4G Properties, LLC. The Authority will provide Tax Increment Financing funds for; demolition of the existing building, removal of asbestos, site preparation, the installation or relocation of electric power lines, gas lines, alley improvements and other public improvements.

WHEREAS, it is necessary for the CRA to approve the amendment to Plan VII and recommend the same to the Mayor and City Council:

NOW THEREFORE, BE IT RESOLVED BY THE COMMUNITY REDEVELOPMENT AUTHORITY OF THE CITY OF HASTINGS, NEBRASKA, that:

(1) Redevelopment Plan VII, Modification No. 9.19.17, a copy of which is attached hereto, marked Exhibit "A," and incorporated herein by this reference, is hereby adopted and approved;

(2) the Chairman and the Secretary of the CRA be and are hereby authorized to forward said modification onto the Hastings Planning Commission for its recommendations, and then to the Mayor and Hastings City Council for its review and approval, pursuant to Neb. Rev. Stat. §18-2101 et seq.

Dated this 19th day of September, 2017.

COMMUNITY REDEVELOPMENT AUTHORITY
OF THE CITY OF HASTINGS, NEBRASKA

By _____
Chairperson

ATTEST:

_____
Ex Officio Secretary

RESOLUTION 2017-46

WHEREAS, the Area VII Redevelopment Plan prepared by the Community Redevelopment Authority of the City of Hastings, Nebraska has previously been approved by the Mayor and City Council of the City of Hastings; and

WHEREAS, the Community Redevelopment Authority of the City of Hastings, Nebraska has prepared Redevelopment Plan Modification #9.19.1 for Redevelopment Area VII, and approved said Plan Modification on October 17, 2017; and

WHEREAS, the Community Redevelopment Authority forwarded said Plan Modification to the Hastings City Planning Commission for its review and recommendations as to the consistency with the Redevelopment Plan and development objectives for Redevelopment Area VII and also its conformity with the Comprehensive Development Plan of the City of Hastings; and

WHEREAS, the Hastings City Planning Commission conducted a review of the Plan Modification #9.19.1 and held a public hearing on October 16, 2017 to solicit testimony from the community regarding said plan modification and at the conclusion thereof determined it was c consistent with the general plan and development objectives for Redevelopment Area I, and also consistent with the goals, policies, and objectives of the Comprehensive Development Plan of the City, and took action to recommend approval of the Plan Modification to the Hastings City Council.

NOW THEREFORE, in consideration of the foregoing recitals, the Mayor and City Council of the City of Hastings, Nebraska, hereby approve the Redevelopment Plan Modification #9.19.1 and further do hereby adopt the following resolution:

BE IT RESOLVED by the Mayor and City Council of the City of Hastings, Nebraska, does hereby approve the Redevelopment Plan Modification #9.19.1 for the 4G Properties, L.L.C. Redevelopment Project in Redevelopment Area VII as provided herein, a copy of said Redevelopment Plan Modification of which is attached hereto marked “Exhibit A” and incorporated herein by this reference.

PASSED AND APPROVED this _____ day of _____, 2017.

_____
Mayor

ATTEST:

_____
City Clerk

(S E A L)

Approved as to form: _____
City Attorney

Department: Development Services
Staff Contact: Donald Threewitt
Council Meeting Date: 11/13/2017

AGENDA ITEM SUMMARY SHEET

Description of Item:

Public hearing at the request of the Community Redevelopment Authority to recommend approval of Resolution No. 2017-044 for a Blight and Substandard Study for Area I as well as a general redevelopment plan for the area.

Names of People/Business affected by this action:

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

Why Council action is required:

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

Type of action requested:

Resolution

Suggested motion:

Motion to recommend approval of Resolution 2017-044 for a Blight and Substandard Study for Area I and a general redevelopment plan for the area.

Deadlines associated with action:

Department head comments:

This area was first declared Blighted and Substandard on March 23, 1987 (Resolution No. 1069). No formal study was performed at the time of adoption and statutes do not specifically state that a study should be performed. However upon programmatic review, the State Auditor recommended that Blight and Substandard studies should be completed. Therefore, the Community

Redevelopment Authority is recommending this retroactive study.

The boundary of Area I was adjusted to incorporate full parcels, structures, or businesses where the original boundary had such areas partially included.

The Comprehensive Plan advances that "the prosperity of Downtown is of primary importance," and will remain "a focal point for businesses and activities that strengthen its presence both economically and physically." Overall, the plan advocates for "development and redevelopment opportunities that expand and strengthen the Downtown area as an urban mixed-use center that serves our community and region" .

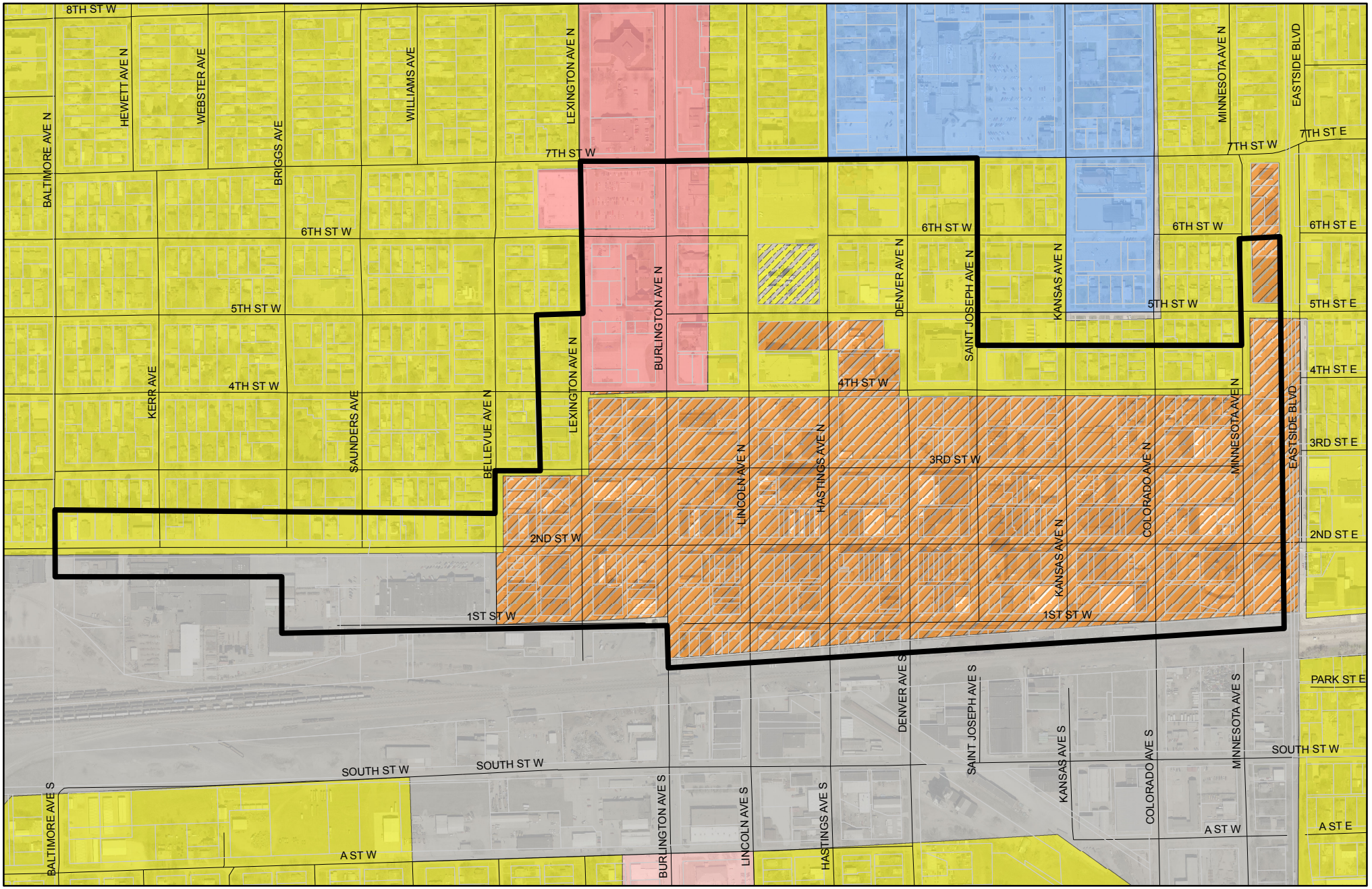
As shown in the attached Future Land Use map, Redevelopment Area I includes Mixed-Use Downtown, Urban Residential, and Urban Industrial as contemplated uses. The attached zoning map shows the area includes the following zone districts: R-1, R-2, and R-3 residential districts, C-O, C-2, and C-3 commercial districts, and I-1 Light Industrial with small portion of I-2 Heavy Industrial. This mix of future land uses and zone districts lends itself to a mixed-use redevelopment strategy, which has been instrumental in successful downtown revitalization across the country.

Of the 386 parcels in the study area, the majority (42.6%) contain commercial structures, and a majority of structures in the area (76%, n=216) are rated in "Average" condition, with 14.2% (n=41) of structures rated as "Fair" or "Poor." The condition of public infrastructure was poor overall, with 48% of sidewalks, 60.1% of streets, 68.3% of curb and gutter receiving a "Poor" rating, and stormwater had been rated overall as "Poor," with pooled and standing water noted throughout the study area. Additional contributing factors are presented in the attached Area I Blight and Substandard Study.

The Redevelopment Plan (attached) is intended as a general guide for the implementation of redevelopment activities. This is a long-range implementation plan, and since market preferences and demands continually shift, it is subject to occasional modification as provided in state statute . At the October 16, 2017 regular meeting of the Planning Commission, Commissioners voted 5-0 in favor of a recommendation to approve Resolution 2017-044.

City Administrator comments:

Recommend approval.



Blight and Substandard Study Area 1
Future Land Use

Legend

- Redevelopment_Area_1

Future Land Use

Fut_LU

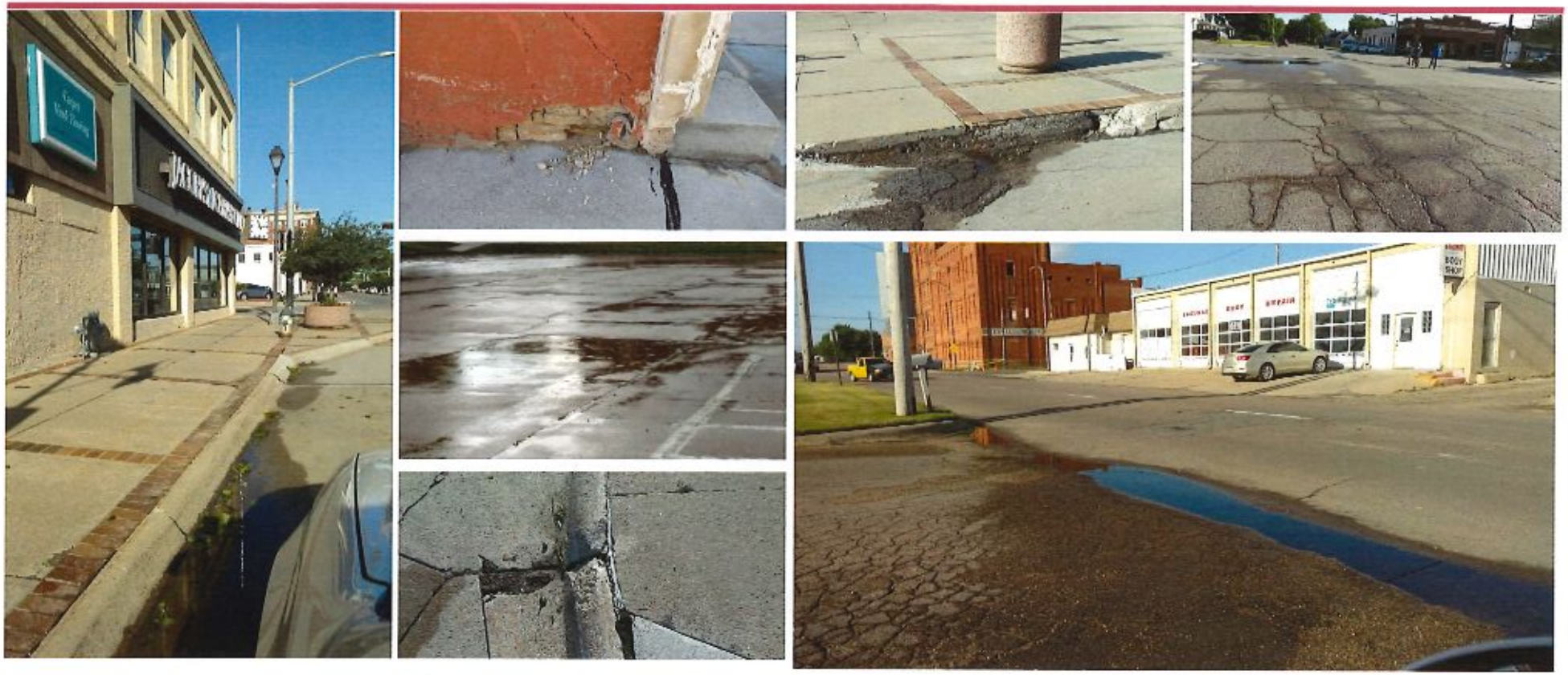
- Agricultural
- Commercial/Retail
- Comm./Ret. OVERLAY
- Employment
- Industrial OVERLAY
- Mixed Use-Comm.
- Mixed Use-Downtown
- Mixed Use-Neighborhood
- Parks & Rec
- Public/Semi-Public
- Rural Res.
- Suburban Res.
- Urban Industrial
- Urban Res.

HASTINGS
DEVELOPMENT SERVICES

Blight and Substandard Study Area 1
Zoning Map

N
W E
S

HASTINGS
DEVELOPMENT SERVICES



Hastings, Nebraska Area 1 Blight and Substandard Study

September 2017

Prepared for: City of Hastings, Nebraska CRA

Prepared by: MPC MARVIN PLANNING CONSULTANTS; MSA PROFESSIONAL SERVICES — ARCHITECTURE | ENGINEERING | ENVIRONMENTAL PLANNING | PLANNING | SURVEYING

Purpose of the Blight and Substandard Study

The purpose of completing this Blight and Substandard study is to examine existing conditions within a specific part of Hastings. This study has been commissioned by Hastings CRA in order to analyze the possibility of declaring the area as blighted and substandard.

The City of Hastings, when considering conditions of Blight and Substandard, will be looking at those issues and definitions provided for in the Nebraska Community Redevelopment Law as found in Chapter 18, Section 2104 of the Revised Nebraska State Statutes, as follows:

> *"The governing body of a city, to the greatest extent it deems to be feasible in carrying out the provisions of Sections 18-2101 to 18-2144, shall afford maximum opportunity, consistent with sound needs of the city as a whole, to the rehabilitation or redevelopment of the community redevelopment area by private enterprises. The governing body of a city shall give consideration to this objective in exercising its powers under sections 18-2101 to 18-2144, including the formulation of a workable program, the approval of community redevelopment plans consistent with the general plan for the development of the city, the exercise of its zoning powers, the enforcement of other laws, codes, and regulations relating to the use and occupancy of buildings and improvements, the disposition of any property acquired, and providing of necessary public improvements".*

The Nebraska Revised Statutes §18-2105 continues by granting authority to the governing body for formulation of a workable program. The statute reads,

> *"The governing body of a city or an authority at its direction for the purposes of the Community Development Law may formulate for the entire municipality a workable program for utilizing appropriate private and public resources to eliminate or prevent the development or spread of urban blight, to encourage needed urban rehabilitation, to provide for the redevelopment of substandard and blighted areas, or to undertake such of the aforesaid activities or other feasible municipal activities as may be suitably employed to achieve the objectives of such workable program. Such workable program may include, without limitation, provision for the prevention of the spread of blight into areas of the municipality which are free from blight through diligent enforcement of housing, zoning, and occupancy controls and standards; the rehabilitation or conservation of substandard and blighted areas or portions thereof by replanning, removing congestion, providing parks, playgrounds, and other public improvements by encouraging voluntary rehabilitation and by compelling the repair and rehabilitation of deteriorated or deteriorating structures; and the clearance and redevelopment of substandard and blighted areas or portions thereof."*

Blight and Substandard are defined as the following:

> *"Substandard areas means an area in which there is a predominance of buildings or improvements, whether nonresidential or residential in character, which, by reason of dilapidation, deterioration, age or obsolescence, inadequate provision for ventilation, light, air, sanitation, or open spaces, high density of population and overcrowding, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, and crime, (which cannot be remedied through construction of prisons), and is detrimental to the public health, safety, morals, or welfare;"*
>
> *"Blighted area means an area, which (a) by reason of the presence of a substantial number of deteriorated or deteriorating structures, existence of defective or inadequate street layout, faulty lot layout in relation to size, adequacy, accessibility, or usefulness, insanitary or unsafe conditions, deterioration of site or other improvements, diversity of ownership, tax or special assessment delinquency exceeding the fair value of the land, defective or unusual conditions of title, improper subdivision or obsolete platting, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, substantially impairs or arrests the sound growth of the community, retards the provision of housing accommodations, or constitutes an economic or social liability and is detrimental to the public health, safety, morals, or welfare in its present condition and use and (b) in which there is at least one of the following conditions: (i) Unemployment in the designated area is at least one hundred twenty percent of the state or national average; (ii) the average age of the residential or commercial units in the area is at least forty years; (iii) more than half of the platted and subdivided property in an area is unimproved land that has been within the city for forty years and has remained unimproved during that time; (iv) the per capita income of the area is lower than the average per capita income of the city or village in which the area is designated; or (v) the area has had either stable or decreasing population based on the last two decennial censuses. In no event shall a city of the metropolitan, primary, or first class designate more than thirty-five percent of the city as blighted, a city of the second class shall not designate an area larger than fifty percent of the city as blighted, and a shall not designate an area larger than one hundred percent of the as blighted;"*

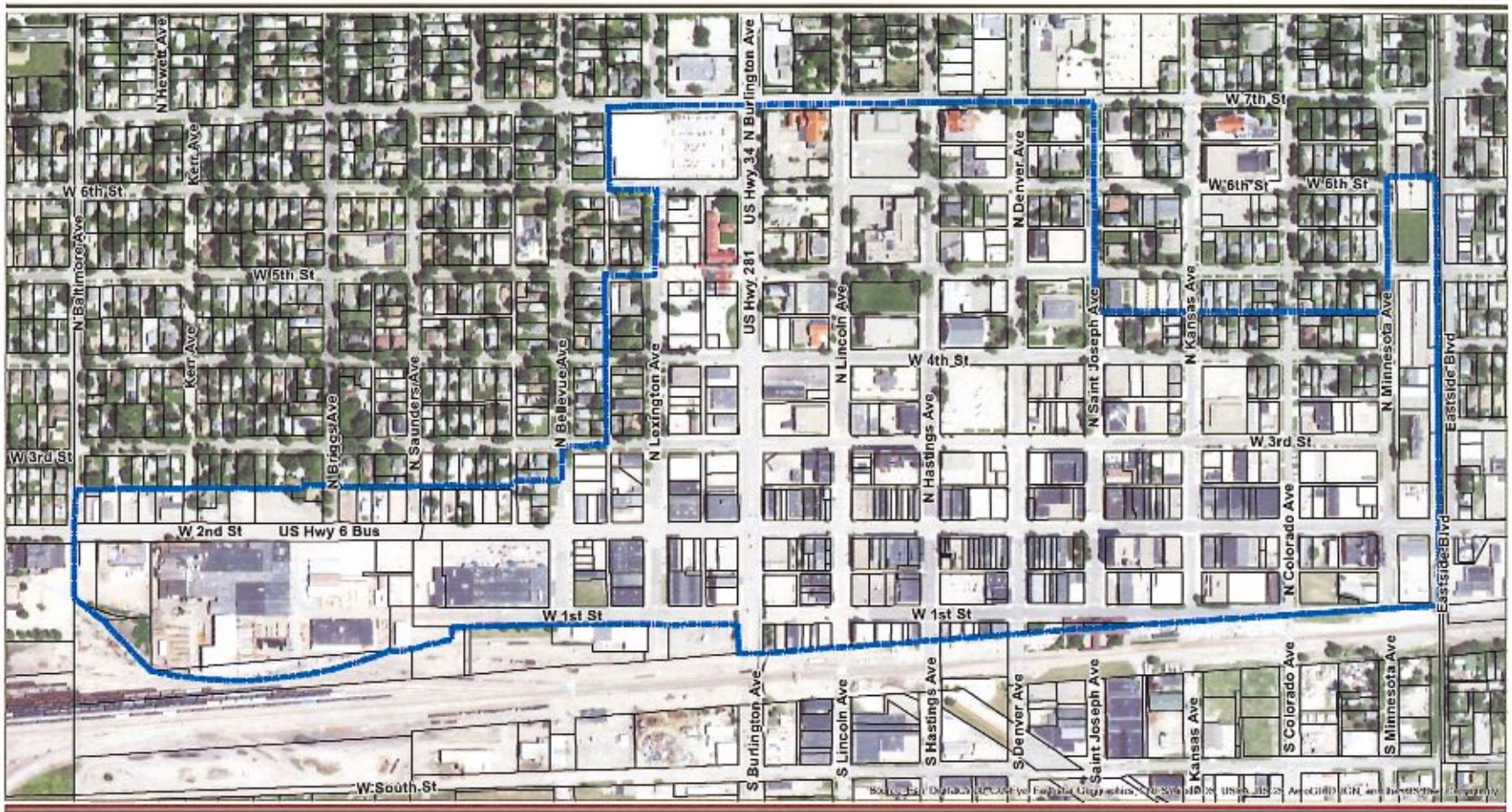
The Study is intended to give the Hastings CRA, Hastings Planning Commission and Hastings City Council the basis for identifying and declaring Blighted and Substandard conditions existing within the City's jurisdiction and as allowed under Chapter 18, Section 2123.01. Through this process, the City and property owners will be attempting to address economic and/or social liabilities which are harmful to the well-being of the entire community.

The study area can be seen in Figure 1 of this report. A Redevelopment Plan to be submitted in the future containing, in accordance with the law, definite local objectives regarding appropriate land uses, improved traffic, public transportation, public utilities and other public improvements, and the proposed land uses and building requirements in the redevelopment area and shall include:

- The boundaries defining the blighted and substandard areas in question (including existing uses and conditions of the property within the area), and
- A list of the conditions present which qualify the area as blighted and substandard.

Study Area

Figure 1: Study Area Map



Blight and Substandard Eligibility Study

This study targets a specific area within an established part of the community for evaluation. The area is indicated in Figure 1 of this report. The existing uses in area include residential uses, commercial uses, industrial uses and public uses including accessory uses within the corporate limits of Hastings.

Through the redevelopment process the City of Hastings can guide future development and redevelopment throughout the area. The use of the Community Redevelopment Act by the City of Hastings is intended to redevelop and improve the area. Using the Community Redevelopment Act, the City can assist in the elimination of negative conditions and implement different programs/projects identified for the City.

The following is the description of the designated area within Hastings.
The study area is defined as follows: the Point of beginning is located at the intersection of the centerlines of 7th Street and North St. Joseph Avenue; thence, southerly along the centerline of North St. Joseph Avenue to the intersection with the centerline of the alley between 5th Street and 4th Street; thence, easterly along said centerline to the intersection with the centerline of North Minnesota Avenue; thence, northerly along said centerline to the extended north property line of a lot referred to Lots 1 and 2 & adjacent 6th Street Block 8 Johnsons Addition; thence, easterly along said property line to the centerline of Eastside Blvd.; thence, southerly along said centerline to the intersection with the northern right-of-way of the Burlington Northern Santa Fe Railroad; thence southwesterly along said northern property line until it intersects with the western right-of-way line of North Burlington Avenue; thence northerly along said right-of-way line until it intersects with the southern right-of-way line of West 1st Street; thence, westerly along said line to intersection with the northeast corner of a lot referred to as Tax Lot 4; thence; southerly along the east property line of Tax Lot 4 to the southeast corner of Tax Lot 4; thence southwesterly along the southern property line of Tax Lot 4 until said property line intersects with a sidetrack; thence, continuing on said sidetrack until intersecting with the east property line of a lot referred to as Tax Lot 11; thence, northerly along said property line and continuing to the centerline of North Baltimore Avenue to the intersection with the north property line of the southern half of the block situated between West 2nd Street and West 3rd Street; thence, easterly along said northern property lines extended northwest corner of Lot 2, Sidlo's Subdivision; thence, continuing along the northern property line of said lot to the intersection with the centerline of North Briggs Avenue; thence southerly along said property line to the extended centerline of an alley contained within McIntyre's Addition; thence easterly along said alley centerline and continuing along the alley centerline between GT Hutchinson's Addition, Birderup's 2nd Addition and Benjamins Addition to the intersection with the alley centerline west of N Bellevue Avenue; thence, northerly to the intersection with the extended south property line of Lot 1, Block 18 of Moore's Addition; thence, easterly along said south property line to the intersection with the centerline of N. Bellevue Avenue; thence, northerly along said centerline to the intersection with the centerline of W. 3rd Street; thence, easterly along said centerline top the intersection with the extended centerline of the alley between N. Bellevue Avenue and N. Lexington Avenue, thence, northerly along said centerline and extending along alley centerlines to the intersection with the centerline of W. 5th Street; thence, easterly along said centerline to the intersection with the centerline of N. Lexington Avenue; thence, northerly along said centerline to the intersection with the centerline of W. 6th Street; thence, westerly along said centerline to the extended centerline of an alley located between N. Lexington Avenue and N. Bellevue Avenue; thence, northerly along said centerline to the intersection of W. 7th Street; thence, easterly to the point of beginning.

Existing Land Uses

The term "Land Use" refers to the developed uses in place within a building or on a specific lot of land. The number and type of uses are constantly changing within a community, and produce a number of impacts either benefitting or detracting from the community. Existing patterns of land use are often fixed in older communities and neighborhoods, while development in newer areas is often reflective of current development practices.

Existing Land Use Analysis within Study Area

As part of the planning process, a survey was conducted through both in-field observations, as well as data collection online using the Adams County Assessors website. This survey noted the use of each lot of land within the study area. These data from the survey are analyzed in the following paragraphs.

TABLE 1: EXISTING LAND USE, HASTINGS - 2017

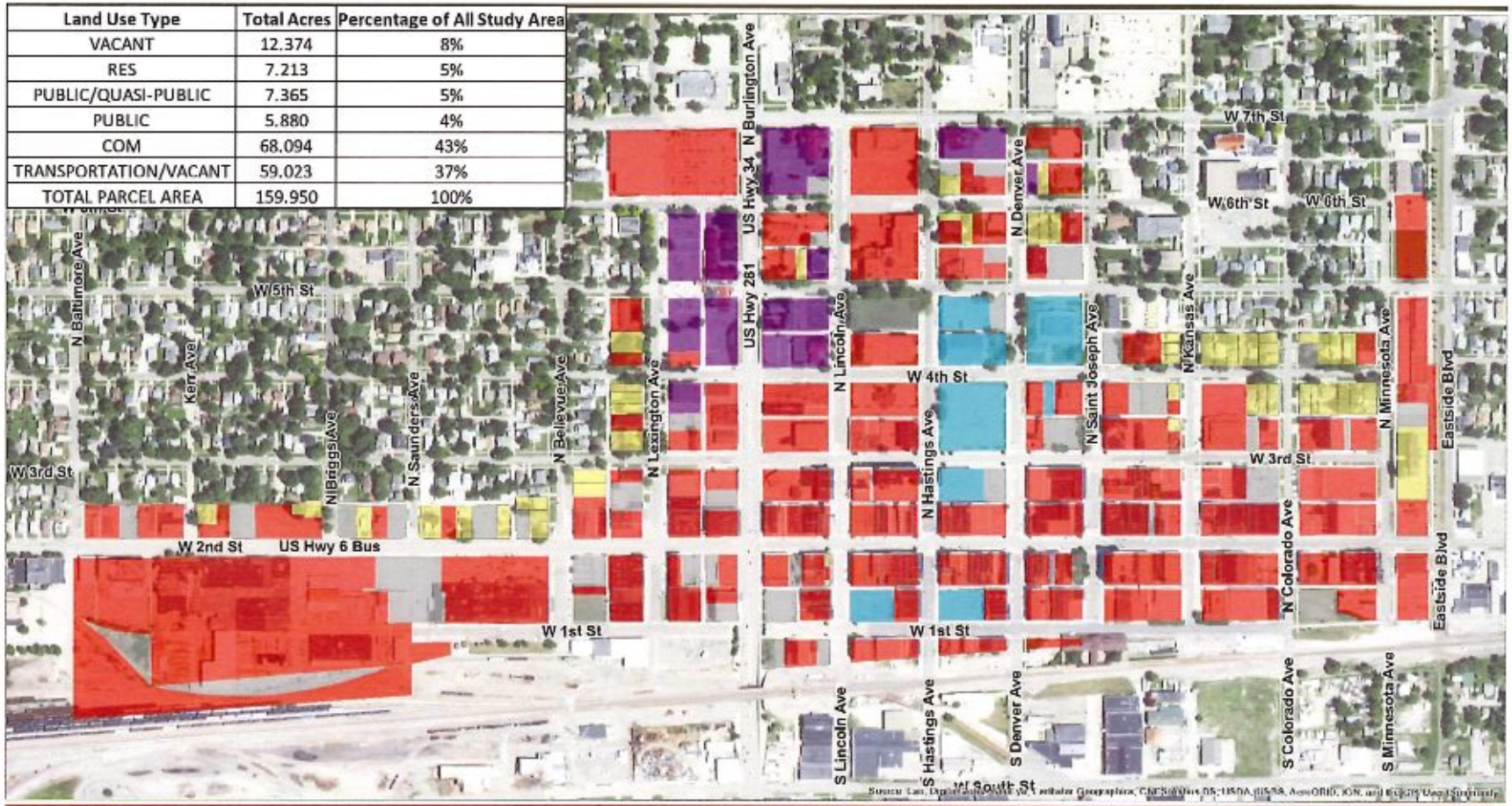
Type of Use	Acres	Percent of Developed land within the Study Area	Percent of Study Area
Residential	7.21	4.9%	4.5%
Commercial	68.10	46.1%	42.6%
Quasi-Public/Public	13.25	9.0%	8.3%
Transportation	59.02	40.0%	36.9%
Total Developed Land	147.58	100.0%	92.3%
Vacant/Agriculture	12.37		7.7%
Total Area	159.95		100.0%

Source: Marvin Planning Consultants 2017

Table 1 includes the existing land uses for the entire study area. The table contains the total acres determined per land use from the survey; next is the percentage of those areas compared to the total developed land; and finally, the third set of data compare the all land uses to the total area within the Study Area. The Study Area is predominately made up of commercial and transportation (including rights-of-way). Commercial uses, according to the Assessor's methods includes all industrial uses. In addition to the Assessor's methods, the definition of Blighted and Substandard only refer to residential and commercial uses. Therefore, 42.6% of the entire area is considered to be commercial uses; while, 36.9% is made up of transportation (streets, alleys, and rights-of-way). Residential uses only make up 4.5% of the entire study area; however, this does not include any above ground level residential dwellings in the downtown area.

Figure 2
Existing Land Use Map

Land Use Type	Total Acres	Percentage of All Study Area
VACANT	12.374	8%
RES	7.213	5%
PUBLIC/QUASI-PUBLIC	7.365	5%
PUBLIC	5.880	4%
COM	68.094	43%
TRANSPORTATION/VACANT	59.023	37%
TOTAL PARCEL AREA	159.950	100%



AREA I - EXISTING LAND USE

CITY OF HASTINGS
ADAMS COUNTY, NEBRASKA

COMMERCIAL
PUBLIC/QUASI-PUBLIC
VACANT
PUBLIC
RESIDENTIAL

DATA SOURCES:
BASE DATA PROVIDED BY ADAMS COUNTY.
AERIAL IMAGERY PROVIDED BY ESRI.

Findings of Blight and Substandard Conditions Eligibility Study

This section of the study examines the conditions found in the study area. The Findings Section will review the conditions based upon the statutory definitions.

Contributing Factors

There were a number of conditions examined and evaluated in the field and online. There are a number of conditions that will be reviewed in detail, on the following pages, while some of the statutory conditions are not present.

Structural Conditions

Structural conditions were evaluated, structures were either rated as: Excellent, Good, Average, Fair, and Poor. The data and rating system comes from the Adams County Assessor's database and is the same database used to value properties in the area.

Based upon the data provided to the planning team, the following is the breakdown for structures in the study area:

- 2 (0.8%) structures rated as Excellent
- 25 (8.8%) structures rated as Good
- 216 (76.0%) structure rated as Average
- 33 (11.6%) structures rated as Fair
- 8 (2.8%) structure rated as Poor

The different rating terms used in this section are defined as follows:

Excellent: Typically newer construction or property that recently has been completely upgraded.

Good: Typically no major defects or aging conditions showing up in the physical analysis.

Average: Typically minor defects may be showing up, including: degrading roof materials (limited to 25%), masonry joints needing tuckpointed (25% or less), painted surfaces beginning to peel and flake, small cracks in the foundation, broken glass, and other similar conditions.

Fair: Similar to Average but conditions are worsening and covering a greater percentage of the structure.

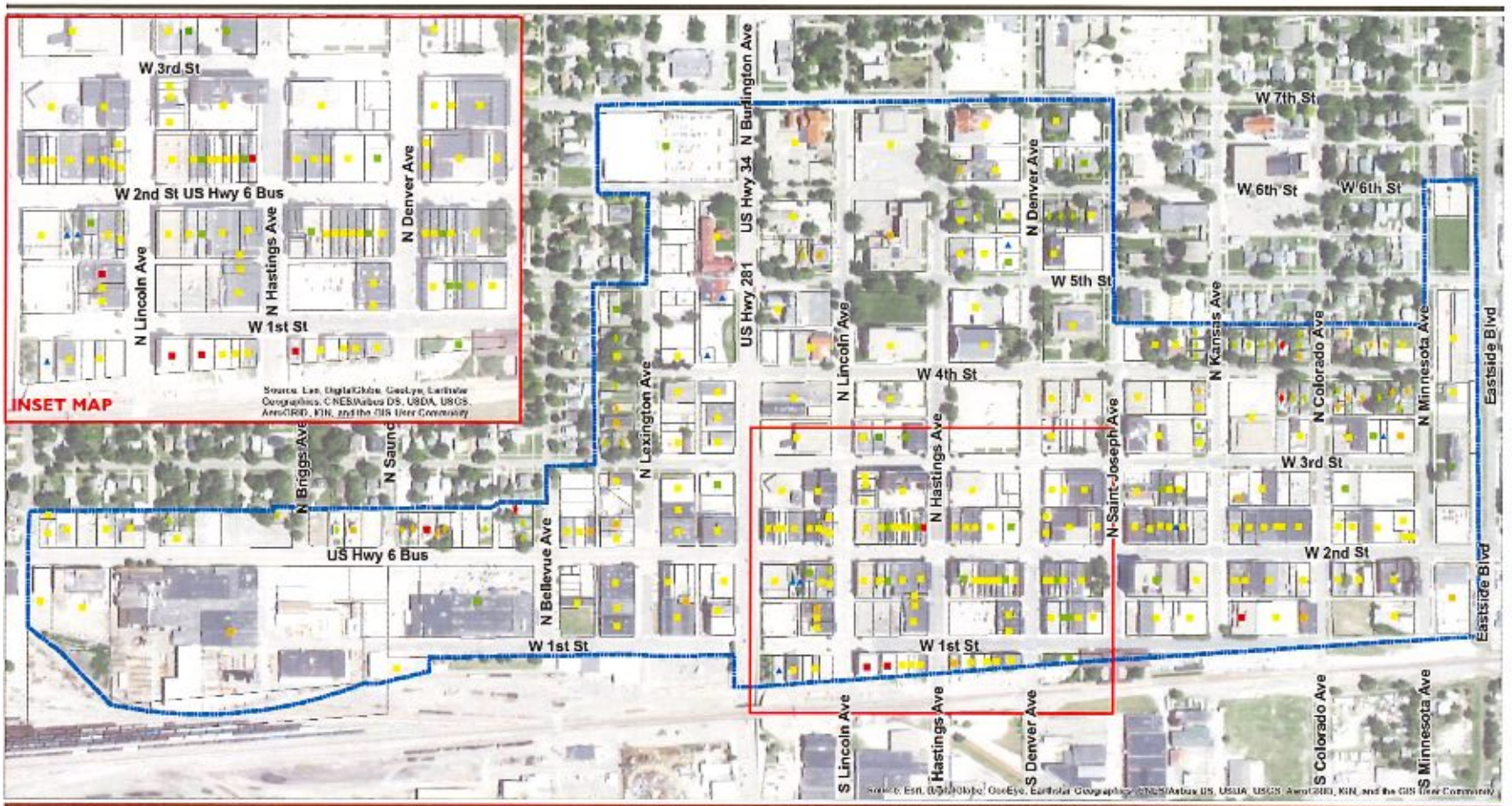
Poor: Represents structures likely showing several of the conditions mentioned above as well as the extent of the aging and deterioration is at a point where demolition may be necessary to eliminate the conditions.

Based upon these data, an assumption has been made that average condition and less would constitute less than desirable conditions due to age and conditions. It is common for older structures to get more maintenance and upkeep in order to maintain a good or higher condition. Even an average structure will show some signs of deteriorating which in turn can become a dilapidated structure in the future if it is not addressed over time. Overall, 90.4% of the structures in this study area are average condition or worse.

Due to the stated conditions found in the Adams County Assessor's data, the condition of the structure is a contributing factor.

Examples of Structural Conditions within the Study Area

Figure 3
Structure Conditions



Deterioration of Site or Other Improvements

Sidewalk Conditions

Sidewalks, regardless of the area and uses within a community, should provide a safe means of movement for pedestrians. Sidewalks become increasingly more important along transportation routes considered to be arterials and highways. A sidewalk allows for pedestrian movement while keeping people off of heavily traveled streets.

The sidewalk conditions were analyzed in the Study Area. The sidewalks were rated on four categories; good, average, poor, and missing completely. In most cases, if a few panels were showing signs of deterioration and the remaining sections were not newer, than an entire run was deemed to match the areas of concern. Again, average and lower are considered to be undesirable conditions. As with the structural conditions, once a sidewalk begins to deteriorate they will continue to get worse unless specific maintenance or replacement steps are undertaken.

The different rating terms used in this section are defined as follows:

Good: Typically no major defects or aging conditions showing up in the physical analysis.

Average: Typically minor defects may be showing up, including: stress cracks, slight chipping of concrete edges, small amount of spawling, and slight heaving of a panel.

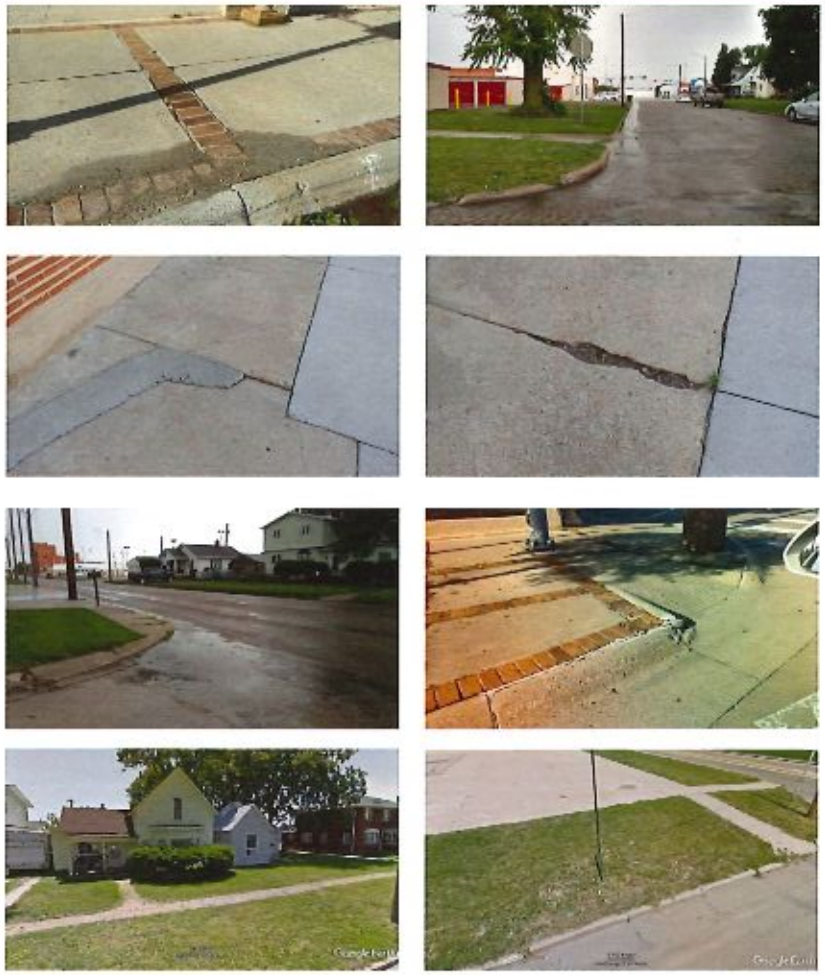
Poor: Represents a sidewalk with considerable issues and is in need of replacement in the near future.

Missing: Just as it implies, there is no sidewalk present at that location.

Within the study area there is approximately 56,650 lineal feet of area where sidewalk could or should be located. The lineal feet were determined through some on-site analysis s well as using the 2016 Hastings aerials and Google Earth with Street View. The following is how the sidewalk conditions breakdown within the study area:

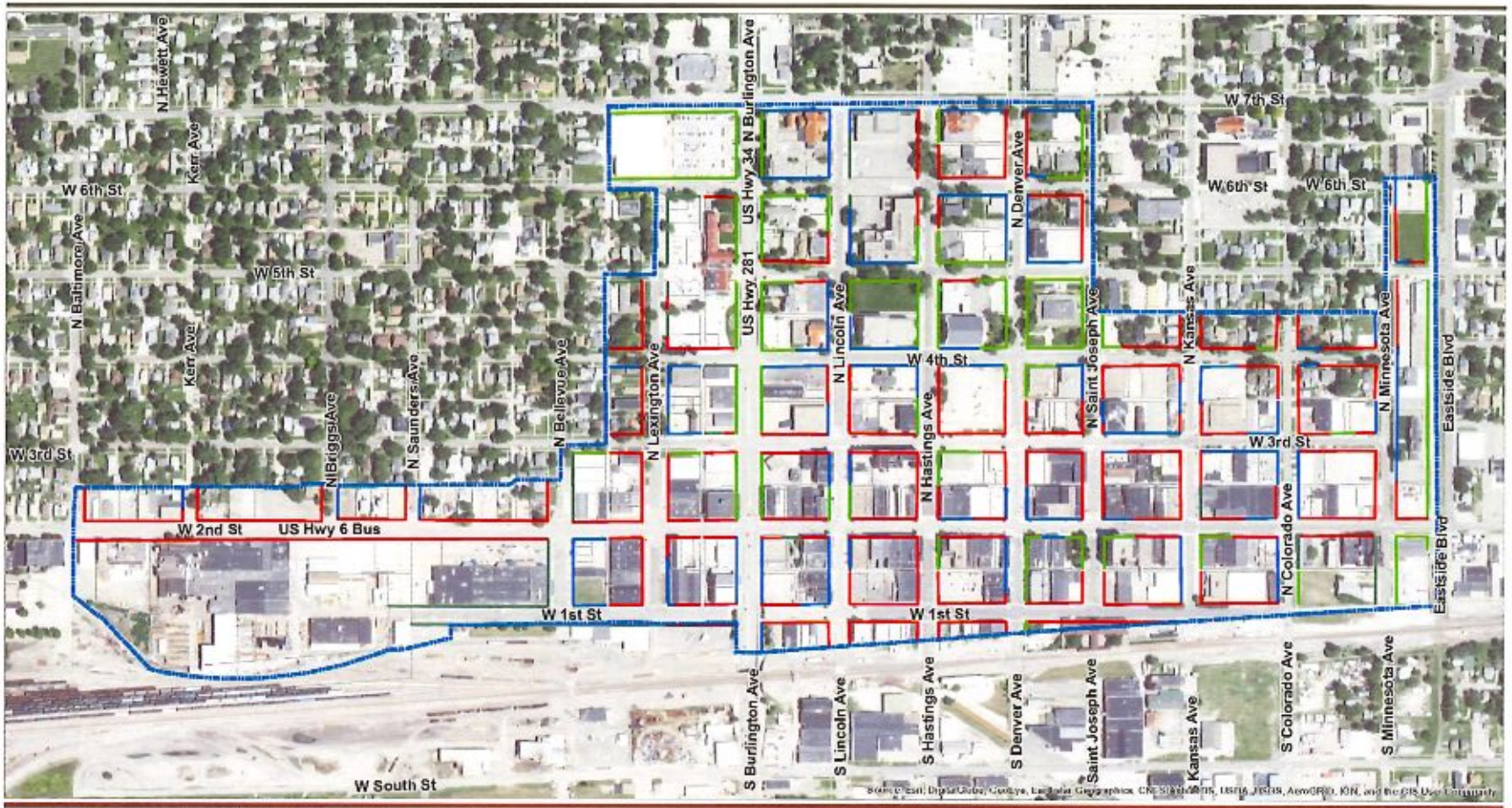
- 12,438 (21.9%) lineal feet of good sidewalk
- 13,120 (23.2%) lineal feet of average sidewalk
- 27,192 (48.0%) lineal feet of poor sidewalk
- 3,890 (6.9%) lineal feet of no sidewalk.

There is only one area which is lacking sidewalk, along 1st Street. Most of the area is directly behind Allen's but continues around the east side of the stores parking lot. Overall, over 78% of the sidewalk in this study area is considered to be average, poor or completely missing. Even if the average sidewalk condition was factored out of the overall calculation, there would be 54.9% of the sidewalk considered poor or missing. Due to this the sidewalk conditions in the Study Area are considered a contributing factor to a condition of Blight.



Examples of Sidewalk Conditions within the Study Area

Figure 4
Sidewalk Conditions



AREA I - SIDEWALK CONDITIONS

CITY OF HASTINGS
ADAMS COUNTY, NEBRASKA

- Good - 12,438 Linear Feet
- Average - 13,120 Linear Feet
- Poor - 27,192 Linear Feet
- Missing - 3,890 Linear Feet

DATA SOURCES:
BASE DATA PROVIDED BY ADAMS COUNTY
AERIAL IMAGERY PROVIDED BY ESRI

Deterioration of Site or Other Improvements, continued

Street Conditions

Streets are our primary means for getting from place to place. If they are in a bad state then an area is difficult to access. Streets in the Study Area were examined similarly to sidewalks. The streets were graded as either good, average, poor, or closed.

The street conditions, similar to the sidewalks, were analyzed in the Study Area. The streets were rated on four categories; good, average, poor, and closed. In most cases, if a few panels of concrete were showing signs of deterioration and the remaining sections were not newer, than an entire run was deemed to match the areas of concern. In addition, where there were streets with an asphalt overlay, any spawling, breakups, or other noticeable issues, these were rated accordingly. Again, average to lower conditions were considered to be undesirable. As with the sidewalks conditions, once a street begins to deteriorate it will continue to get worse unless specific maintenance or replacement steps are undertaken.

The different rating terms used in this section are defined as follows:

Good: Typically no major defects or aging conditions showing up in the physical analysis.

Average: Typically minor defects may be showing up, including: stress cracks, slight chipping of concrete edges, small amount of spawling, and slight heaving of a panel.

Poor: Represents a streets with considerable issues and is in need of an overlay or complete replacement in the near future.

Closed: Just as it implies, there is no street present at that location.

Within the study area there is approximately 50,765 lineal feet or 9.6 miles of streets and alleys possible. After reviewing the conditions in the field, the following is how the street conditions breakdown within the study area:

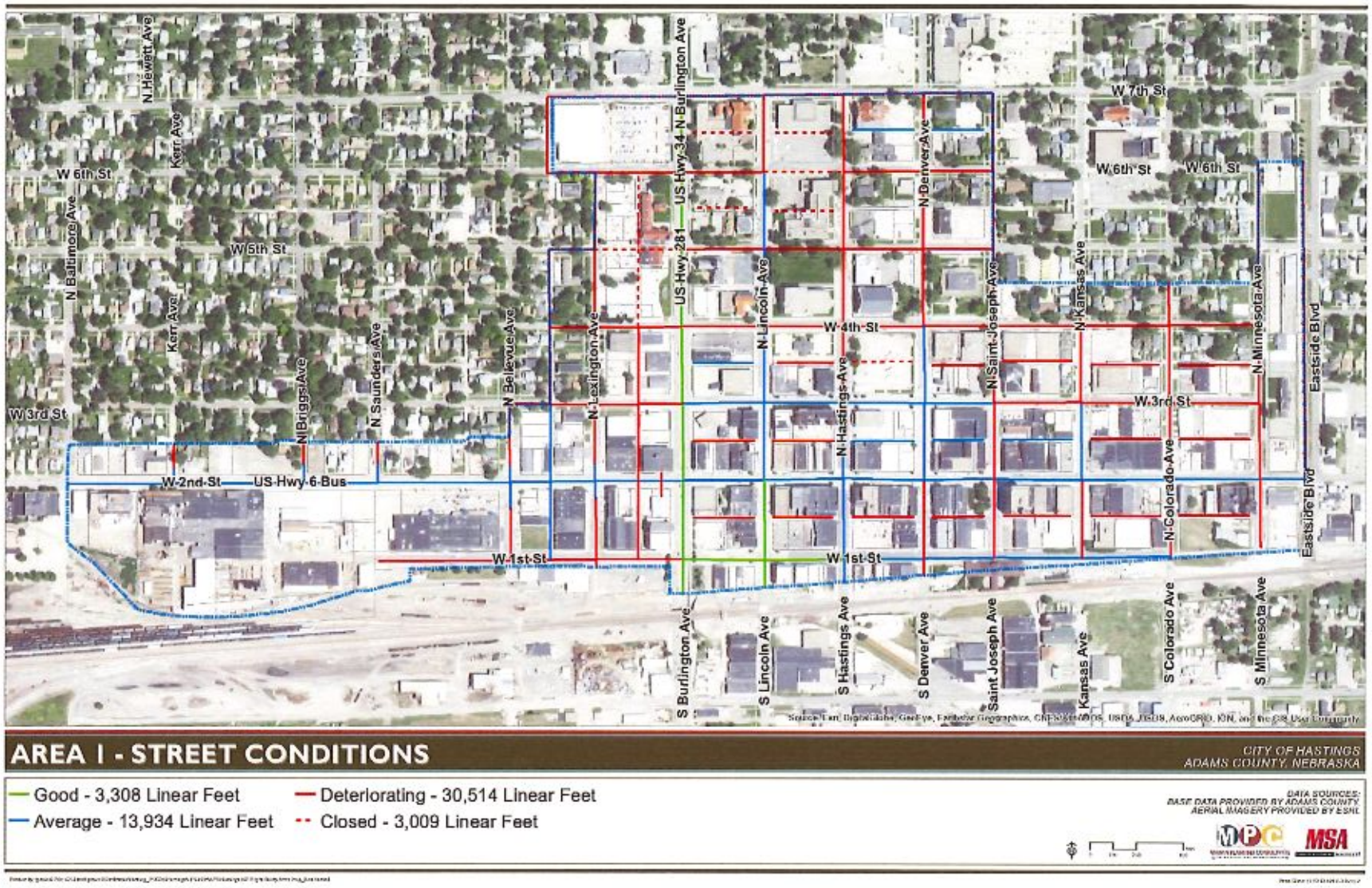
- 3,308 (6.5%) lineal feet of good street
- 13,934 (27.5%) lineal feet of average street
- 30,514 (60.1%) lineal feet of poor street
- 3,009 (5.9%) of closed streets

In total, 93.5% of the streets are in a average condition or worse, thus making them in a deteriorating state. However, if you remove the average condition streets from the calculation, Area 1 still has 66.0% of the streets in a state of deterioration. See Figure 5 for the locations of these streets.

Due to the large amount of deteriorating streets, the street conditions would be a direct contributing factor.

Examples of Street Conditions within the Study Area

Figure 5
Street Conditions



Deterioration of Site or Other Improvements, continued

Curb and Gutter

Curb and Gutters have a number of direct and indirect roles in neighborhoods. Their primary functions is to be a barrier and a collection and direction system for moving water to storm drains or other drainage systems so the storm water can be drained away. On a secondary level, they can help define where the streets start and stop, and they act as a physical barrier between pedestrian and vehicular traffic.

The curb and gutter conditions, similar to the others, were analyzed throughout the Study Area. The curb and gutter were rated on the same four categories; good, average, poor, and missing. In most cases, if a few panels/sections of curb and gutter were showing signs of deterioration and if the remaining sections were not newer, than an entire run was deemed to match the areas of concern. In addition, where there were streets and curb and gutter meet, any spawling, breakups, or other noticeable issues, these were rated accordingly. Again, average to lower conditions were considered to be undesirable. As with the streets and sidewalks conditions, once a curb and gutter section begins to deteriorate it will continue to get worse unless specific maintenance or replacement steps are undertaken.

The different rating terms used in this section are defined as follows:

Good: Typically no major defects or aging conditions showing up in the physical analysis.

Average: Typically minor defects may be showing up, including: stress cracks, slight chipping of concrete edges, small amount of spawling, and slight heaving of a section.

Poor: Represents curbs and gutter with considerable issues and is in need of a complete replacement in the future.

Missing: Just as it implies, there is no curb and gutter present at that location.

Within the study area there is approximately 56,230 lineal feet or 10.6 miles of curb and gutter possible. If comparing the total lineal feet of curb and gutter to streets, the numbers do not match due to the fact alley ways were included in the street section. After reviewing the conditions in the field, the following is how the curb and gutter conditions breakdown within the study area:

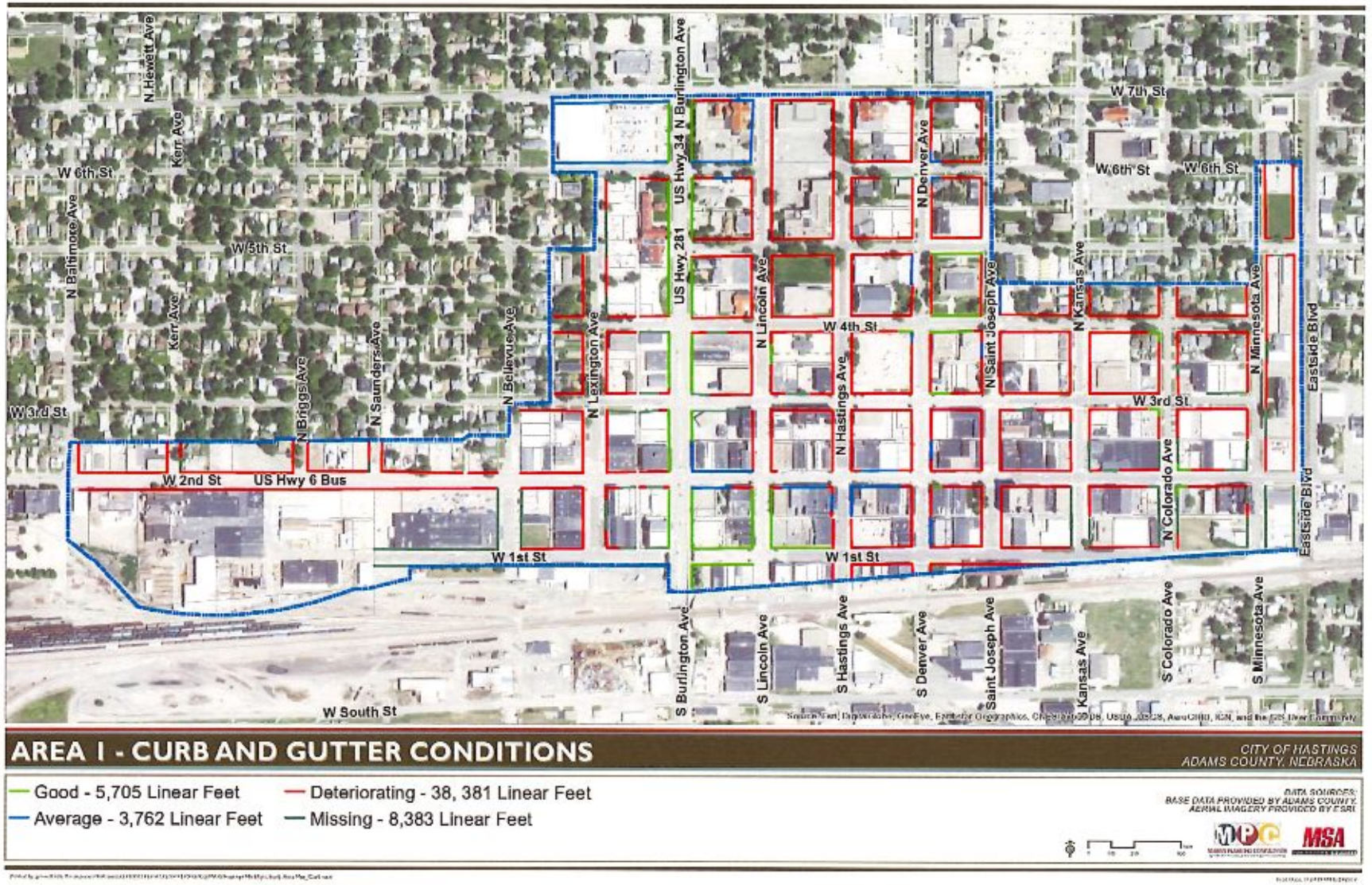
- 5,705 (10.1%) lineal feet of good curb and gutter
- 3,762 (6.7%) lineal feet of average curb and gutter
- 38,381 (68.3%) lineal feet of poor curb and gutter
- 8,383 (14.9%) of missing curb and gutter

In total, 89.9% of the curb and gutter are in a average condition or worse, thus placing them in a deteriorating state. However, if you remove the average condition curb and gutter from the calculation, Area 1 still has 83.2% of the curb and gutter in a state of deterioration. See Figure 6 for the locations of these curb and gutter.

Due to the large amount of deteriorating curb and gutter, the curb and gutter conditions are a direct contributing factor.

Examples of Curb and Gutter Conditions within the Study Area

Figure 6
Curb and Gutter Conditions



Deterioration of Site or Other Improvements, continued

Drainage Conditions

Hastings, especially in Area 1, is relatively flat. No matter how well the stormwater system is designed there is a point where water will have difficulty draining. The City within the past 30 years has rebuilt key pieces of the downtown infrastructure, including the stormwater system. Typically, the stormwater system will not deteriorate nearly as fast as the streets, curb and gutter, and sidewalks due to a lack of direct exposure.

The study area was observed during an evening thunderstorm on June 13th. The storms that evening allowed a direct observation of how the drainage system handled a larger than normal storm. Due to the above average rainfall, the stormwater system had a short term failure to keep pace with the rain accumulations, resulting in short-term flash flood/urbanized flooding incident.

Observations the next morning indicated a number of areas where standing water was still present in the study area. Most of the standing water was due to deterioration of the curb and gutter system in the area. Over time, several key locations in the actual gutter flowline have settled and created a failure in the ability to drain water completely. Therefore, the drainage conditions in Area 1 is impacted directly by the deteriorating/poor curb and gutters throughout.

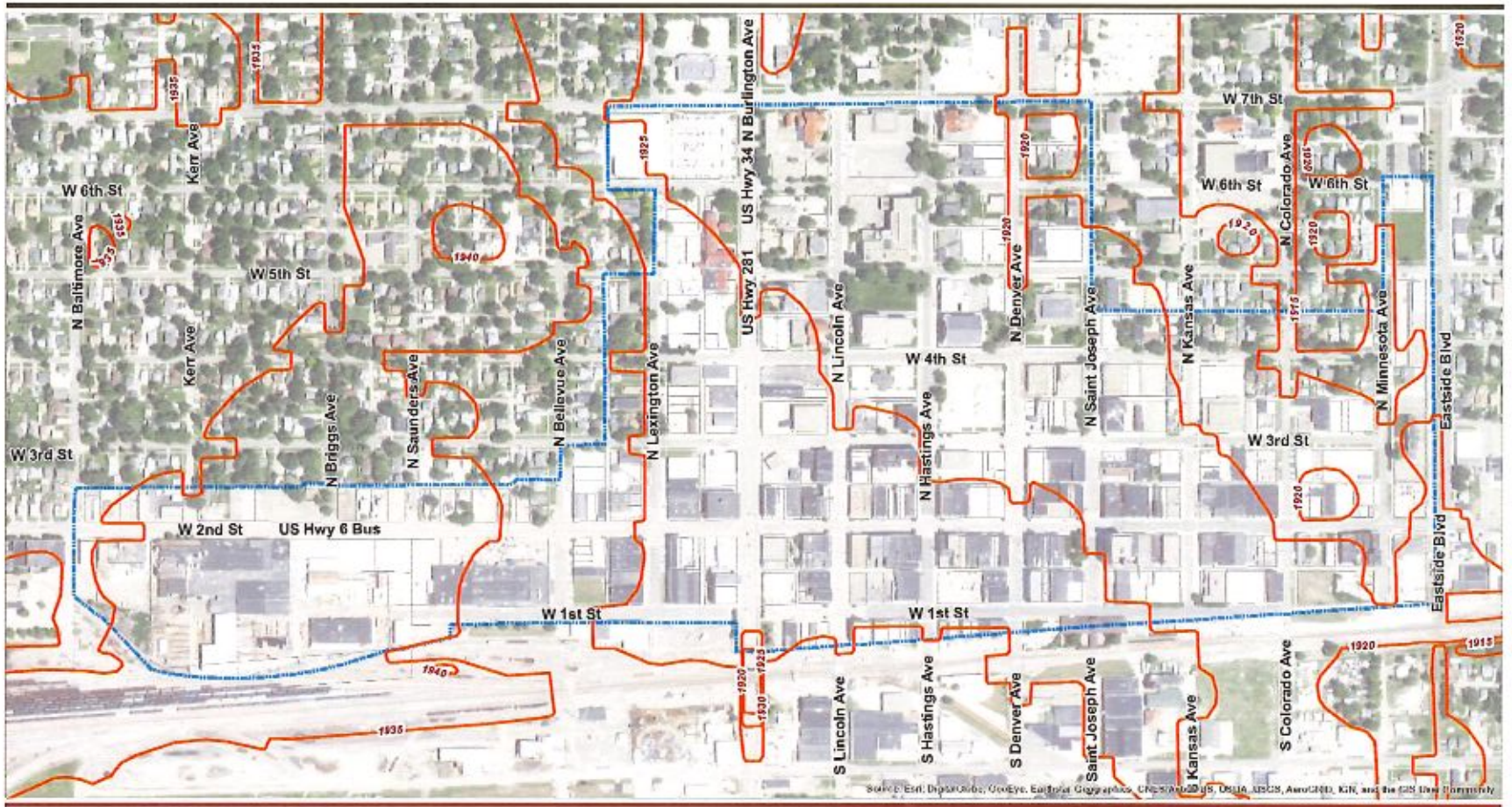
The study area drops 20 feet west to east along 2nd and 3rd Streets (approximately 6,470 feet), or approximately a 0.3% slope over the west to east length of the study area. In addition, the basic north to south slope is essentially flat along Burlington Avenue. Standing water within the study area is likely to continue in the future.

Standing water from poor drainage can be a catalyst for health issues like West Nile and other diseases due to the potential mosquito breeding during the summer months. It is important that drainage is adequate to rid the area of standing water, thus eliminating potentials for these diseases.

Due to the drainage issues and in combination with the curb and gutter conditions, drainage issues are a direct contributing factor towards blighting the area.

Examples of Drainage Conditions within the Study Area

Figure 7
Drainage/Contours



Deterioration of Site or Other Improvements, continued

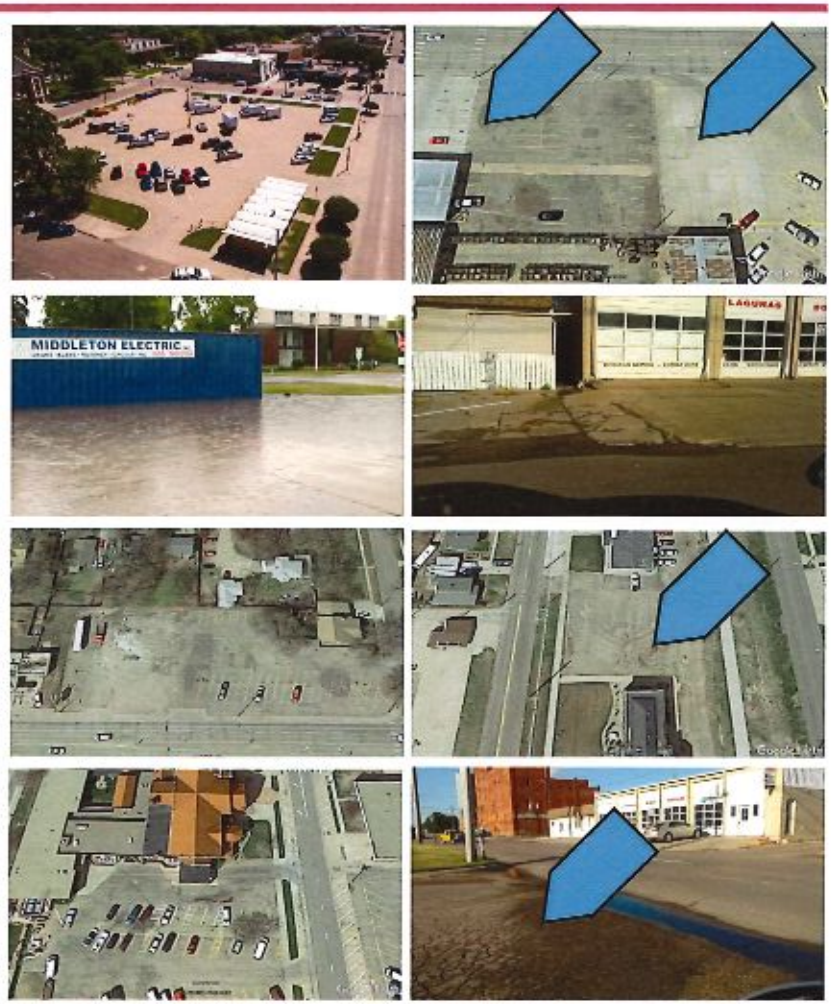
Site Improvement Conditions

Throughout Area 1 there are a number of public parking lots and private parking areas for the various commercial entities in the area. One of the keys to creating a positive image of an area is how well the exterior portions of the lots are maintained. Even a perfectly maintained structure can be seen as a deteriorating part of the community if the exterior or curb appeal is less than desirable.

Part of developing a blight study for any community centers around how well different site improvements are maintained and what type of image these improvements create of the property and study area. Part of this analysis examines the actual condition of the site improvements; plus, the drainage issue if they exist.

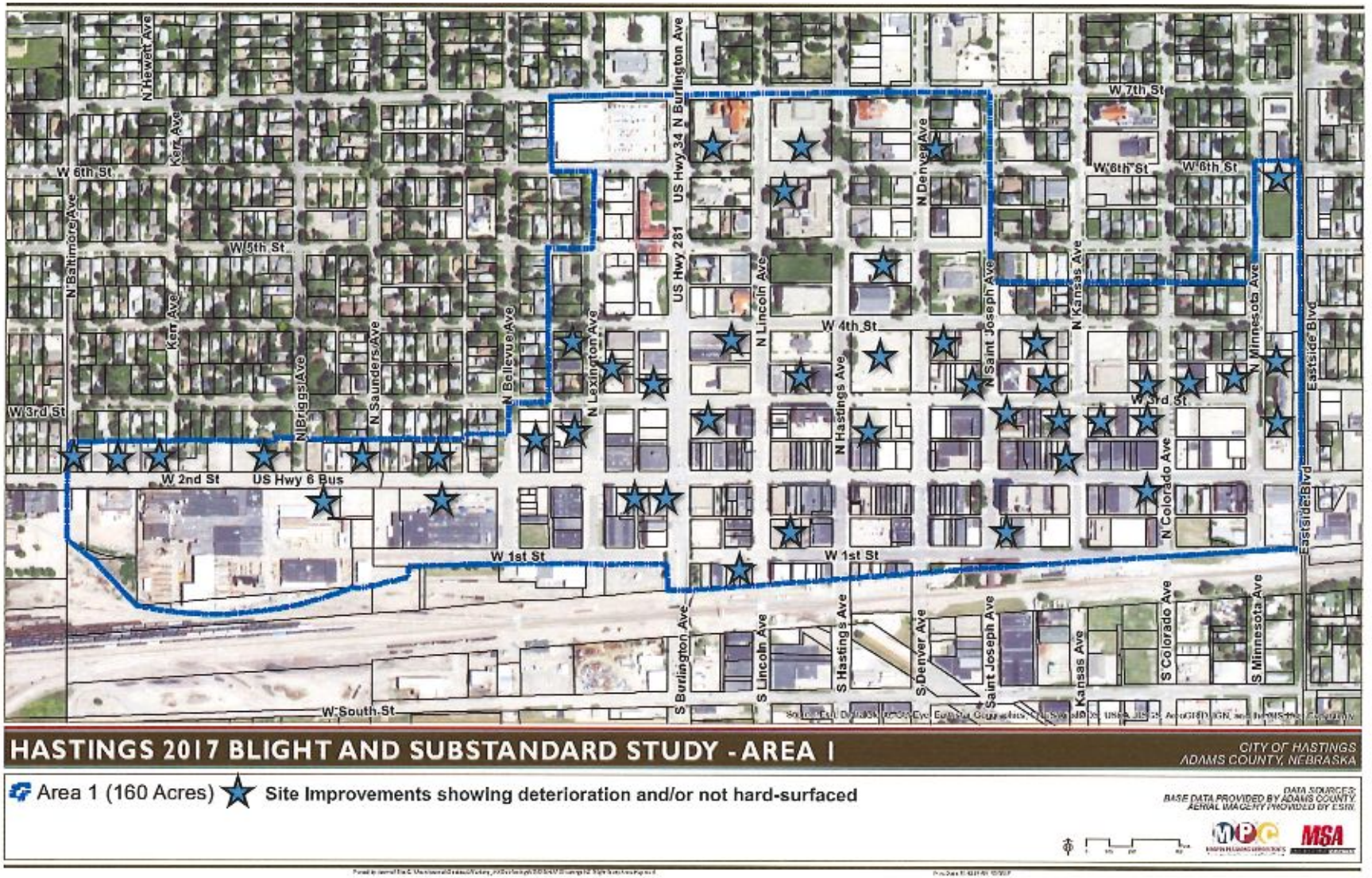
Within Area 1 there are 44 areas where the site improvements were deemed to be in poor condition. Some of these areas are far worse than others and should be improved. One of the most visible locations is the City Parking Area immediately north of City Hall (site of old Adams County Courthouse). The City parking area is seeing surface breakup in places and the photo to the right shows the drainage issues on the site from the June 13th rain event.

Due to the condition of multiple sites and the lack of improvements, specifically the condition and type of the paving, Site Improvements issues are a direct contributing factor towards blighting the area.



Examples of Site Improvement issues within the Study Area

Figure 8
Site Improvements—Deterioration



Faulty Lot Layout

Size of Lot and Configuration

Area 1 contains the heart of Hastings, the downtown area. In most communities, downtowns are comprised of numerous lots with minimal lot frontages; therefore, those items are not the basis for the discussion on Size of Lot and Configuration (Faulty Lot Layout). The issue behind this discussion is the odd configurations which may have been done initially or at some point between the founding of the downtown area and now.

Overall, there have been 37 areas within the study area that have this type of issue. The following listing coordinates with Figure 9 and details specifically what caused the inclusion.

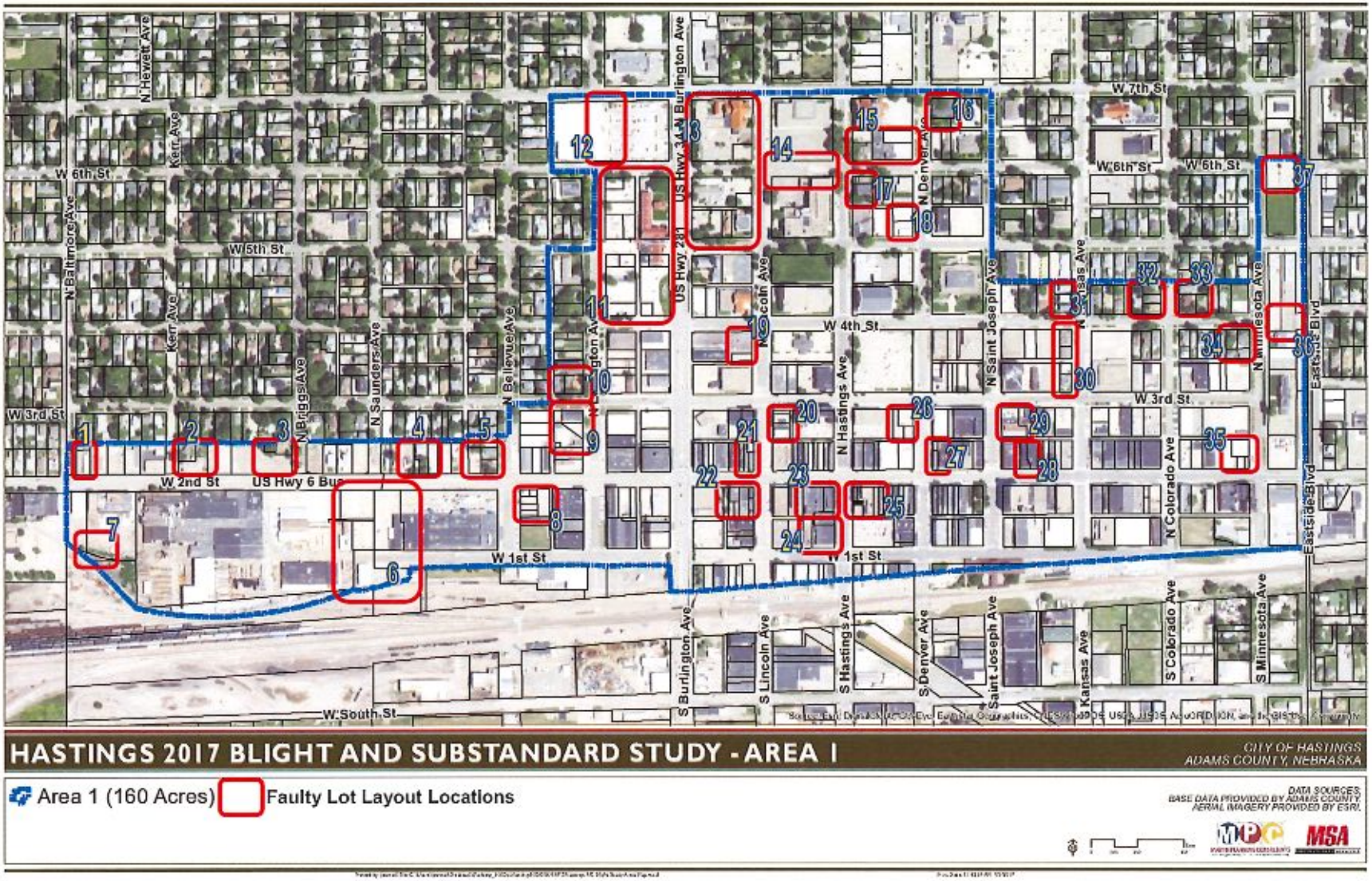
1. Area 1 is on the far west side of the study area and has two lots. This area is substantially narrow and may not be buildable or capable of being redeveloped in future without being part of another lot.
2. Number 2 is similar to 1, but is substantially small in both its with and depth and be difficult to redevelop on its own.
3. Another narrow and shallow lot, but in this case, it is also an odd shaped lot.
4. This area has an extremely small sliver lot cut in between two standard lots; however, the shape of the sliver lot has created two odd shaped lots.
5. Area 5 has allowed two lots to be platted out of one normal lot (it appears). This type of subdivision creates lots that are extremely shallow and difficult to redevelop in the future.
6. Area 6 includes a portion of Allen's and neighboring properties. The overall layout of this area is oddly divided and there are, technically, two landlocked lots/pieces in this configuration.
7. This area is smaller, but one lot is wrapping around the neighboring lot. It appears this can be attributed to the sidetracks from the BNSF Railroad.
8. Area 8 is along W. 2nd Street just west of N. Burlington Avenue. This set of lots appear to be subdivided lots from an older lot configured in an opposite manner than today. These lots are extremely shallow and narrow, even by downtown standards.
9. Area 9 has a number of smaller divisions, as well as one diagonal division.
10. Area 10 also appears to have two narrow and shallow lots divided out of a larger more typical lot in the past.
11. Area 11 is a combination of issues including, smaller lots used as parking and a closed street. This is one large use covering two blocks and a closed street right-of-way. With the smaller lots still in place, it opens up opportunities for these to be sold away; thus, creating potential conflicts.
12. Area 12 is the new Russ' Supermarket site. The primary note here is the street closure which dead ends neighborhood traffic.
13. This area is similar to the other sites, several small, narrow, and shallow lots, creating potential redevelopment issues.
14. Area 14 is similar to Area 12, a closed street which diverts neighborhood traffic.
15. This area contains several narrow, shallow and oddly configured lots.
16. Area contains a shallow and narrow lot.
17. Area contains a shallow and narrow lot.
18. Appears one normal lot divided into two shallow and narrow lots.
19. Appears one normal lot divided into two shallow and narrow lots.
20. Several lots which are very narrow and laid out in an odd configuration
21. Several lots which are very narrow and laid out in an odd configuration
22. Several lots which are very narrow and laid out in an odd configuration. Some lots only have direct access along the alley way.
23. Several lots which are very narrow and laid out in an odd configuration.
24. Several lots which are very narrow and laid out in an odd configuration.
25. Several lots which are very narrow and shallow manner and laid out in an odd configuration.
26. Several lots which are very narrow and laid out in an odd configuration
27. Several lots which are very narrow and laid out in an odd configuration
28. Several lots which are very narrow and laid out in an odd configuration
29. Several lots which are very narrow and laid out in an odd configuration
30. Appears one normal lot divided into two shallow and narrow lots.
31. Appears one normal lot divided into two shallow and narrow lots.
32. Appears one normal lot divided into two shallow and narrow lots.
33. Appears two lots were divided into three smaller narrow and shallow lots.
34. Appears two lots were divided into three smaller narrow and shallow lots.
35. Several lots which are very narrow and shallow manner and laid out in an odd configuration.
36. Area 36 is similar to Area 12 and 14, a closed street which diverts neighborhood traffic.
37. Area 36 is similar to Area 12 and 14, a closed street which diverts neighborhood traffic.

A number of these platted lots have a single use built over the top of the lot lines. However, as long as some of these lot lines continue into the future, there could become a point where someone may attempt to build on these individual lots. Two things of note:

- Where buildings are built over lot lines, these lots could be and should be combined; and
- This practice should be discontinued if it is currently used.

Due to the number of blocks containing different platting conditions, Fault Lot Configuration is a direct contributing factor towards blighting the area.

Figure 9
Faulty Lot Layout



Insanitary and Unsafe Conditions

Standing Water

As discussed in the drainage section, the study area was observed during a major thunderstorm on June 13, 2017. In addition, the area was observed the next morning. The observations during the next morning included numerous areas of standing water within the study area.

The remaining water, in the morning, is a good indicator as to where standing water can be found throughout the spring and summer months. Although it is likely the standing water along the curb and gutters will dry up and disappear in a day or so, this is still a solid indicator of possible areas in the study area which may not dry up and go away. It is important to eliminate standing water since it has a direct bearing on mosquito breeding. Mosquito in this part of the country can carry and transmit West Nile.

Standing water and its ability to attract mosquitoes, which could be carrying known diseases is a direct contributing factor towards Insanitary and Unsafe Conditions of the area.

BNSF Railroad Mainline

The BNSF Railroad's mainline runs the entire southern boundary of Area 1. In a large number of locations, the railroad right-of-way is not separated from the public rights-of-way by any sort of fencing. The lack of fencing and security allows people to gain direct access to the rails in places other than the rail crossings. The lack of security fencing is an unsafe situation. The only security fencing along the railroad R.O.W. is east of the Burlington Depot, some of which is encloses materials owned by Dutton Lainson.

The BNSF Railroad line is a direct contributing factor towards Insanitary and Unsafe Conditions of the area.

Dutton Lainson Storage Areas

Another issue considered to be Insanitary and Unsafe is the unsecured storage of transformers from Dutton Lainson along 1st Street, east of the BNSF Depot. Transformers when they are ready for use contain numerous chemicals which can be hazardous. The unsafe part of this centers on the need for these to be secured inside an area with a gate. As of the present time, anyone could drive up and begin messing with the transformers.

The Dutton Lainson open transformer storage is a direct contributing factor towards Insanitary and Unsafe Conditions of the area.

Examples of Insanitary and Unsafe Conditions within the Study Area

Diversity of Ownership

Within the Area 1, there are 386 total properties, based upon the Adams County Assessors data. Within the area these properties are owned by a total of 221 different property owners. Included in these property owners, are several public entities, including the City of Hastings and Adams County; plus, several different religious denominations. Completing and continuing with future redevelopment efforts in this study area will require a coordinated effort. It is necessary that some organization similar to the Hastings Community Redevelopment Authority continue to lead efforts in redeveloping the Area 1 within the corporate limits of Hastings.

Based upon the number of different properties and property owners within the study area, it is determined that the Diversity of Ownership within Area 1 is a barrier to redevelopment.

Existence of Conditions endangering life or property due to fire or other causes

Located within the study area there are factors present that are a danger to life or property due to fire or other causes. A number of these factors have been previously discussed in this report.

These factors include:

- Unsecured materials
- The BNSF Railroad corridor is unsecured along most of the study area and enables someone to walk along the tracks of one of the busiest railroad corridors in the United States.
- Standing water

Based upon the review of the study area, there are sufficient elements present to meet the definition of dangerous conditions within the area.

Combination of factors which are impairing and/or arresting sound growth

Impairing and/or arresting sound growth can be an element in the study area that is positive but has a major impact on how uses develop or properties are redeveloped in the future. Within Area 1 there are two factors have a major impact on the development and redevelopment opportunities., thus impairing and/or arresting some growth.

These elements are:

- The BNSF Railroad corridor lies on the southern edge of the study area and acts as a major wall for further growth south from the traditional downtown area.
- In addition to safety concerns, the railroad also produces considerable noise. The noise levels within the corridor can be heard throughout the study area and is a an impairment toward sound growth.
- Even though it is a positive influence on the community, since it pulls the majority of traffic through the community, US Highway 281/Burlington Avenue impairs growth. The primary issue involving sound growth is the number of lanes along the route, the State and Federal regulations for driveways, and the setbacks required from the thoroughfare.

Based upon the review of the study area, there are sufficient elements present to meet the definition of combination of factors which are impairing and/or arresting sound growth within the study area.

Part B of the Blight Definition

Age of Units

Age of units is a contributing factor to the blighted and substandard conditions in an area. The statute allows for a predominance of units 40 years of age or older to be a contributing factor regardless of their condition. The following paragraphs document the structural age of the units within the Study Area. Note the age of units came from the Assessors data within the Adams County website data.

Within the study area, there are 277 units in some form or another. The age of structure has been determined by researching the structural age on the Adams County Assessor's websites and reviewing older documents, as well as, a land survey completed on the entire site.

The following breakdown was determined:

- 253 (91.3%) units were determined to be 40 years of age or older
- 24 (8.7%) units were determined to be less than 40 years of age

Table 1:
Age of Units

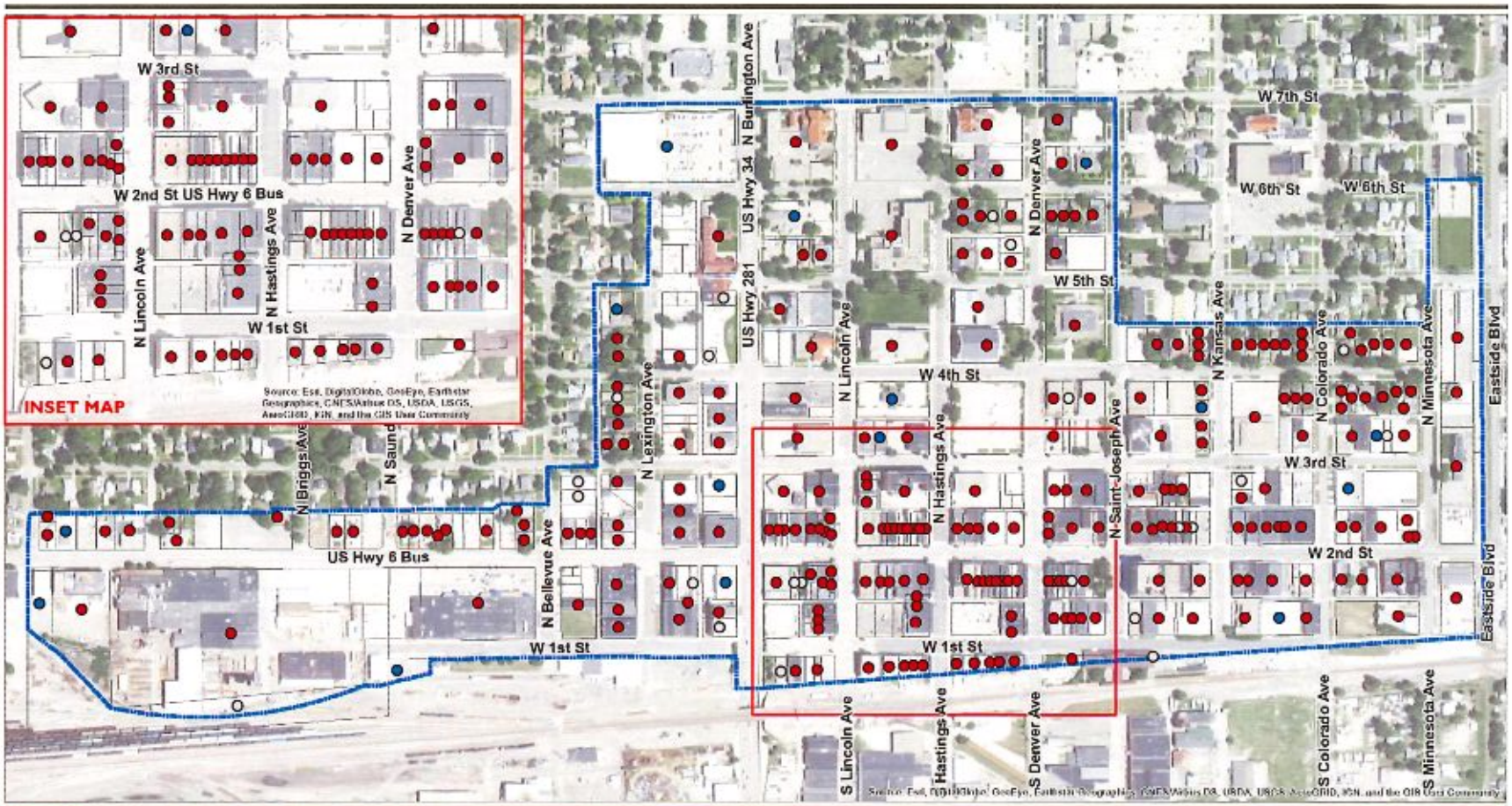
	Number of Units	Year Built	Total Age	Total Cumulative Age
	1	1875	142	142
	13	1880	137	1,781
	1	1881	136	136
	1	1883	134	134
	1	1884	133	133
	8	1885	132	1,056
	1	1889	128	128
	17	1890	127	2,159
	1	1895	122	122
	1	1899	118	118
	35	1900	117	4,095
	1	1901	116	116
	1	1903	114	114
	2	1904	113	226
	3	1905	112	336
	2	1906	111	222
	1	1907	110	110
	1	1908	109	109
	15	1910	107	1,605
	1	1911	106	106
	1	1912	105	105
	3	1914	103	309
	12	1916	102	1,224

	Number of Units	Year Built	Total Age	Total Cumulative Age
	3	1916	101	303
	1	1917	100	100
	2	1918	99	198
	1	1919	98	98
	21	1920	97	2,037
	1	1921	96	96
	5	1922	95	475
	2	1923	94	188
	11	1925	92	1,012
	3	1926	91	273
	2	1928	89	178
	2	1929	88	176
	10	1930	87	870
	2	1932	85	170
	7	1935	82	574
	1	1936	81	81
	1	1938	79	79
	1	1939	78	78
	4	1940	77	308
	1	1942	75	75
	1	1945	72	72
	3	1946	71	213
	1	1947	70	70
	1	1949	68	68
	9	1950	67	603
	2	1951	66	132
	1	1954	63	63
	4	1955	62	248
	7	1956	61	427
	1	1957	60	60
	1	1958	59	59
	6	1960	57	342
	3	1961	56	168
	5	1962	55	275
	3	1965	52	156
	2	1968	49	98
	1	1969	48	48
	1	1970	47	47
	2	1971	46	92
	1	1972	45	45
	1	1973	44	44
	2	1975	42	84
	1	1977	40	40
	1	1981	36	36
	1	1982	35	35
	1	1984	33	33
	1	1985	32	32
	1	1989	28	28
	1	1990	27	27
	1	1995	22	22
	1	1996	21	21
	1	1999	18	18
	1	2001	16	16
	1	2002	15	15
	1	2003	14	14
	1	2005	12	12
	1	2008	9	9
	1	2010	7	7
	2	2011	6	12
	1	2012	5	5
	1	2013	4	4
	1	2014	3	3
	2	2015	2	4
Total Cumulative	285			25,762
Average Age				90.39

Source: Adams County Assessor

Also, Table 1, above, examined the units within the study area and calculated a cumulative age and divided by the total number of commercial units to get a mean age. The mean age of all of the commercial units in the study area is 90.39 years.

Figure 9
Faulty Lot Layout



Blighting Summary

These conditions are contributing to the blighted conditions of the study area.

Substantial number of deteriorating structures

- Based upon the review of Adams County Assessor data, field observations, drone observations and other aerials there are a substantial number of deteriorating structures within the Study Area:
  - 2 (0.8%) structures rated as Excellent.
  - 25 (8.8%) structures rated as Good.
  - 216 (76.0%) structures rated as Average.
  - 33 (11.6%) structures rated as Fair.
  - 8 (2.8%) structures rated as Poor.

Deterioration of site or other improvements

- Large amounts (78%) of sidewalk in an Average to Poor condition; 54.9% in a Fair to Poor condition.
- Large portions (93.5%) of the street network in an average to poor condition; 66% in a Fair to Poor condition.
- Majority (89.9%) of Curb and Gutter is in an Average to Poor condition; 83.2% in a Fair to Poor condition.
- Drainage is an issue during larger spring and summer storm events.
- Standing water remains after storm events occur in certain places throughout the Study Area.
- There are considerable number of private and public parking lots either in a deteriorating state or simply are not hard-surfaced.

Faulty Lot Layout

- There are 38 locations in the Study Area where the lots were originally platted in a faulty manner or have been replatted over time.

Insanitary or Unsafe Conditions

- Standing water in various locations after storm event.
- BNSF Railroad is not secure along most of the southern boundary of the Study Area.
- Dutton Lainson has unsecured storage along the south side of 1st Street including transformers.

Diversity of Ownership

- The Study Area contains 386 different Property Identification Number (PIN) on the Assessor's website; within the 386 different properties there are a total of 221 different property owners including different governmental and religious entities.

Existence of Conditions endangering life or property due to fire or other causes

- Unsecured materials within the Study Area.
- The BNSF Railroad corridor is unsecured along most of the study area.
- Standing water in part of the study area.

Combination of factors which are impairing and/or arresting sound growth

- The BNSF Railroad corridor lies on the southern edge and is a major deterrent to further downtown growth to the south. In addition, the trains create considerable noise when passing through the corridor.
- US Highway 281/Burlington Avenue splits the study area and due to its control by State and Federal departments and the volume of vehicles impairs the development and redevelopment of the area.

Criteria under Part B of the Blight Definition

Average age of units is over 40 years of age

- Within the Study Area 91.3% of the units meet the criteria of 40 years of age or older.
- Based upon the county assessor's assessment records, the average age of the units within the study area is 90.39 years.

Other criteria for Blight not present in the area include:

- Improper Subdivision or Obsolete Platting
- Defective/Inadequate street layouts
- Tax or special assessment delinquency exceeding fair value of the land.
- Defective or unusual condition of title
- Unemployment in the designated area is at least 120% of the state or national average.
- Over one-half of the property is unimproved and has been within the City for over 40 years.
- The per capita income of the area is lower than the average per capita income of the city or village in which the area is designated.

These issues were either not present or were limited enough as to have little impact on the overall condition of the study area.

Substandard Conditions

"Substandard areas means an area in which there is a predominance of buildings or improvements, whether nonresidential or residential in character, which, by ***reason of dilapidation, deterioration, age*** *or obsolescence, inadequate provision for ventilation, light, air, sanitation, or open spaces, high density of population and overcrowding, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, and crime, (which cannot be remedied through construction of prisons), and is detrimental to the public health, safety, morals, or*

Predominance of Deteriorating Buildings or Improvements

Structural conditions were evaluated, structures were either rated as: Excellent, Good, Average, Fair, and Poor. The data and rating system comes from the Adams County Assessor's database and is the same database used to value properties in the area.

Based upon the data provided to the planning team, the following is the breakdown for structures in the study area:

- 2 (0.8%) structures rated as Excellent
- 25 (8.8%) structures rated as Good
- 216 (76.0%) structure rated as Average
- 33 (11.6%) structures rated as Fair
- 8 (2.8%) structure rated as Poor

The different rating terms used in this section are defined as follows:

Excellent: Typically newer construction or property that recently has been completely upgraded.

Good: Typically no major defects or aging conditions showing up in the physical analysis.

Average: Typically minor defects may be showing up, including: degrading roof materials (limited to 25%), masonry joints needing tuckpointed (25% or less), painted surfaces beginning to peel and flake, small cracks in the foundation, broken glass, and other similar conditions.

Fair: Similar to Average but conditions are worsening and covering a greater percentage of the structure.

Poor: Represents structures likely showing several of the conditions mentioned above as well as the extent of the aging and deterioration is at a point where demolition may be necessary to eliminate the conditions.

Based upon these data, an assumption has been made that average condition and less would constitute less than desirable conditions due to age and conditions. It is common for older structures to get more maintenance and upkeep in order to maintain a good or higher condition. Even an average structure will show some signs of deteriorating which in turn can become a dilapidated structure in the future if it is not addressed over time. Overall, 90.4% of the structures in this study area are average condition or worse.

Due to the stated conditions found in the Adams County Assessor's data, the condition of the structure is a contributing factor.

Age of Units

Age of units is a contributing factor to the blighted and substandard conditions in an area. The statute allows for a predominance of units 40 years of age or older to be a contributing factor regardless of their condition. The following paragraphs document the structural age of the units within the Study Area. Note the age of units came from the Assessors data within the Adams County website data.

Within the study area, there are 277 units in some form or another. The age of structure has been determined by researching the structural age on the Adams County Assessor's websites and reviewing older documents, as well as, a land survey completed on the entire site.

The following breakdown was determined:

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	1	1970	47	47
	2	1971	46	92
	1	1972	45	45
	1	1973	44	44
	2	1975	42	84
	1	1977	40	40
	1	1901	36	36
	1	1982	35	35
	1	1984	33	33
	1	1985	32	32
	1	1989	28	28
	1	1990	27	27
	1	1995	22	22
	1	1996	21	21
	1	1999	18	18
	1	2001	16	16
	1	2002	15	15
	1	2003	14	14
	1	2005	12	12
	1	2008	9	9
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Source: Adams County Assessor

Also, Table 1, above, examined the units within the study area and calculated a cumulative age and divided by the total number of commercial units to get a mean age. The mean age of all of the commercial units in the study area is 90.39 years.

Substandard Summary

Nebraska State Statute requires that "...*an area in which there is a predominance of buildings or improvements, whether nonresidential or residential in character, which, by* ***reason of dilapidation, deterioration, age*** *or obsolescence, inadequate provision for ventilation, light, air, sanitation, or open spaces, high density of population and overcrowding, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, and crime, (which cannot be remedied through construction of prisons), and is detrimental to the public health, safety, morals, or welfare;*"

This Study Area meets the definition of Substandard as defined in the Revised Nebraska State Statutes.

Findings for Hastings Blight Study Area #1

Blight Study Area #1 has several items contributing to the Blight and Substandard Conditions. These conditions include:

Blighted Conditions

- **Substantial number of deteriorated or deteriorating structures**
- **Deterioration of site or other improvements**
- **Faulty Lot Layout**
- **Insanitary and Unsafe Conditions**
- **Diversity of Ownership**
- **Dangerous conditions to life or property due to fire or other causes**
- **Combination of factors which are impairing and/or arresting sound growth**
- **Average age of structures is over 40 years of age**

Substandard Conditions

- **Predominance of structures meeting the dilapidation or deterioration criteria**
- **Average age of the structures in the area is at least forty years**

EXECUTIVE SUMMARY

This Redevelopment Plan (the "Redevelopment Plan" or the "Plan") is intended to provide a guide for the implementation of redevelopment activities within the previously examined Redevelopment Area #1 in Hastings, Nebraska (the "City"), pursuant to the provisions of the Nebraska Community Development Law and sections 18-2145 to 18-2154 (together, the "Act").

> The Hastings Redevelopment Authority (the "CRA"), acting as a redevelopment authority pursuant to the Act, intends to undertake or provide for the redevelopment within the study area, as shown on Figure 1 (the "Redevelopment Plan Area") in the Blight and Substandard Study. Redevelopment activities shall be utilized to promote the general welfare, the enhancement of the tax base, the economic and social well-being, the development of any public activities and promotion of public events in the Area, along with all other purposes, as outlined in the Act.

A Community Development Authority Redevelopment Plan must contain the general planning elements set out by section 18-2111 of the Act as items (1) through (6), as follows:

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

Section 18-2113 of the Act, provides that a Community Redevelopment Authority must consider certain planning matters prior to recommending a redevelopment plan to the City Council for adoption. These considerations are defined therein, as follows:

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

CONCLUSION

While this Redevelopment Plan establishes overall policies and intentions toward the comprehensive redevelopment of the Area, additional phases may require subsequent project plans and redevelopment agreements consistent with this Redevelopment Plan

REDEVELOPMENT PLAN

The planning process for the Redevelopment Area has resulted in a listing of general planning and implementation recommendations. As previously discussed in the Blight and Substandard Determination Study, there are several structural and substandard conditions which are detrimental to the health, safety and general welfare of the community and generally obsolete in respect to the development and living environment expectations of Nebraska communities, including the City of Hastings. To eliminate these conditions and enhance private development activities within the Redevelopment Area, the City of Hastings will need to consider the following planning and redevelopment actions:

- rehabilitation of residential, commercial, industrial and public/quasi-public properties;
- maintain and/or replace, as necessary, the current infrastructure in the Area;
- code enforcement program for the clean-up of areas in violation and detrimental to health, safety and general welfare of the community:
- screening and/or buffering of adjacent industrial areas (beyond the Redevelopment Area) from residential uses, including the use of berms and, or, landscaping to partially screen parking or storage areas and enhance vehicular and pedestrian rights-of-way; and,
- condemnation of un-safe structures, acquisition where necessary and demolition of substantially deteriorated structures, and replacement with appropriate residential, commercial or industrial development.

Both a timeline and budget should be developed for the Redevelopment Plan. Each of these processes should be designed in conformance with the resources and time available to the CRA and the City. A reasonable timeline to complete the redevelopment activities identified in the Redevelopment Plan would be 10 to 15 years.

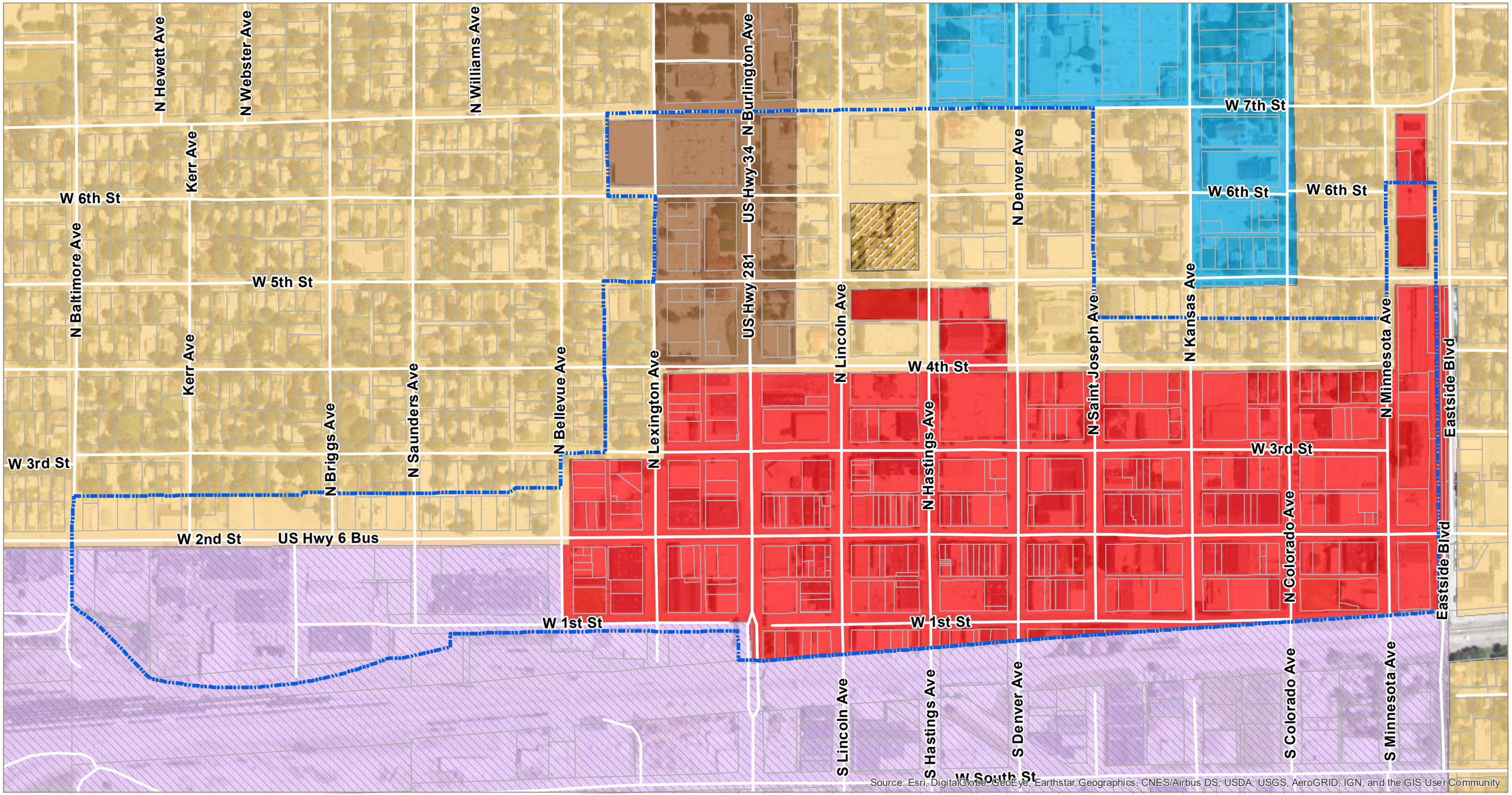
Various funding sources exist for the preparation and implementation of a capital improvement budget designed to meet the funding needs of proposed redevelopment activities. These include, in addition to city and federal funds commonly utilized, Community Development Block Grant funding, HOME funding, special assessments, general obligation bonds, redevelopment bonds, occupation taxes and tax increment financing.

Future Land Use Pattern

The existing land use patterns within Redevelopment Area were described in the Blight and Substandard Determination Study portion of this document. In general, the Redevelopment Area contains four distinct land uses. The primary developed uses include commercial, single-family residential, public and quasi-public use.

Future land uses recommended for Redevelopment Area are planned to be in general conformance with the current zoning patterns for the community. However, continued redevelopment of the commercial uses within the study area is recommended, including the redevelopment single-family residential on the north and east sides of the study area.

Infill development in conformance with the associated future land use and zoning criteria are advocated throughout Redevelopment Area for vacant parcels. These lots, or parcels, are cost effective to develop as all required infrastructure is present.



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

AREA I - FUTURE LAND USE

CITY OF HASTINGS
ADAMS COUNTY, NEBRASKA

- Commercial/Retail
- Mixed-Use Downtown
- Mixed-Use Neighborhood
- Public/Semi-Public
- Urban Industrial Overlay
- Urban Residential
- Employment/Industrial

DATA SOURCES:
BASE DATA PROVIDED BY ADAMS COUNTY.
AERIAL IMAGERY PROVIDED BY ESRI.

N 0 100 200 400 Feet

MPC MARVIN PLANNING CONSULTANTS

MSA

Printed by: jpowell, File: C:\Users\jpowell\Desktop\Working_MXDs\HastingsNE\GIS\MAPS\Hastings NE Blight Study Area Map_FutureLandUse.mxd

Print Date: 8:47:40 AM 9/7/2017

- Central Buisness Avenue
- Central Business Avenue
- Central Business District
- Central business district
- Commercial Business
- Commercial Business District
- Commercial Office District
- Commercial Office Non-Retail District
- Commercial Planned business district
- Commercial business district
- Commercial office non-retail district
- Heavy industrial district
- Light Industrial
- Light industrial district
- Local Business District
- Local business district
- Multiple Family Residential
- Multiple family residential district
- Urban single family residential district

N Baltimore Ave
W 5th St
Kerr Ave
N Briggs Ave
N Saunders Ave
N Bellevue Ave
N Lexington Ave
US Hwy 281
US Hwy 34
N Burlington Ave
N Lincoln Ave
W 4th St
N Hastings Ave
N Denver Ave
N Saint Joseph Ave
W 7th St
W 6th St
W 6th St
N Kansas Ave
N Minnesota Ave
Eastside Blvd
W 3rd St
W 3rd St
N Colorado Ave
W 2nd St
US Hwy 6 Bus
W 1st St
W 1st St
S Lincoln Ave
S Hastings Ave
S Denver Ave
W South St
S Colorado Ave
S Minnesota Ave

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

AREA 1 - ZONING MAP

CITY OF HASTINGS
ADAMS COUNTY, NEBRASKA

DATA SOURCES:
BASE DATA PROVIDED BY ADAMS COUNTY.
AERIAL IMAGERY PROVIDED BY ESRI.

N 0 100 200 400 Feet

MPC MARVIN PLANNING CONSULTANTS MSA

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Future Zoning Districts

A future zoning plan for Redevelopment Area is reflected in the existing zoning map contained in the Blight and Substandard Study. The map illustrates the future zoning classifications are in conformance with the City's Comprehensive Plan and current zoning classifications. However, as stated above, expansion of the industrial and commercial uses within the area is recommended, including the expansion of current industrial uses into other non-residential districts within the Redevelopment Area.

Recommended Public Improvements

Streets: Although sufficient infrastructure generally exists in the Redevelopment Area the installation and upgrading of streets and sidewalks is ongoing by the City through its various programs. The Blight and Substandard Study identified deteriorating, dilapidated and rural section curb and gutter, as well as sidewalks, as a major contributing substandard condition. An upgrade of these improvements is a primary and first step in the redevelopment of the Area. Gravel streets, which are to remain public streets, in the area should be improved to City standards.

Storm Water: Although sufficient infrastructure generally exists in the Redevelopment Area the installation and upgrading of storm sewer lines and facilities is ongoing by the City through its various programs.

Potable Water and Gas: Although sufficient infrastructure generally exists in the Redevelopment Area the installation and upgrading of water and gas lines is ongoing.

Sanitary Sewer: Although sufficient infrastructure generally exists in the Redevelopment Area the installation and upgrading of sanitary sewer lines and facilities is ongoing by the City through its various programs.

Electrical Power: Although sufficient infrastructure generally exists in the Redevelopment Area the installation and upgrading of electrical power lines and facilities is ongoing by the City through its various programs.

Residential District

Primary redevelopment focus should concentrate on housing rehabilitation and overall site condition improvements. Additionally, the City or CRA may improve certain lots by demolishing deteriorated structures on those lots. The City or CRA will market the acquired and improved lots to allow for the private construction of the replacement residential units. The lots selected to be acquired as part of an initial project, and each future project, need not be contiguous, but shall be selected on availability, funding and likelihood of successful development. The CRA may also develop a residential revolving fund to provide funding to owners to upgrade their property. Initial and on-going funding is discussed below.

Commercial District

Overall upgrade of site conditions and structures are a primary focus. Expansion of such uses as well as a combination of properties is necessary for the redevelopment of the Area. Various public financing tools, as described in this Redevelopment Plan, may be made available for such commercial and industrial redevelopment. Public streets, where appropriate, may be vacated to encourage contiguous commercial or industrial redevelopment. Traffic patterns for commercial/industrial truck traffic should be studied to minimize the effect on the adjacent residential area.

Financing

Redevelopment Bonds

The Plan proposes the CRA issue a series of redevelopment bonds (the "Bonds") to be repaid from several sources as set out in each particular issuance. These sources include all or a portion of the excess *ad valorem* real estate taxes generated by a series of redevelopment projects pursuant to §18-2147 of the Nebraska Revised Statutes ("Tax Increment Financing" or "TIF") for a period of 15 years from the respective project effective dates**,** special assessments, *ad valorem* real estate taxes from the special redevelopment levy, grants and other income from the Redevelopment Area**.** The proceeds of the Bonds to assist in payment of project costs, as further defined in a subsequent redevelopment contract or contracts. The costs of adequate redevelopment of the Area is too great to be absorbed by either the Developer or public without the assistance of Tax Increment Financing, as further described in the cost benefit analysis to be provided with each project.

The Bonds issued for the commercial/industrial redevelopment would generally be purchased by the developer using such funds granted to it by the CRA. In addition to necessary public improvements, the Bond proceeds would be used to provide funding for allowable expenses incurred by the Developer.

Each of these subsequent redevelopment project plans may contain a provision for the division of *ad valorem* taxes for each respective project, thereby allowing the excess *ad valorem* taxes that are collected from each project to be available and pledged to the outstanding Bonds for the full statutory period. The effective date of each pledge, as described above, shall be the date determined either by contract or by modification of the outstanding Bond terms.

Any use of this financing source, including TIF, will require a project specific Redevelopment

Loan/Grant Programs

The CRA and the City of Hastings should seek funding sources to create a revolving loan and/or grant program for the rehabilitation and improvement of buildings and public uses in Redevelopment Area. The rehabilitation of residential, commercial and industrial buildings would prolong the life of the structures, create safe and decent living and shopping environments and enhance the pride of the community. As discussed above, funding may be available through the CRA levy or from the excess *ad valorem* taxes from each project as it develops.

Façade Improvement Program

This citywide program used in blighted and substandard areas is appropriate for this Area. The program provides funding assistance to commercial properties to rehabilitate building frontages.

The purpose of the Facade Grant Program is to restore, improve or create historic architectural features to facades of commercial buildings anywhere within the downtown Central Business District. Applicants may be awarded up to $7,500 for facades, storefronts and awnings or up to $1,000 for signage with a matching dollar for dollar expenditure by the owner/tenant.

SUMMARY

The recommendations listed above are to grant authority to the City of Hastings and the CRA in creating a viable and sustainable living environment in Hastings, through the full use of the Community Development Law.

RESOLUTION 2017-44

WHEREAS, the City Council of the City of Hastings, Nebraska desires to further stimulate redevelopment of the downtown area, known as Redevelopment Area I, by use of tax increment financing as described and set forth in Neb. Rev. Stat. §§18-2101 et seq. (Reissue 2012) and any amendments thereto; and

WHEREAS, the designation of a certain area as substandard or blighted is a prerequisite to the use of such financing and

WHEREAS, the Mayor and City Council previously declared Redevelopment Area I as substandard and blighted by the adoption of Resolution 1069 which was passed and approved on March 23, 1987; and

WHEREAS, a Blight Study has been subsequently done after the passage of the foregoing Resolution, and has been reviewed by the Community Redevelopment Authority of the City of Hastings and the Hastings City Planning Commission, both of whom have recommended approval of said study; and

WHEREAS, a public hearing has been held before the Mayor and City Council on November 13, 2017, regarding said Blight Study; and

WHREAS, the Mayor and City Council find and determine that the area described in Redevelopment Area I is substandard and/or blighted as defined in Neb. Rev. Stat. §18-2103 (10) and (11);

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

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

The Hastings downtown area, known as Redevelopment Area I, which specifically includes the lots, lands and tracts described in Exhibit "A" attached hereto, be and is hereby declared to be a substandard and blighted area in need of redevelopment pursuant to the Nebraska Community Development Law.

PASSED AND APPROVED this _____ day of _____, 2017.

_____

Mayor

ATTEST:

_____
City Clerk

(S E A L)

Approved as to form: _____
City Attorney

Exhibit "A"

Redevelopment Area #1 consists of: The Point of beginning is located at the intersection of the centerlines of 7th Street and North St. Joseph Avenue; thence, southerly along the centerline of North St. Joseph Avenue to the intersection with the centerline of the alley between 5th Street and 4th Street; thence, easterly along said centerline to the intersection with the centerline of North Minnesota Avenue; thence, northerly along said centerline to the extended north property line of a lot referred to Lots 1 and 2 & adjacent 6th Street Block 8, Johnson's Addition; thence, easterly along said property line to the centerline of Eastside Blvd; thence, southerly along said centerline to the intersection with the northern right-of-way of the Burlington Northern Santa Fe Railroad; thence southwesterly along said northern property line until it intersects with the western right-of-way line of North Burlington Avenue; thence northerly along said right-of-way line until it intersects with the southern right-of-way line of West 1st Street; thence, westerly along said line to intersection with the northeast corner of a lot referred to as Tax Lot 4; thence; southerly along the east property line of Tax Lot 4 to the southeast corner of Tax Lot 4; thence southwesterly along the southern property line of Tax Lot 4 until said property line intersects with a sidetrack; thence, continuing on said sidetrack until intersecting with the east property line of a lot referred to as Tax Lot 11; thence, northerly along said property line and continuing to the centerline of North Baltimore Avenue to the intersection with the north property line of the southern half of the block situated between West 2nd Street and West 3rd Street; thence, easterly along said northern property lines extended northwest corner of Lot 2, Sidlo's Subdivision; thence, continuing along the northern property line of said lot to the intersection with the centerline of North Briggs Avenue; thence southerly along said property line to the extended centerline of an alley contained within McIntyre's Addition; thence easterly along said alley centerline and continuing along the alley centerline between GT Hutchinson's Addition, Binderup's 2nd Addition and Benjamin's Addition to the intersection with the alley centerline west of N Bellevue Avenue; thence; northerly to the intersection with the extended south property line of Lot 1, Block 18 of Moore's Addition; thence, easterly along said south property line to the intersection with the centerline of N. Bellevue Avenue; thence northerly along said centerline to the intersection with the centerline of W. 3rd Street; thence, easterly along said centerline top the intersection with the extended centerline of the alley between N. Bellevue Avenue and N. Lexington Avenue, thence; northerly along said centerline and extending along alley centerlines to the intersection with the centerline of W. 5th Street; thence, easterly along said centerline to the intersection with the centerline of N. Lexington Avenue; thence, northerly along said centerline to the intersection with the centerline of W. 6th Street; thence, westerly along said centerline to the extended centerline of an alley located between N. Lexington Avenue and N. Bellevue Avenue; thence, northerly along said centerline to the intersection of W. 7th Street; thence, easterly to the point of beginning.

Department: Development Services
Staff Contact: Donald Threewitt
Council Meeting Date: 11/13/2017

AGENDA ITEM SUMMARY SHEET

Description of Item:

Public hearing at the request of applicant Joan Shaw for Resolution No. 2017-043, a Conditional Use Permit for a Bed and Breakfast use at 827 North Lincoln Avenue, more particularly described as the East 156 feet and South 82 feet of Block 6, Alexander's First Addition to the City of Hastings, Adams County, Nebraska.

Names of People/Business affected by this action:

The applicant, the neighbors, the people of Hastings and the City.

Why Council action is required:

City Council may approve a Conditional Use following a public hearing and a recommendation by the Planning Commission. The Planning Commission shall hold a public hearing to review the required submission documents of each application for a conditional use to assure that the proposed development will integrate compatibility with existing land uses and with permitted uses that may be established within any area to be affected by the proposed development.

No conditional use design may be approved which will have a permanent negative impact on those items listed below substantially greater than that anticipated from the development permitted without a conditional use (34-302).

Type of action requested:

Resolution

Suggested motion:

Motion to approve Resolution 2017-043, a Conditional Use Permit for a Bed and Breakfast use at 827 North Lincoln Ave subject to the following conditions: 1. The bed and breakfast shall be operated and maintained in a manner that preserves the character and integrity of the neighborhood; 2. The bed and breakfast shall be occupied by the owner as his or her principal residence; 3. The home shall not be used by the public or paying guests for the hosting of receptions, private parties, or the like; 4. Any meals provided and any amenities connected with the guest rooms shall be solely for the use of the owner, the owner's immediate family and the owner's registered guests; 5. There shall be no separate kitchen facilities for guests; 6. A person who does not reside at the home shall not be employed to assist in the conduct of the bed and breakfast except for such assistance as a maid, housekeeper, etc.; 7. The bed and breakfast shall comply with all other provisions of the zoning district in which it is located; 8. Only two (2) rooms within the

dwelling unit, as designated on the plans provided to the City, shall be used for guest rooms; 9. No more than three (3) guests shall be allowed per room; 10. Smoke detectors and carbon monoxide detectors shall be located as required by the building code in effect at the time of adoption of this resolution; 11. A fire escape plan shall be developed and displayed for and in each guest room; 12. Four (4) off-street parking spaces shall be provided on site. A cross-access agreement shall be completed with the abutting property owners to the north, and filed with the Register of Deeds of Adams County; 13. The owner shall keep a register in which the names and addresses of every person to whom a room is let, the date on which the room was let, the correct designation of the room let, and the number of occupants assigned to the room. No page shall be disposed of until two years after the date of the most recent entry recorded on it in the register. The register shall be available for inspection by the Development Services Department upon request; 14. One (1) non-illuminated wall mounted sign not to exceed 6 square feet in area shall be allowed; 15. The Owner shall contact the Development Services Department annually to confirm continued use of the property as a Bed and Breakfast.

Deadlines associated with action:

Department head comments:

The Council shall require the applicant to produce satisfactory evidence of compliance with both the general and applicable specific standards set forth for this conditional use. The Commission may recommend and the Council may impose any conditions they deem reasonable and necessary to protect the public health, safety and welfare, and to meet the planning goals set forth in the City's Comprehensive Plan.

Pertinent Facts of the Case.

The subject property is zoned "R-1 Single-family Residential," and the future land use plan calls for “Urban Residential” in the area. Surrounding zone districts and uses are as follows:

North: R-1 Single-family Residential, developed residential use
South: R-1 Single-family Residential, developed residential use
East: R-1 Single-family Residential, developed residential use
West: R-3 Multiple-family Residential, developed residential use

A public hearing was conducted at the October 16, 2017 regular meeting of the Hastings Planning Commission and again at the October 23, 2017 special meeting of the Hastings Planning Commission. Draft minutes are available in the Development Services office for review. A motion to table the item was adopted by a vote of 4-1 on October 16, and a recommendation to approve was adopted by a vote of 7-0 on October 23.

In April 2017, the City Council approved Resolution No. 2017-12, a Conditional Use Permit for a

Bed and Breakfast use for the same applicant at 751 North Lincoln Avenue. The permits are attached to the property, not the owner or applicant. The applicant did not purchase said property, and is now seeking approval for the subject property. The property owners at 751 N. Lincoln have requested the former permit be rescinded.

Small town and rural bed and breakfasts get most of their business on the weekends and in the vacation season of April through September. Oftentimes the rural B&Bs serve as a weekend getaway. The average occupancy rate is 43.7% and the average daily rate is $150.00 (SBDC, AHLA).

The underlying zone district will remain “R-1 Single-family Residential," and any long-term occupancy is prohibited as the use would then be classified as a "Rooming house."

General Standards.

In order to permit the use, the applicant shall show that the general impacts for a conditional use are not greater than that anticipated from a typical “R-1 Single-family Residential” use.

Generally a use may not exceed the impacts anticipated in the base zone district regarding:

A. Pedestrian and vehicular traffic circulation and safety.

The site contains a 2-stall detached garage, a 2-space concrete parking pad, and a 140’ gravel driveway, of which 65’ is shared with the adjacent property to the north. The site provides for four (4) total existing off-street parking spaces, which satisfies the minimum requirement for a two-room bed and breakfast (4 off-street spaces required). 2 additional parking spaces may be situated in the driveway, totaling 6 available off-street spaces. No additional parking spaces or reconfiguration of parking is warranted or contemplated. The drive approach is a shared driveway, with approximately 50% of the driveway situated on the subject property. There are an additional three (3) on-street spaces adjacent to the property frontage, and parking on Lincoln Avenue is restricted to the west side of the street. At peak usage, traffic generation from the proposed use will not exceed that of a single-family residence, generally ranging from 2-4 vehicles and 6 vehicles at a maximum. Routine traffic generation while at full occupancy is estimated to be 2-3 vehicles daily.

The sidewalk is a chevron-patterned brick, which shows signs of heaving and may be a concern for pedestrian circulation over time, but is currently in acceptable condition. The home is set back 77’ from the sidewalk, therefore guest circulation in and around the site is unlikely to impact the public pedestrian space. Ultimately, the site adequately addresses concerns related to traffic and pedestrian circulation.

B. Reasonable and economic extension of public utilities and facilities.

The site is fully developed with no new utility extensions planned or contemplated. The service to the property is adequate for the proposed activity.

C. Noise, fumes, dust or other environmental pollution.

No pollutants, noise, or other environmental impacts are expected or generally associated with the proposed use. Generally, bed and breakfast uses have the potential to create minor environmental concerns related to noise and light pollution. Specific Condition No. 3 prohibits receptions, private parties, or other gatherings which would generate excessive noise. Additional exterior lighting of the property is not planned, and the structure's setback and configuration makes offsite light-fall unlikely.

D. The maintenance of logical and efficient development patterns and land use mixtures.

This is a mixed-use area with Single-family, Multi-family, commercial and home occupation uses within a ¼ mile radius. The subject block includes Single-family, Multi-family and home occupation uses. An additional compatible use would not negatively impact the character of the neighborhood.

E. The maintenance of property values in accordance with established and permitted land uses.

The proposed use is not anticipated to affect property values--positively or negatively, in the vicinity.

The following statement is from Peter Scherman, a nationally-recognized realtor and market analyst specializing in B&B's: "There are no existing, comprehensive studies that show the impact a B&B can have on a neighborhood, especially on property values. Such an endeavor would be a long term, gargantuan task to gather the information and would require enormous amounts of historical research. The evidence, however, is empirical and widespread. B&Bs are generally the nicest house on the block and serve to cause the neighbors to want to bring their own property up to comparable snuff, thus improving the neighborhood generally and property values specifically."

Of the estimated 17,000 bed and breakfasts registered in the U.S., a majority of the properties are valued higher than the immediate neighborhood, and the remainder have values that align with the immediate neighborhood. There is no evidence of this use diminishing neighboring property values.

Specific Standards.

The applicant shall demonstrate that the specific impacts for a Bed and Breakfast use are adequately mitigated. Staff has reviewed the application and it generally complies with the specific

conditions listed for a Bed and Breakfast under Hastings City Code 34-404(14). The specific criteria listed in Section 34-404(14) are recommended as conditions to the permit, which may be inspected during annual re-validation.

1. The bed and breakfast shall be operated and maintained in a manner that preserves the character and integrity of the neighborhood;
2. The bed and breakfast shall be occupied by the owner as his or her principal residence;
3. The home shall not be used by the public or paying guests for the hosting of receptions, private parties, or the like;
4. Any meals provided and any amenities connected with the guest rooms shall be solely for the use of the owner, the owner's immediate family and the owner's registered guests;
5. There shall be no separate kitchen facilities for guests;
6. A person who does not reside at the home shall not be employed to assist in the conduct of the bed and breakfast except for such assistance as a maid, housekeeper, etc.;
7. The bed and breakfast shall comply with all other provisions of the zoning district in which it is located;
8. Only two (2) rooms within the dwelling unit, as designated on the plans provided to the City, shall be used for guest rooms;
9. No more than three (3) guests shall be allowed per room;
10. Smoke detectors and carbon monoxide detectors shall be located as required by the building code in effect at the time of adoption of this resolution;
11. A fire escape plan shall be developed and displayed for and in each guest room;
12. Four (4) off-street parking spaces shall be provided on site. A cross-access agreement shall be completed with the abutting property owners to the north, and filed with the Register of Deeds of Adams County;
13. The owner shall keep a register in which the names and addresses of every person to whom a room is let, the date on which the room was let, the correct designation of the room let, and the number of occupants assigned to the room. No page shall be disposed of until two years after the date of the most recent entry recorded on it in the register. The register shall be available for inspection by the Development Services Department upon request;
14. One (1) non-illuminated wall mounted sign not to exceed 6 square feet in area shall be allowed;

Additional Condition.

An additional condition is suggested in order for the Development Services Department to maintain an adequate record of active Conditional Use permits:
15. The Owner shall contact the Development Services Department annually to confirm continued use of the property as a Bed and Breakfast.

Conclusion.

The applicant has complied or agreed to comply with each of the specific conditions and the additional condition listed above. Prior to guest occupancy, the applicant shall have the premises inspected by the building official and the fire prevention officer.

In order to approve the Conditional Use Permit, Councilors shall find that each of the general standards and each of the specific standards for the proposed use have been adequately addressed. If all standards are addressed, it is appropriate to conclude that the proposed use will not have a "permanent negative impact" that would be "substantially greater" than a by-right single-family use.

City Administrator comments:

Recommend approval with the conditions.

DATE 9/26/17 FILE NO.

HASTINGS
DEVELOPMENT SERVICES

PROJECT APPLICATION

City of Hastings – Development Services
220 N. Hastings Avenue, Hastings, NE 68901
Phone: (402) 461-2302; Fax: (402)461-2304
www.cityofhastings.org

Please check the appropriate box below to indicate the type of application you are requesting. Contact Development Services for minimum requirements. Incomplete applications will not be processed. All applications must be completed by applicant prior to submission with all of the requested support materials by the last Monday of each month or they will be held until the next deadline to be processed.

- ❑ Preliminary Plat
- ❑ Final Plat
- ❑ Short Plat
- ❑ Administrative Plat
- ❑ Code Amendment
- ❑ Zoning Change
- ❑ Vacation (Plat / ROW / Easements)
- ☒ Conditional Use Permit / Amendment
- ❑ Planned District / Amendment
- ❑ Comprehensive Plan / Amendment
- ❑ Annexation Petition / Addition to the City

PROJECT INFORMATION

Project Name: Bed and Breakfast

Project Address: 827 North Lincoln, Hastings NE Within City Limit ☒ Yes ❑ No

Existing Zoning: R-1 Proposed Zoning / Use: Bed and Breakfast

Existing Comprehensive Plan Designation: Urban Residential Gross Area: 12,792 sq ft

Legal Description: E 156' S 82' Block 6 Alexanders First Addition Number of Lots: 1

APPLICANT INFORMATION

Applicant: Joan Shaw Company:

Address: 12204 West Alexander Tel: 403-460-8815 Fax:

City: Roseland State: NE Zip: 68973 Email: jshaw8@gmail.com

Property Owner: Daniel & Rebecca Finkenbinder Company:

Address: 5423 Enchanted Mist Drive Tel: (402)460-8564 Fax:

City: Humble State: TX Zip: 77346 Email: Dan.Finkenbinder@gmail.com

Key Contact: Company:

Address: Tel: Fax:

City: State: Zip: Email:

I hereby acknowledge that all information provided with this application is true to the best of my knowledge.

Daniel A Finkenbinder Rebecca Finkenbinder 9/26/17 Joan M Shaw 9/26/17

Property Owner Signature Date Applicant Signature Date

DEPARTMENTAL USE ONLY

Fees: $300.00 Receipt No.

Accepted by Staff: Signature Case No.

PAID

DATE 09/26/17 FILE NO.

HASTINGS
DEVELOPMENT SERVICES

PROJECT APPLICATION

City of Hastings – Development Services
220 N. Hastings Avenue, Hastings, NE 68901
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Property Owner: Daniel + Rebeca Fintenbinder Company:

Address: Tel: Fax:

City: State: Zip: Email:

Key Contact: Company:

Address: Tel: Fax:

City: State: Zip: Email:

I hereby acknowledge that all information provided with this application is true to the best of my knowledge.

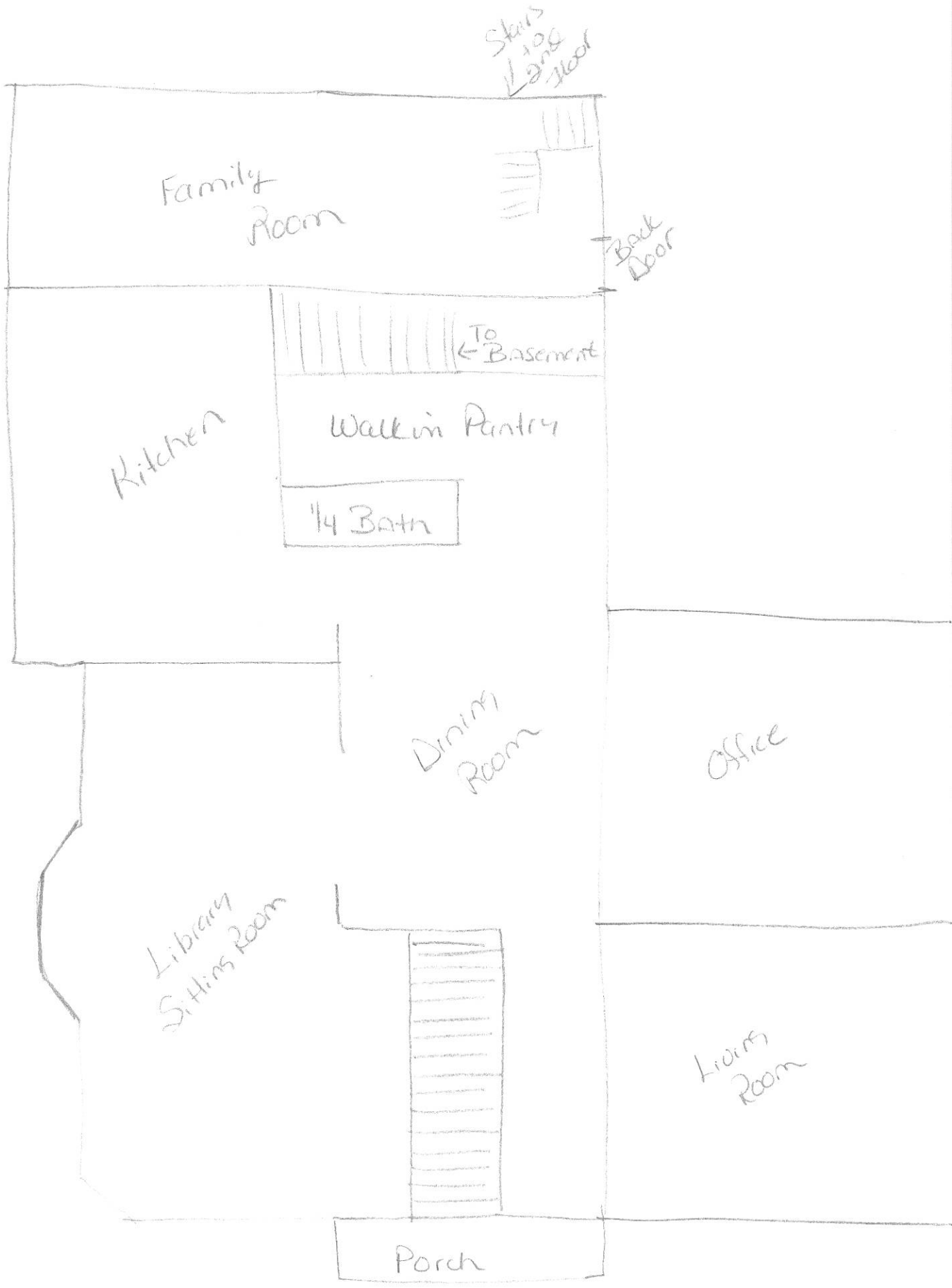
Property Owner Signature Date Joan Shaw Applicant Signature 9/26/17 Date

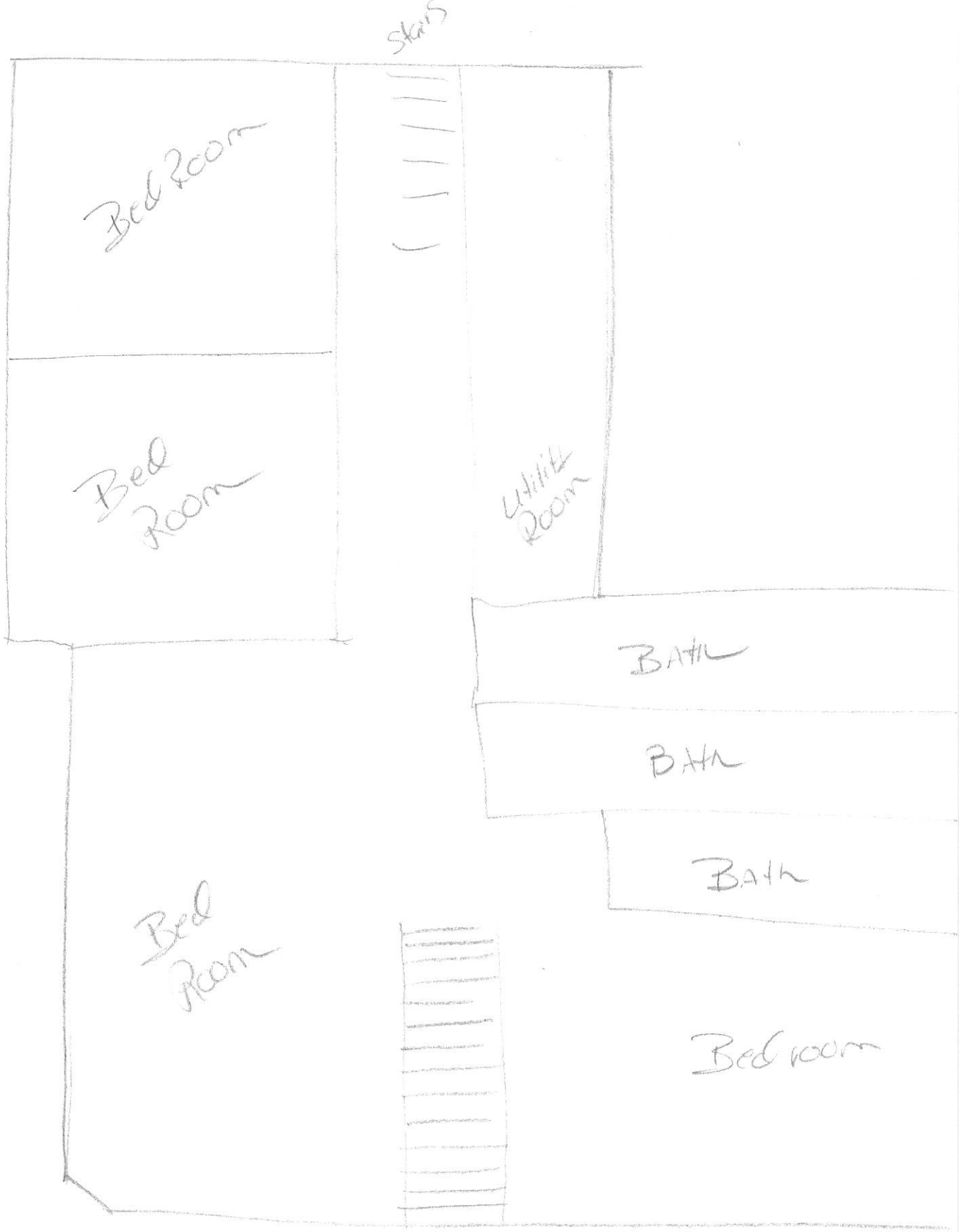
DEPARTMENTAL USE ONLY

Fees: $300.00 Receipt No.

Accepted by Staff: Signature Case No.

PAID


Stairs Leading Upstairs
Family Room
Back Door
To Basement
Walk in Pantry
Kitchen
½ Bath
Dining Room
Office
Library Sitting Room
Living Room
Porch


Stairs
Bed Room
Bed Room
Utility Room
Bath
Bath
Bath
Bed Room
Bed room

I am proposing to establish a Bed and Breakfast at 827 North Lincoln in Hastings, Ne. This is a lovely Victorian home perfectly suited for a B&B. It is located in a historic part of Hastings known as the fisher fountain tour. There would be two bedrooms, each with their own bath. Also available, a sitting room with TV, a coffee bar and a game room with exercise equipment. I think this would be a great compliment to Hastings.

Joan Shaw

I have visited with the property owner to the north and I have their approval to put a B+B in the property.

THIS IS A LEGALLY BINDING AGREEMENT. IF NOT UNDERSTOOD, SEEK LEGAL ADVICE.
The REALTOR® negotiating this Agreement is a member of the Nebraska REALTORS® Association and as such is governed by its Code of Ethics and Rules and Regulations.

REALTOR® EQUAL HOUSING OPPORTUNITY

RESIDENTIAL PURCHASE AGREEMENT

Real Estate Group of Hastings — 2215 W 12th Street, Hastings, NE 68901 — September 26, 2017
(Firm and address) *(date)*

Agency Confirmation: The following agency relationship(s) are hereby confirmed for this transaction.

Agent (and license number): Jeanne Rewerts 20030216
of Real Estate Group of Hastings *(company)*
(license number of designated broker) (402) 984-9217 *(agent's cell)*

Is the agent of: ☐ Seller exclusively ☒ Buyer exclusively ☐ both the Buyer and Seller (Limited Dual Agent)

Agent (and license number): Darla Bruna
of Home Real Estate *(company)*
(license number of designated broker) *(agent's cell)*

Is the agent of: ☒ Seller exclusively ☐ Buyer exclusively ☐ both the Buyer and Seller (Limited Dual Agent)

The undersigned, as Buyer, agrees to purchase the following property on the following terms:

1. **Address:** 827 N Lincoln Ave, Hastings, NE 68901

2. **Legal Description:** E 156' of the S 82', block 6 Alexanders first addition, Adams Co. NE

3. **Personal Property.** The purchase price includes all fixtures permanently attached to the real estate. The personal property to be included is as follows: refrigerator, dishwasher, garbage disposal, oven/range, microwave oven, ceiling fans, garage door opener and remotes, hot tub

4. **Price and Financial Terms.** Buyer agrees to pay $ 190,000.00, on the following terms: an earnest money deposit of $ 500.00 to be applied to the purchase price is paid herewith as shown by the receipt herein. If paid by check, it will be cashed upon acceptance. The earnest money will be transferred to: ☐ escrow agent or ☒ listing broker. Balance to be paid per the following paragraph(s): B.

☐ **A. Cash at Closing – No Financing Being Required:** Balance of $ _____ shall be paid in cash, or by certified or cashier's check at time of closing. Buyer to provide Seller a letter from a government regulated depository showing evidence of said funds within 7 calendar days of acceptance of this offer or this offer shall be null and void with the earnest money forfeited to the Seller.

☒ **B. Contingent Upon Loan:** Balance of $ 189,500.00 shall be paid in cash, or by certified or cashier's check at time of closing, contingent upon Buyer's ability to obtain a loan, to be secured by deed of trust, on above described Property in the amount of $ TBD. The loan shall be ☐ VA, ☐ FHA, ☒ CONVENTIONAL, ☐ P.M.I., ☐ N.I.F.A., ☐ RURAL DEVELOPMENT OR _____ with terms providing for an initial interest rate not to exceed 6.000 % per annum, plus mortgage insurance, if required, with a term of no less than 30 years. Buyer agrees to make application for the loan within 7 calendar days of acceptance of this offer, sign all papers, pay all costs, except as provided herein, and to establish escrow reserves for taxes and insurance if required by Lender. Buyer agrees to pay all loan fees, closing costs and prepaid items required by Lender (subject to paragraph 4C). If the original loan application is denied, the Buyer authorizes and shall instruct the Lender to immediately notify in writing all real estate licensees involved in the transaction. Upon written notice of denial by the lender, this Purchase Agreement shall be void and the earnest money will be refunded to Buyer (subject to paragraph 25) unless Seller and Buyer mutually agree in writing within five (5) calendar days from receipt of notification of loan denial that an additional loan application will be made or that additional loan information will be submitted to the original Lender. Seller shall have

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Seller: DAC / KBR Buyer: JS / _____
(Date) 9/26/17 Date: 09-26-17

the right to cancel this after 60 calendar days from the acceptance of this Agreement, unless they have received either a non-contingent loan commitment or a loan commitment with all contingencies satisfied. In the event of Seller's cancellation, the earnest money (subject to paragraph 25) shall be returned to the Buyer.

☐ **C. Seller Contribution:** At closing, Seller shall pay or reimburse Buyer for the payment of Buyer's loan fees, closing costs, inspection fees and/or prepaid items as allowed by lender up to $ _____ or _____ % of purchase price.

☐ **D. Contingent Upon Closing:** This offer is Contingent upon Buyer first obtaining the proceeds from the closing of the Buyer's Property located at _____, scheduled to close on _____. If such closing does not occur on or before such date, this offer shall be null and void and the earnest money shall be returned to the Buyer (subject to paragraph 25).

☒ **E. Contingent Upon Sale and Closing:** This offer is contingent upon the sale and closing of Buyer's property located at 12204 W Alexander St. Roseland NE

(See attached _____ Addendum).

☐ **F. Assumption of Existing Loan, Seller Financing or Other Financing Terms.** (See attached _____ Addendum).

5. Other Provisions. _____

6. Title. Seller agrees to convey marketable title to Buyer by warranty deed or Equal free and clear of all liens, encumbrances, special assessments levied or assessed and subject to all easements and restrictions or covenants now of record. Buyer shall be furnished a current title insurance commitment before closing and a title insurance policy insuring good and marketable title.
Title policy shall be: ☒ ALTA basic owner's policy ☐ ALTA expanded coverage

The cost of the title insurance shall be paid as follows:

☒ Title Insurance policy paid by: (select one)	☐ Seller	☐ Buyer	☒ Divided equally
☒ Lenders Policy paid by: (select one)	☐ Seller	☐ Buyer	☒ Divided equally
☒ Endorsements paid by: (select one)	☐ Seller	☐ Buyer	☒ Divided equally

Buyer selects Prairie Title as the title insurance company.

Buyer agrees that should a valid title defect exist, Seller has a reasonable time to correct said defect, not to exceed 30 calendar days from the date of the title commitment. If the title defects are not cured within such time frame, the Buyer may declare this Agreement null and void, and be entitled to full return of the earnest money (subject to paragraph 25). Seller agrees to pay any assessments for items such as paving, curbing, sidewalk or utilities previously constructed, now under construction, or ordered to be constructed by public authority not yet assessed. The documentary stamp tax shall be paid by the Seller.

7. SID Disclosure. ☐ If checked, the property is located in a Sanitary Improvement District. Buyer understands: i) sanitary and improvement districts are located outside the corporate limits of any municipality; ii) residents of sanitary and improvement districts are not eligible to vote in municipal elections; and, iii) owners of property located within sanitary and improvement districts have limited access to services provided by nearby municipalities until and unless the property is annexed by the municipality.
Further disclosures are attached. [ ] [ ] (Buyers initial if checked)

8. Condominium Disclosure. ☐ If checked, the property is a condominium unit. Buyer acknowledges receipt of the public offering statement or the declaration, the bylaws, the rules or regulations of the association and information required by 76-884 NRS unless such transfer is exempt under 76-878 NRS.

9. Lead-Based Paint Disclosure. ☒ If checked, the house upon the property was built prior to 1978. Attached hereto is a statement, disclosure and acknowledgement regarding lead based paint which is incorporated herein by this reference.

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Seller: [illegible] / [illegible] Buyer: JS / ____
Date: 9/20/17 Date: 9-26-17
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J Shaw

10. Seller Property Condition Disclosure. Buyer acknowledges receipt of the Seller Property Condition Disclosure Statement dated August 31, 2017.

11. Condition of Property. This Agreement is based upon Buyer's personal inspection or investigation of Property and not upon any representation or warranties of condition by Seller or any Agent involved in this transaction. If finished square footage, location of property lines, age, school district, lot size, condition of improvements or any other factor is important to Buyer's decision to purchase, Buyer acknowledges he has been advised to make independent investigation. Buyer agrees to accept Property in its present condition, except as provided in this Agreement.

12. Inspections. *(check one)*

☐ **Buyer Waives All Inspections:** Buyer accepts the property "AS IS". However, Buyer does not waive, release or relinquish any right or claim Buyer may have by reason of any misrepresentation or fraudulent concealment by Seller.

OR

☒ **Contingent Upon Inspection:** This offer is Contingent upon Buyer obtaining proof of insurability and any inspections of the real estate and personal property to be sold. All inspections are at Buyer's expense unless contrary to Paragraph 4C. All requested inspections must be completed by the inspection deadline. Buyer shall have ten (10) calendar days from date of acceptance to complete inspections (inspection deadline). Buyer shall have three (3) calendar days after the inspection deadline, to give written notice to the Seller of any unsatisfactory conditions of the property (notice deadline). Buyer and Seller shall have five (5) calendar days from the notice deadline to resolve any unsatisfactory condition(s) in writing (resolution deadline). If the Buyer fails to give notice by the notice deadline then the Buyer agrees to accept the property "AS IS". However, Buyer does not waive, release or relinquish any right or claim Buyer may have by reason of any misrepresentation or fraudulent concealment by Seller. If Buyer gives notice of unsatisfactory conditions by the notice deadline and Buyer and Seller fail to resolve the unsatisfactory conditions in writing by the resolution deadline then this agreement is null and void.

Inspections may include, **but are not limited to,** the following: **Home, Radon , Well & Septic, Survey, Roof, HVAC, Electrical, Plumbing, Structural, Mold, Flood Plain , Insurability/CLUE, Sex Offender Registry**

☒ If checked, Buyer requests a termite and wood destroying insect inspection of the property and all buildings thereon at Buyer's expense. Cost of said inspection to be paid by Seller in the event of a VA Loan. Should evidence of termites or wood destroying insects be found, the property shall be treated at Seller's expense by a commercially licensed applicator who has met the certification requirement of the Nebraska Pesticide Act for treatment of termites and wood destroying insects. If visible evidence of previously treated infestation, which is now inactive, is found, treatment shall not be required. Should damage from such insects be found, the damage shall be corrected at Seller's expense. However, if the cost required for repairs exceeds 1% of the purchase price, either Seller or Buyer may rescind this agreement.

13. Utilities. Seller agrees to have the following utilities turned on, if not currently on, for inspections and/or appraisal.
☒ **Electric** ☒ **Gas** ☒ **Water** ☐ **Other** _____

14. Access to Property. Seller shall provide reasonable access to Buyer, Buyer's inspectors or agents to timely fulfill this Agreement and to representatives of Buyer's lender to accommodate financing.

15. Compliance with Law. Seller shall comply with all federal, state and local laws applicable to the sale or transfer of the property, including but not limited to installing smoke detectors.

16. Maintenance/Repairs/Replacements, Cost to Seller. Seller agrees to maintain the property in its condition on the date hereof until initial delivery of possession which maintenance shall include, but not be limited to: the building, heating, air conditioning, water heater, sewer, plumbing, electrical system, underground sprinkler system, personal property, lawn care and snow removal.

17. Final Walk Through. Buyer shall have the right to make a final inspection of the property prior to closing to assure that all conditions of this Agreement have been met.

18. Responsibility of Insurance and Risk of Loss. Seller shall insure the property for fire, wind, hail, explosion, water or any other cause at no less than purchase price until closing. Risk of loss or damage to Property, prior to closing, shall be the responsibility of Seller. If prior to closing the structure on the Property is materially damaged, Seller shall immediately notify the Buyer in writing of the damage. Buyer, at Buyer's choice, may: 1) Rescind this Agreement OR 2) Take the property subject to the damage with the Seller paying to the Buyer the insurance proceeds and deductible for the restoration of the property or at a price discounted by the cost of restoration of the premises.

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Seller: DVC / RH Buyer: JS / _____
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19. Home Warranty Acknowledgement: Buyer has been advised of the availability of a Home Warranty, and selects the following:

☐ Home warranty accepted and paid by _____

Plan Selected _____ ; Cost is $ _____

☒ Home warranty coverage declined by Buyer.

New Construction: New construction shall have the warranties implied by law, specifically made by suppliers of materials/appliances, or specifically tendered by the contractor. The BROKER and its AGENTS make no warranties as to the quality of construction or materials.

20. Real Estate Taxes and Prorations. Seller shall pay all taxes for the years prior to the year of closing. Taxes for the year of closing together with interest, rents and homeowners' association dues, prepaid utilities and heating fuel, if any, shall be prorated to the date of closing. Taxes shall be prorated based upon the county assessor's valuation at the date of closing and the most recently certified mill levy.

21. Closing and Possession. The closing of the sale shall be on the 30th day of October 2017. Possession of Property shall be given upon closing. This Agreement shall in no manner be construed to convey the Property or to give any right of possession.

22. Escrow Closing. Buyer and Seller agree that the closing of the sale may be handled by an escrow agent. If so, any broker holding the earnest money or other trust funds is authorized to transfer such items to the escrow agent. All documents and other items received by any broker in connection with the sale shall also be transferred to the escrow agent. After the transfer, a broker shall have no further responsibility or liability to Buyer or Seller to account for funds or preparation of documents in connection with the closing of the sale. Escrow agent will not be required to disburse funds, deliver or record any documents until it has received sufficient certified funds or equivalent and all terms of this Agreement have been satisfied.

Escrow closing charges shall be equally divided between Buyer and Seller. If Buyer's loan is a government-regulated loan, which prohibits Buyer from paying such fees, they shall be paid by Seller.

23. Compensation. Buyer agrees to pay selling broker compensation of $ NA at closing. The compensation will be collected in all cases except (a) if Buyer secures a loan to purchase the Property that does not allow Buyer to pay such compensation or (b) buyer has previously agreed to pay selling broker fixed compensation pursuant an agreement entered into with selling broker. If this compensation is paid by Buyer to selling broker, Seller and Buyer agree that selling broker, which may be the same as the listing broker, may collect compensation from both Seller and Buyer.

24. Counterparts, E-Mail, and Fax Transmission. This Agreement may be executed in one or more counterparts, each of which is deemed to be an original hereof, and all of which shall together constitute one and the same instrument. The facsimile or e-mail transmission of a signed copy hereof or any counter offer to the other party or their agent with confirmation of transmission shall constitute delivery. The parties agree to confirm delivery by mail or personal delivery of a signed copy to the other party or their agent.

25. Default, Rescission, Failure of Contingency or Termination. If Buyer defaults on the performance of this Agreement, Seller may, at Seller's option, retain the earnest money as liquidated damages for such failure, or utilize such other legal remedies as are available to Seller by reason of such failure. If this Agreement is void by failure of contingency or is rescinded or terminated by either party without fault as allowed hereby, each party shall bear their costs and the earnest money shall be refunded to the Buyer.

26. Do Not Call Provision. Seller and Buyer authorize telephone, facsimile and other electronic means of contact by individuals on behalf of the Seller's broker and Buyer's broker, if different, as well as other service providers in the transaction.

27. Addenda. The attached addenda shall be made a part of the Purchase Agreement. (List Addenda) Contingency Clauses

_____ (Seller ____/____ Buyer JS 19-26-17)

28. Acceptance Date. This offer shall expire on September 28, 2017 (*date*) at 5 o'clock pm, (hour in the time zone of the office of the Seller's agent) and be automatically null and void unless prior to the time of expiration, Seller's written acceptance is delivered to the Buyer's limited agent or their Broker's office or the Buyer.

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Seller: X DW X PAW Buyer: JS 19-26-17
Date: 9/26/17 Date: _____

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J Shaw

29. Mediation and Arbitration. ☐ **[If checked]**

(a) **Disputes.** The term "Dispute" shall include, without limitation, any controversy, complaint, dispute, claim or disagreement relating to or arising out of the brokerage relationship or the construction, interpretation, enforcement, or breach of the terms of this Agreement.

(b) **Mediation.** In the event of any Dispute, any party to the Dispute may seek non-binding mediation in an attempt to resolve the Dispute by giving 15 days written notice of a request for such mediation to all other parties to the Dispute. The request for mediation must be made within 360 days after the party making the request knew, or exercising reasonable diligence and care, should have known, of the Dispute. In no case shall such request be made after the statute of limitations on a civil suit based on the Dispute would have run. Such mediation shall be held in Nebraska. Such mediation may be administered by the American Arbitration Association and shall be conducted according to the American Arbitration Association's Commercial Rules-Real Estate Industry Arbitration Rules (Including a Mediation Alternative) or such other mediation service versed in real estate practices of the locality.

(c) **Arbitration.** Any Dispute that is not resolved by informal settlement or mediation shall be resolved exclusively by binding arbitration. Such arbitration shall be held in Nebraska. Such arbitration shall be administered by the American Arbitration Association and shall be conducted according to the American Arbitration Association's Commercial Rules-Real Estate Industry Arbitration Rules (Including a Mediation Alternative). The arbiter(s) shall apply Nebraska substantive and procedural law to the arbitration proceeding. Arbitration shall be commenced by written demand made by any one or more of the parties to the Dispute given to all other parties to the Dispute. The demand for arbitration must be in writing and must be given by personal delivery or certified mail, return receipt requested, within 360 days after the party making the demand knew, or exercising reasonable diligence and care, should have known, of the Dispute. Notwithstanding the previous sentence, in the case that the parties unsuccessfully attempt mediation to resolve a Dispute, the demand for arbitration shall be made within 60 days of the final mediation session. However, in no case shall such demand be made after the statute of limitations on a civil suit based on the Dispute would have run. The prevailing party shall be entitled to costs and fees of the arbitration and, in the discretion of the arbitrator who shall take into account the relative merits of the opponent's case, the arbiter may award attorney's fees to the prevailing party.

(d) **Provisional Remedies.** The filing of a judicial action to enable the reporting of a notice of pending action, for order of attachment, receivership, injunction, or other like provisional remedies, shall not constitute a waiver of mediation or arbitration under this provision, nor shall it constitute a breach of the duty to arbitrate.

(e) **Exclusions.** The terms of paragraph 29 shall not apply to:

(1) Any complaint of violation of the Code of Ethics of the National Association of REALTORS®;

(2) Foreclosure or other action or proceeding to enforce a deed of trust, mortgage or land contract; or

(3) The filing or enforcement of a construction or similar lien.

(4) An action filed and held in "Small Claims Court" as defined in Neb. Rev. Stat. 25-2801 to 25-2804, provided, however, any attempt to transfer a matter filed in small claims court to county court shall be subject to paragraph 30.

(f) **Waiver.** BY SIGNING THIS PURCHASE AGREEMENT, THE PARTIES AGREE THAT EVERY DISPUTE DESCRIBED ABOVE THAT IS NOT RESOLVED BY INFORMAL SETTLEMENT OR MEDIATION WILL BE DECIDED EXCLUSIVELY BY ARBITRATION AND THAT ANY ARBITRATION DECISION WILL BE FINAL AND BINDING. THE PARTIES AGREE THAT THEY WILL RECEIVE ALL THE RIGHTS AND BENEFITS OF ARBITRATION, BUT ARE GIVING UP RIGHTS THEY MIGHT HAVE TO LITIGATE THOSE CLAIMS AND DISPUTES IN A COURT OR JURY TRIAL, OR TO PARTICIPATE AS A REPRESENTATIVE OR MEMBER OF ANY CLASS OF CLAIMANTS IN CONNECTION WITH ANY SUCH DISPUTES. NO PARTY TO THIS AGREEMENT SHALL BE ENTITLED TO JOIN OR CONSOLIDATE DISPUTES BY OR AGAINST OTHERS IN ANY ARBITRATION, OR TO INCLUDE IN ANY ARBITRATION ANY DISPUTE AS A REPRESENTATIVE OR MEMBER OF A CLASS, OR TO ACT IN ANY ARBITRATION IN THE INTEREST OF THE GENERAL PUBLIC OR IN ANY PRIVATE ATTORNEY GENERAL CAPACITY.

30. Entire Agreement. This document contains the entire Agreement of the parties and supersedes all prior Agreements or representations oral or written with respect to the Property which are not expressly set forth herein or incorporated herein by reference. This Agreement may be modified only in writing, signed and dated by both parties. All express representations and warranties shall survive closing. Both parties acknowledge that they have not relied on any statements of the real estate agent or broker which are not herein expressed. "Buyer" shall be one or more. "Seller" shall be one or more. Whenever required by context, singular shall include the plural, the plural the singular, and one gender shall include all genders. Time is of the essence in this Agreement.

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Seller: X [illegible] / X [illegible] Buyer: JS / 9/26/17
Date: 9/26/17 Date: _____

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J Shaw

31. **Authority to Sign.** The undersigned Seller(s) and Buyer(s) each represent and warrant that they are duly empowered and/or authorized, whether individually, on behalf of any entity or as a fiduciary, to enter into this Purchase Agreement and create a valid and binding contract. Seller represents all parties required to transfer title to the Property are parties to this contract.

Buyer reserves the right to withdraw this Offer prior to acceptance. Withdrawal shall be complete if verbal notification of withdrawal is made to the Seller's Limited Agent or Broker of the Seller's Limited Agent or the Seller before the delivery of Seller's written acceptance.

IF PARAGRAPH 29 IS CHECKED, THIS CONTRACT CONTAINS AN ARBITRATION PROVISION WHICH MAY BE ENFORCED BY THE PARTIES

BUYER Joan Shaw Joan P Shaw DATE 9-26-17

BUYER _____ DATE _____

ADDRESS _____ ZIP _____ PHONE _____

NAMES FOR DEED: Joan P Shaw

Check one: ☐ JTWROS ☐ Tenants in common ☐ Other _____

Check one: ☐ Husband and Wife ☒ Single Person ☐ Other _____

RECEIPT FOR EARNEST MONEY

RECEIVED FROM: Joan P Shaw the sum of $ 500.00 by

☒ check ☐ cash ☐ other _____ to apply to the purchase price of the Property on terms and conditions as stated. In the event this offer is not accepted by the Seller of the Property within the time specified the earnest money shall be refunded.

Real Estate Group of Hastings REALTORS® By: Jeanne Rewerts
Jeanne Rewerts

earned money received but not deposited until Oct 2, 2017

Complete *only one* of A, B or C below:

A: **Acceptance of All Terms:** Seller accepts all of the terms of the above Agreement and agrees to perform all of its terms.

IF PARAGRAPH 29 IS CHECKED, THIS CONTRACT CONTAINS AN ARBITRATION PROVISION WHICH MAY BE ENFORCED BY THE PARTIES

X _____ 9/26/17
Seller Date Seller Date

X _____ 9/26/17
Seller Date Seller Date

B: **Counter Offer #1 By Seller:** In response to the above Purchase Agreement dated September 26, 2017 for the sale of the Property, all of the terms and conditions of the Purchase Agreement are accepted and shall remain the same with the exception of the following:

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Seller: X DAS X RS Buyer: JS 9/26/17
Date: 9/26/17 Date:

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J Shaw

This Counter Offer shall expire _____ (*date*), at_____ o'clock _____ (hour in the time zone of the office of the Seller's agent) and be automatically null and void unless, prior to the time of expiration, Buyer's written acceptance is delivered to the Seller's Limited Agent or their Broker's office or the Seller.

If this Counter Offer is accepted, the Purchase Agreement as amended by this Counter Offer shall become a contract between the parties.

Seller reserves the right to withdraw this Counter Offer prior to acceptance. Withdrawal shall be complete if verbal notification of withdrawal is made to the Buyer's Agent or Broker of the Buyer's Agent or Buyer before the delivery of Buyer's written acceptance.

Seller Date Seller Date

☐ accept ☐ reject this Counter Offer _____ (*date*), at_____ o'clock _____

Buyer Date Buyer Date

C: Rejection: The foregoing offer is rejected.

Seller Date Seller Date

RECEIPTS FOR FULLY EXECUTED PURCHASE AGREEMENT

Buyer acknowledges receipt of executed copy of this Agreement.

(Buyer) Date (Buyer) Date

Seller acknowledges receipt of executed copy of this Agreement.

X Dan Aftelin 9/26/17 X Rebecca Hinkenbuman 9-26-17

(Seller) Date (Seller) Date

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Seller: X DA / X RH Buyer: JS 9/26/17
Date: 9/26/17 Date: _____

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J Shaw

827 N Lincoln Ave

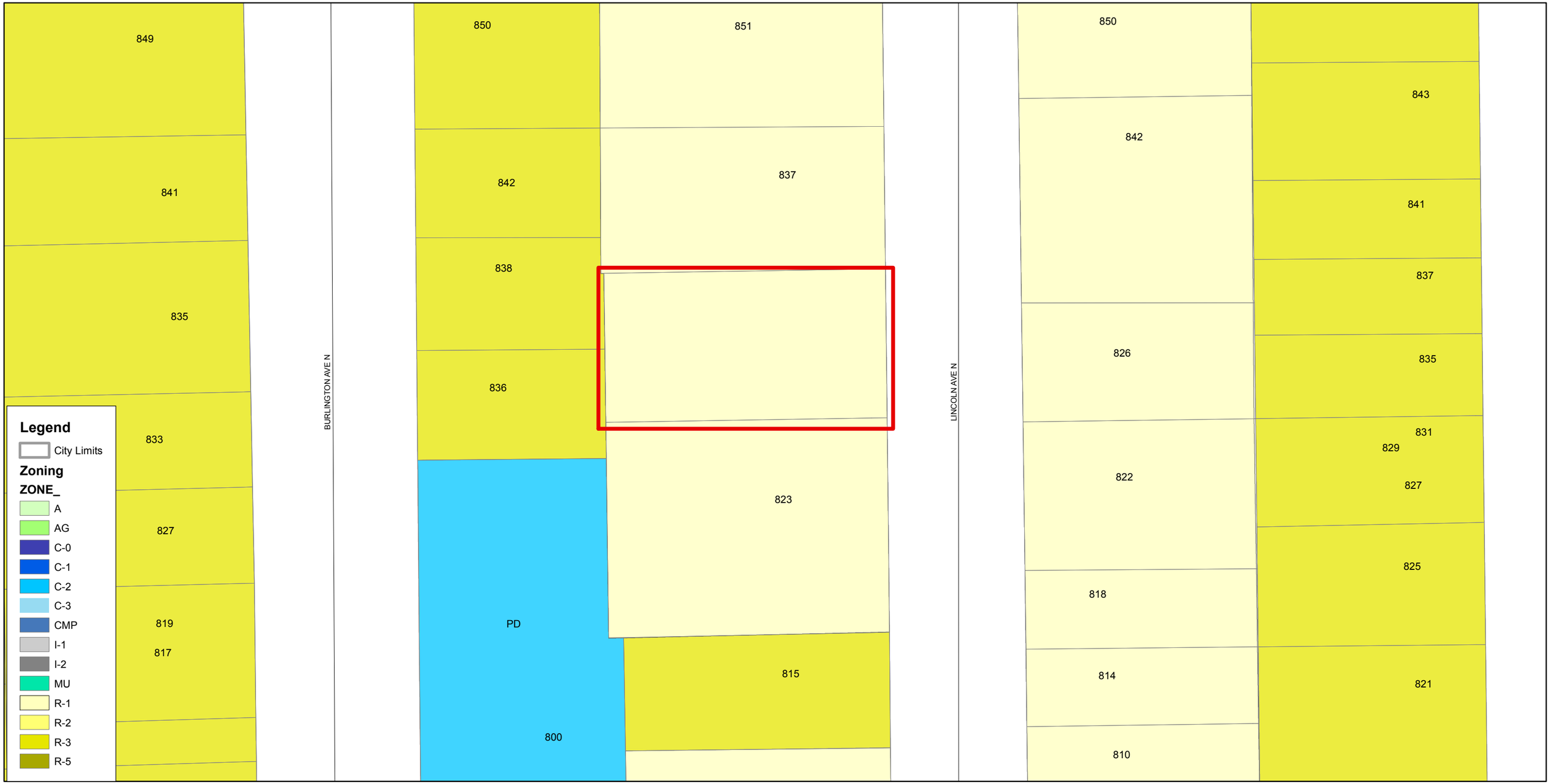
September 27, 2017

Limits
OneMile
TwoMile
Parcels
Subdivisions
Easements
LOTS
BLOCKS
Addresses

1:500

0 0.00375 0.0075 0.015 mi

Adams County, City of Hastings & Hastings Utilities GIS Mapping



827 Lincoln Zoning Map

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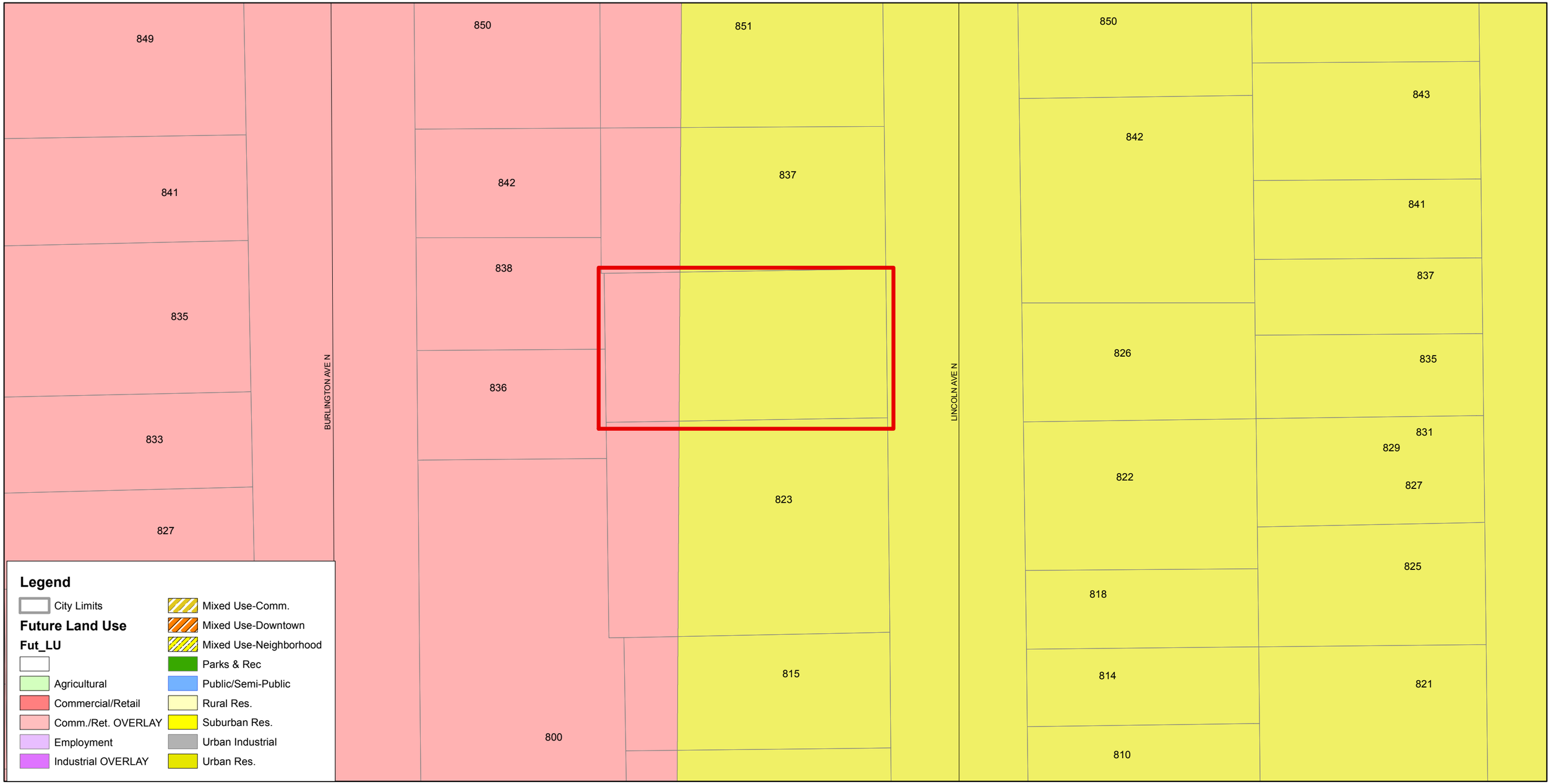
HASTINGS
DEVELOPMENT SERVICES



827 Lincoln Future Land Use Map

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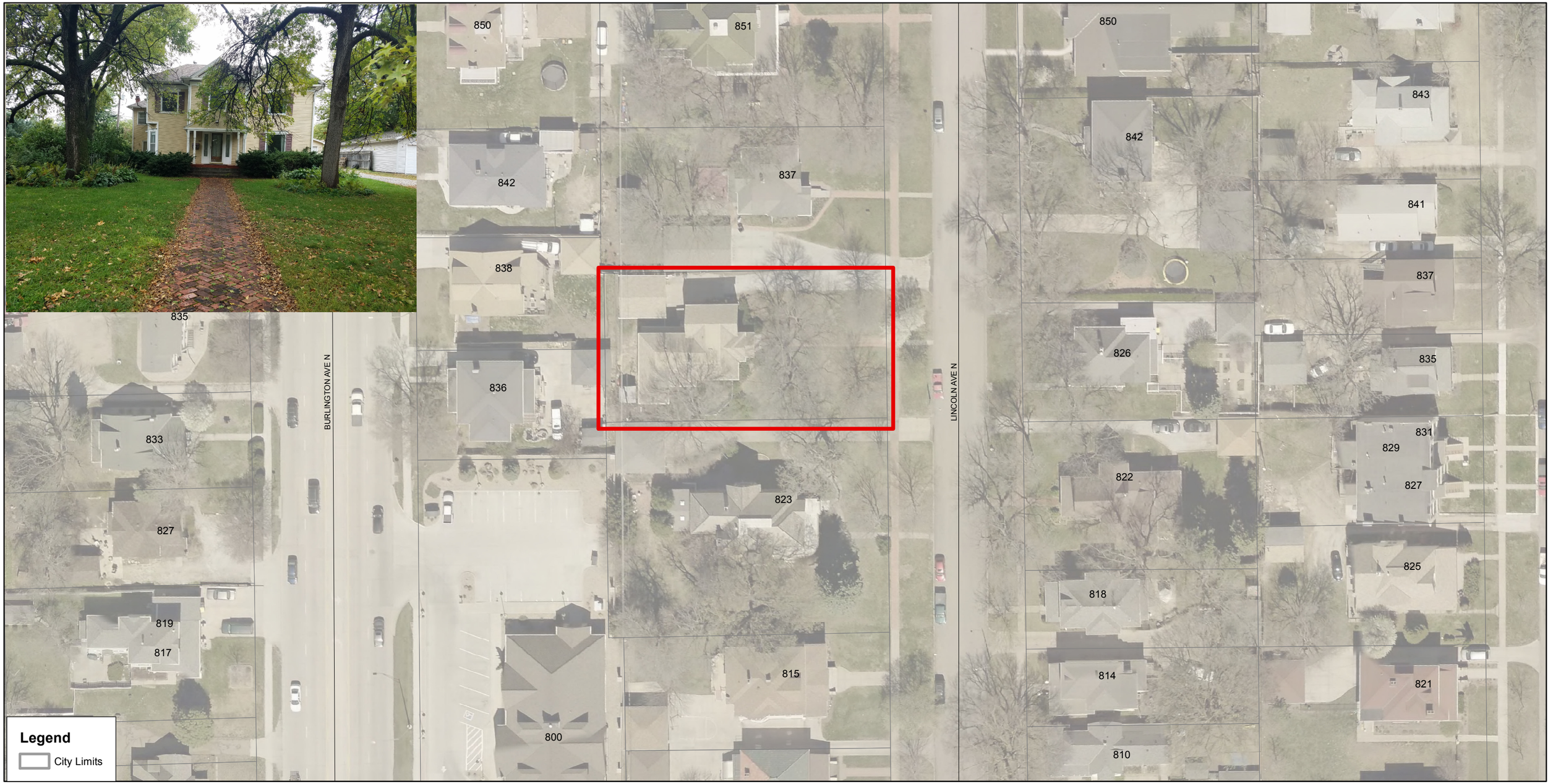
HASTINGS
DEVELOPMENT SERVICES



827 Lincoln Aerial Map

N
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S

HASTINGS
DEVELOPMENT SERVICES

CAPTIVA

HASTINGS
Nebraska

City of Hastings
Development Services Department
Real Estate Inspection - Building Findings

Date: 10/02/2017		**Reference No.:**	REI-B-0000016
Location of Inspection:	827 N. Lincoln		10/02/2017 ME
Real Estate Agent:	Jeanne Rewerts Real Estate Group Hastings, NE 68901	**Phone Number:** **E-mail:**	402.984.9217
Owner:		**Phone Number:** **E-mail:**	

Building Inspectors Findings:

Install a smoke detector in each bedroom.

Install a smoke detector immediately outside sleeping areas.

Install a smoke detector one on each floor level.

Install a carbon monoxide detector immediately outside of sleeping areas.

Install a carbon monoxide detector on each habitable level.

Bathroom shall have natural (window) or mechanical (fan) ventilation.

Hot water heater pressure relief piping on shall be metal pipe, terminating within 6 inches of the floor.

Window above whirlpool bath shall be safety glass or tempered glass. An approved safety film may be used.

Water heater is older and may be undersized for use as a bed and breakfast.

Post an approved exit plan for each room of the bed and breakfast.

Window at bottom of stair to be safety glass or tempered glass. An approved safety film may be used.

Building Inspectors Signature: eSigned via SeamlessDocs.com Mark W. Evans Key: b9c27ccd7aadbe7b8b4b3fa1e589c4e 10/02/2017

HASTINGS
Nebraska

City of Hastings
Development Services Department
Real Estate Inspection - Electrical Findings

Date: 10/02/2017 **Reference No.:** 17

Location of Inspection:	827 North Lincoln		
Real Estate Agent:	Jeannie	**Phone Number:**	
		E-mail:	jrewerts52@gmail.com
Owner:		**Phone Number:**	
		E-mail:	

Electrical Inspectors Findings:

Location:	Issue:	Notes:
Front Entry	Loose Device	Recep on North wall.
Dining Room	Broken Wall Plate	Recep on South wall.
Kitchen	Missing Wall Plate	Screws missing in plate under microwave
Kitchen	GFCI Needed	Within 6' of sink.
Main Floor Bath	Open Wiring Terminations	Open box above counter.
2nd Floor Kitchen	GFCI Needed	Within 6' of sink.
2nd SW Bed	Loose Device	2 Receps on West wall.
Garage	Wiring Needs Support	Wire needs to be stapled and supported.
Garage	GFCI Needed	1 Recep on South wall is not GFCI protected.
Garage	Wiring Needs Proper Protection	Staples are needed.
Back Porch		GFCI needs replacement WP Cover.
Back Porch	Open Wiring Terminations	By North door for light.
Basement	Ground to Water Service	
Basement	Wiring Needs Support	Need staples throughout
Basement		Recep for water softener not working
Basement	Loose Device	Switch and Recep in West Room
Basement	GFCI Needed	In unfinished areas.
Basement	GFCI Needed	Within 6' of sink.

City of Hastings
Development Services Department
Real Estate Inspection - Electrical Findings

Date: 10/02/2017 **Reference No.:** Invalid Entry

Location:	Issue:	Notes:

There are a number of 3 wire receptacles in the house with no ground.

Electrical Inspectors Signature: eSigned via SeamlessDocs.com William L. Mooney Key: 17d2d22c0bb26e47f9c0edc0ac26d3c 10/02/2017

RESOLUTION NO. 2017-43

WHEREAS, Joan Shaw has requested a Conditional Use Permit to operate a Bed and Breakfast on property described as:

East 156 feet and South 82 feet of Block 6, Alexander's First Addition to the City of Hastings, Adams County, Nebraska; and

WHEREAS, in the Hastings City Zoning Ordinance, Chapter 34, a Conditional Use Permit is required for Bed and Breakfast uses in the R-1 Single Family Residential Zoning District; and

WHEREAS, the property legally described above, addressed as 827 North Lincoln Avenue, Hastings, Nebraska, is currently zoned R-1 Single Family Residential District; and

WHEREAS, the Hastings City Planning Commission conducted a review of the request for a Conditional Use Permit and held a public hearing to solicit testimony from the community regarding said request; and

WHEREAS, the Planning Commission concluded that the requested Conditional Use Permit meets the requirements of Chapter 34 and is consistent with the goals, policies, and objectives of the Comprehensive Development Plan of the City; and

WHEREAS, the Planning Commission took action on October 23, 2017, to recommend approval of the conditional use permit to the Hastings City Council with conditions attached.

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

BE IT RESOLVED by the Mayor and City Council of the City of Hastings, Nebraska, does hereby approve a Conditional Use Permit for a Bed and Breakfast use at 827 North Lincoln Avenue, Hastings, Nebraska, subject to the following conditions:

1. The bed and breakfast shall be operated and maintained in a manner that preserves the character and integrity of the neighborhood;

2. The bed and breakfast shall be occupied by the owner as his or her principal residence;

3. The home shall not be used by the public or paying guests for the hosting of receptions, private parties, or the like;

4. Any meals provided and any amenities connected with the guest rooms shall be solely for the use of the owner, the owner's immediate family and the owner's registered guests;

5. There shall be no separate kitchen facilities for guests;

6. A person who does not reside at the home shall not be employed to assist in the conduct of the bed and breakfast except for such assistance as a maid, housekeeper, etc.;

7. The bed and breakfast shall comply with all other provisions of the R-1 zoning district in which it is located;

8. Only two (2) rooms within the dwelling unit, as designated on the plans provided to the City, shall be used for guest rooms;

9. No more than three (3) guests shall be allowed per room;

10. Smoke detectors and carbon monoxide detectors shall be located as required by the building code in effect at the time of adoption of this resolution;

11. A fire escape plan shall be developed and displayed for and in each guest room;

12. Four (4) off-street parking spaces shall be provided on site. A cross-access agreement shall be completed with the abutting property owners to the north, and filed with the Register of Deeds of Adams County;

13. The owner shall keep a register in which the names and addresses of every person to whom a room is let, the date on which the room was let, the correct designation of the room let, and the number of occupants assigned to the room. No page shall be disposed of until two years after the date of the most recent entry recorded on it in the register. The register shall be available for inspection by the Development Services Department upon request;

14. One (1) non-illuminated wall mounted sign not to exceed 6 square feet in area shall be allowed;

15. The Owner shall contact the Development Services Department annually to confirm continued use of the property as a Bed and Breakfast.

PASSED AND APPROVED this _____ day of _____, 2016.

_____
Mayor

ATTEST:

_____
City Clerk

(S E A L)

Approved as to form: _____
City Attorney

Department: Utilities
Staff Contact: Donald Threewitt
Council Meeting Date: 11/13/2017

AGENDA ITEM SUMMARY SHEET

Description of Item:

Public hearing at the request of the City of Hastings Utilities Department for Resolution No. 2017-041, a Conditional Use Permit for Well 30, generally located 119 feet south of 26th Street and 670 feet west of North Baltimore, within a portion of Well Field Second Addition, an Addition to the City of Hastings located in the Northeast Quarter of Section 2, Township 7 North, Range 10 West of the 6th P.M.containing 25.40 acres more or less.

Names of People/Business affected by this action:

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

Why Council action is required:

A public utility plant is designated a Conditional Use in agricultural and industrial zone districts only. The Planning Commission shall hold a public hearing to review applications for conditional uses to assure that the proposed development will integrate compatibility with existing land uses and with permitted uses that may be established. No conditional use may be approved which will have a permanent negative impact substantially greater than anticipated from development permitted without a conditional use. The Planning Commission recommendation shall be forwarded to City Council , which will have final authority in the matter.

Type of action requested:

Resolution

Suggested motion:

Motion to recommend approval of Resolution 2017-041, a Conditional Use Permit for Well 30 located in a portion of Well Field Second Addition.

Deadlines associated with action:

Department head comments:

The future land use designation for this parcel is "Public," and it is zoned "A-Agricultural." At the October 16, 2017 regular meeting of the Planning Commission, Commissioners voted 5-0 in favor of a recommendation to approve Resolution 2017-041.

Surrounding uses are as follows:

North: A-Agricultural zone, agricultural use
South: Railroad right-of-way, A-Agricultural zone, public use
East: R-1 Single-family Residential zone, undeveloped
West: A-Agricultural zone, agricultural use

The applicant has detailed the proposed use in the attached application. This is a water extraction well to be constructed as a portion of the larger Aquifer Storage and Restoration (ASR) project.

In order to compel an affirmative recommendation, a conditional use may not exceed the impacts of a by-right use in any of the following criteria:

a. Pedestrian and vehicular traffic circulation and safety: As outlined in the application, the proposed use will generate minimal traffic impacts once constructed (at or below 4 ADT), and peak construction traffic should be within a normal range. Site access will be from 26th, a gravel county road, and will not impact traffic on North Baltimore Street. Overall traffic impacts should be at or below what is normal for agricultural districts.

b. Reasonable and economic extension of public utilities and facilities: The proposed action is itself a utility enhancement, and therefore the extension and utilization of public facilities is not applicable.

c. Noise, fumes, dust, or other environmental pollution: The application describes the noise generated from the proposed use, but does not quantify proposed levels. However, as the site is located in an agricultural district, is situated over 700 feet from existing residential structures, and is approximately 240 feet from the rear lot line of potential future residential properties, staff is confident that the noise impacts of the proposed use would not exceed that of other agricultural uses. The application further details any possible chemicals or environmental contaminants anticipated to be utilized on-site, all of which are within normal range for an agricultural operation.

d. The maintenance of logical and efficient development patterns and land use mixtures: The site is utilized for water development activities which is consistent with the future land use plan. The resulting ASR project will positively impact the potential for growth in the city with the provision of water quality enhancements.

e. The maintenance of property values in accordance with established and permitted land uses: the valuation impact of municipal water wells on neighboring property values is not widely studied. Such impacts, if any, are not anticipated to exceed the impacts of neighboring agricultural uses.

City Administrator comments:

Recommend Approval

HASTINGS
UTILITIES

Date: September 22, 2017

Mr. Donald Threewitt
City Planning Director
City of Hastings, Development Services
220 North Hastings Avenue
Hastings, NE 68901

Re: Request Conditional Use Permit for the Construction of Extraction Well 30
Located west of 26th and North Baltimore Avenue within the
North Baltimore Water Treatment Plant located in the
N½ of the NE ¼, Section 2, T-7-N, R-10-W
Hastings Utilities Aquifer Storage and Restoration Project

Dear Mr. Threewitt:

Hastings Utilities is requesting a Conditional Use Permit be approved for the above noted Well 30 to be located west of 26th and North Baltimore at the Hastings Water Treatment Facility. Please find attached a project narrative, project application, and project site plan with building elevation views.

The proposed improvement is a single 25'-0" by 20'-4" Brick/Concrete Block Building to house extraction Well 30. This includes discharge piping, metering, and motor controls. The well will be similar to a municipal well except the water produced by this well will be sent to the Water Treatment Facility for processing and ultimately for injection back into the aquifer.

Well 30 is part of the on-going development of the Hastings Aquifer Storage and Restoration (ASR) Project by Hastings Utilities. This ASR Project is being completed to address the nitrate contamination of our drinking water supply. An ASR project summary is attached for your review. The proposed extraction well is an integral part of this entire project.

Please see attached drawings showing the exterior view of the well house. Also please see attached drawing showing the location of the well within the Water Treatment Plant Facility.

Well 30 is an unmanned facility with remote operations from the Reverse Osmosis Treatment Facility located west of proposed Well 30. During start up, routine maintenance, daily inspections, cleaning and emergency conditions the facility may be manned. The adjacent Reverse Osmosis Treatment Facility will be used to provide sanitary facilities as needed.

The equipment and process is designed to meet or exceed the Recommended Standards for Water Works (10 State Standards), the Nebraska Department Health and Human Services regulations and guidelines established by the American Water Works Association.

The following is a site analysis and operational considerations that may be relevant to the approval of the conditional use permit.

1. **Project Schedule** The construction of the casing and screen for Well 30 is expected to be completed before the end of 2017. Testing of Well 27 is on-going and the results of this test will allow for the completion of the pump design. Construction of the pumps, controls, piping, and well house is not expected to occur until the summer of 2018.

2. **Geological and Site Investigations** With regards to the preparation of the plans and specification a geological investigation was completed by Geotechnical Services Inc. The site has been found to be acceptable for standard foundation construction practice.

   The site will sustain a well pumping capacity of 1800 gpm.

3. **Environmental Site Evaluation** A site Environmental Audit was completed by Geotechnical Services Inc. and found the site not to have any environmental issues less the under lying nitrate contamination for which this project is being considered.

4. **Vehicle Access and Traffic Impacts** The site is accessed via 26th street county roadway. The west end of 26th street is closed as this railroad crossing was moved to the North Baltimore Avenue crossing. The plan is for Hastings Utilities to continue maintaining this portion of 26th street as an access road to the North Baltimore Water Treatment Plant.

   Plans are being considered for the paving of this roadway. Initially the roadway will remain a rock surface until construction is completed and heavy truck traffic is reduced.

   Additional traffic will be realized with the operation of the water treatment equipment. This is estimated at one to two additional pickup trucks or 1-ton trucks accessing the site on a daily basis.

   Chemical supplies are not required except for periodic cleaning and maintenance.

   During the project construction, traffic will increase to allow for delivery of construction materials, labor and construction equipment.

   At times emergencies or unforeseen equipment malfunctions may necessitate work to be done during weekends, night time or holidays. With good maintenance and operation of the equipment this should be kept to a minimum.

5. **Construction Activities** The project specifications require that construction be limited to normal day time hours of 6:00 am to 7:00 pm. It also restricts construction activities to Monday through Saturday. No work will be permitted on Holidays unless it is an emergency. However, during the well drilling the construction will need to be non-stop until the well is secured. This typically takes 24 to 48 hours.

   Architecture The building will be constructed of brick and concrete block. The brick color and style will match Well 26 located at the northeast corner of North Baltimore Avenue and the UPRRR crossing. The following photo is of Well 26. This is also the same brick style and color as found at Well 27, Water Treatment Facility, Well 33 and other wells recently constructed by Hastings Utilities. The building has been designed to fit with the potential residential use of the area.

   Due to past maintenance concerns with asphalt shingles the mansard roof is proposed to be constructed of pre-coated standing seam metal roofing material. Color to match the bronze/dark brown color scheme.

6. **Landscaping** No additional tree or shrub plants at this time is proposed as the building will be located south of the existing tree line bordering the south side of 26th street.

7. **Noise** The well and pumping equipment as noted above is located inside of a brick / concrete block building. Some exterior noise will be heard as it relates to exhaust fan. The noise level of the exhaust fan will be similar to that found at our municipal wells. This well is being fitted with submersible pump(s) which will significantly reduce motor noise.

   The exhaust fan will run intermittently. Currently no houses or other residential structures are located within 700 feet of this site.

8. **Lighting** Some exterior building lighting is provided to allow for night time work. All exterior lighting has been designed to comply with Dark Sky Standards. Security lighting will be kept to a minimum.

9. **Security** As noted above security lighting is being kept to a minimum. Other security measures will be taken to protect the water treatment facilities. This includes door locks, window screens, and alarms if needed.

10. **Storage and Lay down areas** Construction of the well has sufficient space for construction equipment and storage of building materials.

11. **Storm Water Protection** A storm water protection plan will be prepared and enforced. The plan as proposed provides for silt fence to capture runoff from the project site. The project being located at the top of the hill will require encircling most of the site with silt fence. This will be included in the plans and specification for the building construction.

12. **Well Flushing:** To insure the well is clean after performing maintenance the well must be flushed. Water from the flushing activities will be directed away from the well. This flushing water will flow south to the drainage way that feeds into Lake Hastings. This activity may take several hours to preform and may occur several times for each maintenance event.

    During the development of the well an 8 hour pump test will be required.

13. **Chemical Storage and Handling** Chemical usage is not planned for normal operations.

    During cleaning of the well chlorine, acid, and surfactants may be used. Chlorine will be provided by the use of sodium hypochlorite solution. This is similar to chlorine bleach. Chlorine bleach has a chlorine content of 5.5%. The chlorine solution to be used is industrial strength at 12%. Sulfuric acid solution may be used to assist in the removal of calcium precipitation (water hardness). This will be an acid strength similar to muriatic acid used to clean concrete surfaces. Surfactants are soap like products used to clean the screen. The surfactants are food grade mixtures that contain phosphates.

    All wastewater generated by cleaning operations will be disposed in the sanitary sewer.

    The water treatment chemicals will consist of 55 gallon drums of each solution. Total chemical storage for these items is less than 150 gallons (3 drums). The chemicals will be stored and secured within the building when not being used. Spill prevention procedures and equipment will be utilized to prevent and contain any spills. This facility will be included in the Hastings Utilities Spill Prevention and Countermeasure Plan.

Please contact me if you have any questions and to set up a joint meeting with Adams County. I will be available to review this Conditional Use Permit request at your convenience.

Respectfully,

Marty Stange,
Environmental Supervisor

File: mstange/msword/ASR Project 2017/Well 30 Design and Permitting/Well 30 Wellhouse Conditional Use Permit 170822.docx

HASTINGS UTILITIES

Hastings Utilities

Hastings ASR Project Summary

The City of Hastings, NE is currently experiencing an increase in nitrate contamination of its water supply. Nitrate contamination has been found throughout the local aquifer extending as far west as the Platte River. The local groundwater aquifer is recharged from Platte River flows and from infiltration of lands located between the Platte River and the City of Hastings. To provide for a long term reliable supply of potable water for the City of Hastings and its wholesale customers, Hastings Utilities is developing an Aquifer Storage and Restoration Project. This project combines several water management options which include Dual Pumping, Focused Water Treatment, Irrigation Reuse and Management, Aquifer Storage and Restoration, and Blending and Storage.

I. The dual pumping operation will separate nitrate contaminated water within an operating well. This is accomplished by installing two or more pumps in a well and skimming the top water off the aquifer which has the higher levels of nitrates. Currently a triplex pump configuration is being developed to improve recovery efficiency.

   These wells will serve as groundwater containment wells. The operation of the containment well will reduce the movement of nitrates into the existing municipal water supply wells.

II. The water treatment will be limited to the high nitrate waters removed from the containment wells. This limits the amount of treatment required thus significantly reducing capital and operating expenses.

III. Wastewater generated by the water treatment system and high nitrate water captured by the dual / triplex pumping wells will be used for agricultural and park

irrigation. This is being done to beneficially reuse the high nitrate waters in lieu of discharge to the stream. This provides for conservation of our water supply.

IV. Aquifer Storage and Restoration is the process of injecting clean water into the aquifer. The water used for this process will consist of clean water from the containment wells and treated water from the water treatment system. This water is injected into the aquifer up gradient of the municipal water supply wells. This clean water provides for dilution of the existing nitrates found in the capture zone of these wells. This process allows the existing municipal water supply wells to continue functioning thus reducing the need to replace existing infrastructure.

V. If necessary blending of water from the municipal water supply wells will be used to insure the water provided by the municipal water system meets potable standards. Blending will be coupled with above ground water storage and a pump station to meet daily demands of the city.

The estimated cost for water treatment is $75,000,000. The Aquifer Storage and Restoration Project is estimated to cost $46,000,000. A $29,000,000 savings is estimated by using the Aquifer Storage and Restoration project in lieu of conventional water treatment.

Please refer to the attached drawing for the location of the various Aquifer Storage and Restoration components.

HASTINGS
Nebraska

Office Use Only
Building Permit #_____
Received By _____

Individual Lot
Notice of Intent (NOI)
For Coverage under the Federal Clean Water Act

For Construction Activity that is Part of a Larger Common Plan of Development or Sale

Submission of this form supersedes any prior Notice of Intent (NOI) and Stormwater Pollution Prevention Plan (SWPPP) for the lot indicated in the application and fulfills the notification and discharge authorization procedures for individual lots, as required by Hastings Municipal Code, Chapter 42 – Storm Water Management, Construction Site Discharges for Erosion and Sediment Control. The applicant assumes sole responsibility for the building phase of development for this lot.

At the time of application, 2 copies of this form are required:
One copy will be retained by the City of Hastings; One copy will be retained by the Applicant

I. Applicant Information

Name of Applicant: Hastings Utilities/City of Hastings, NE Legal Interest in the Land: Owner
Company Name: Hastings Utilites/ City of Hastings, NE
24-hour Contact Person: Marty Stange Phone: 402-831-1399
Mailing Address: 1228 N Denver Ave
City: Hastings State: NE Zip Code: 68901

Lot Owner (if different from Applicant)

Name: same as above Phone: _____
Mailing Address: _____
City: _____ State: _____ Zip Code: _____

II. Legal Description 02-07-10-619.20-PT N1/2; PTNE1/4 NW1/4 2-7-10

Name of Subdivision: Well Field 2nd Add Lot No.: 1 Block No: 1
Construction Site Address: 1605 W 26th St
City: Hastings State: NE Zip Code: 68901

III. Construction Activity Information

Estimated Start Date	Estimated Completion Date	Estimated Disturbed Acreage
October 1, 2017	December 30, 2018	0.9 AC 200' x 200' est.

IV. Certification

I certify under penalty of law, that I am familiar with and agree to comply with the terms and conditions provided in this Notice of Intent (NOI) and Stormwater Pollution Prevention Plan (SWPPP) and that I am solely responsible for the individual lot covered by this NOI and SWPPP. I understand that the City of Hastings is authorized to inspect the site at reasonable times pursuant to Hastings Municipal Code, Chapter 42.

Signature: _____ **Date:** _____

Individual Lot SWPPP
(Stormwater Pollution Prevention Plan
For Coverage under the Federal Clean Water Act

For Construction Activity that is Part of a Larger Common Plan of Development or Sale

HASTINGS
Nebraska

Initial on each line to indicate that you have read and understand the following:

1. MAS **Select one A, B, C or Own Site Plan,** annotated as needed, in order to fulfill the SWPPP requirements set forth in Hastings Municipal Code, Chapter 42.

☐ **Site Plan A**
☐ **Site Plan B**
☐ **Site Plan C**
☒ **Own Site Plan** (provide with permit application)

2. MAS All BMPs will be constructed, installed, and maintained according to the minimum standards and specifications set forth in the NPDES States General Permit, or otherwise approved by the City Engineer, and will be in place and in working order prior to any construction activity.

3. MAS BMPs will be installed, operated and maintained to protect lakes, rivers, streams, ponds, and wetlands from sedimentation and a spill prevention plan will be followed for any spills or illicit discharges that may leave the site.

4. MAS Proposed BMPs are shown on the attached Site Plan. The construction details, application schedule, procedures, operations, and maintenance of the proposed BMPs are in conformance with the NPDES States General Permit.

5. MAS If applicable, any features of the site that are vulnerable to erosion, as well as BMPs implemented for these features are shown on the attached Site Plan.

6. MAS All BMPs will be inspected by qualified personnel at least once every fourteen calendar days during active construction and within twenty-four hours after any storm event greater than 0.5 inches during a 24-hour period. Any necessary repairs or clean-up to maintain the effectiveness of the BMPs shall be made prior to the next storm event whenever practicable. If implementation before the next storm event is impracticable, the situation will be documented in the Site Plan and alternative BMPs will be implemented as soon as possible.

7. MAS Sediment deposited into or upon any street, alley, sidewalk, public way, storm drainage system, or public ground will be removed within 48 hrs. A contingency plan will be implemented for unforeseen erosion or sediment problems, including emergency situations caused by storms.

8. MAS Following any construction activity, final or temporary stabilization shall be completed as soon as practicable, but in no case more than fourteen days, to the surface of all perimeter controls, topsoil stockpiles, and any other disturbed or graded areas on the project site which are not being used for material storage, or on which actual construction activity is not being performed.

9. MAS Either the lot will be stabilized by the builder at the end of construction, or the homeowner will be informed of the need for final stabilization.

10. MAS This form will either be posted at the construction site or made available upon request within a reasonable time.

DATE / /

FILE NO.

PROJECT APPLICATION

HASTINGS
DEVELOPMENT SERVICES

City of Hastings – Development Services
220 N. Hastings Avenue, Hastings, NE 68901
Phone: (402) 461-2302; Fax: (402)461-2304
www.cityofhastings.org

Please check the appropriate box below to indicate the type of application you are requesting. Contact Development Services for minimum requirements. Incomplete applications will not be processed. All applications must be completed by applicant prior to submission with all of the requested support materials by the last Monday of each month or they will be held until the next deadline to be processed.

- ☐ Preliminary Plat
- ☐ Final Plat
- ☐ Short Plat
- ☐ Administrative Plat
- ☐ Code Amendment
- ☐ Zoning Change
- ☐ Vacation (Plat / ROW / Easements)
- ☒ Conditional Use Permit / Amendment
- ☐ Planned District / Amendment
- ☐ Comprehensive Plan / Amendment
- ☐ Annexation Petition / Addition to the City

PROJECT INFORMATION

Project Name: Hastings Utilities Extraction Well 30

Project Address: Approx 1/8 mile west of 26th & N Baltimore Ave Within City Limit ☒ Yes ☐ No

Existing Zoning: Institutional Proposed Zoning / Use:

Existing Comprehensive Plan Designation: Water Treatment Plant Gross Area:

Legal Description: 02-07-10-619.20-PT N1/2 NE1/4; PT NE1/4 NW1/4 2-7-10 Known as Well Field 2nd ADD Denver TWP Number of Lots: 1

APPLICANT INFORMATION

Applicant: Hastings Utilities/ City of Hastings, NE Company:

Address: 1228 N Denver Ave Tel: 402-463-1371 Fax: 402-462-3666

City: Hastings State: NE Zip: 68901 Email: mstange@hastingsutilities.com

Property Owner: Hastings Utilities/ City of Hastings, NE Company:

Address: 1228 N Denver Ave Tel: 402-463-1371 Fax: 402-462-3666

City: Hastings State: NE Zip: 68901 Email: mstange@hastingsutilities.com

Key Contact: Marty Stange Company:

Address: 1228 N Denver Ave Tel: 402-462-3651 Fax: 402-462-3666

City: Hastings State: NE Zip: 68901 Email: mstange@hastingsutilities.com

I hereby acknowledge that all information provided with this application is true to the best of my knowledge.

Property Owner Signature — 9/22/2017 Date — Applicant Signature — 9/22/2017 Date

DEPARTMENTAL USE ONLY

Fees: Receipt No.

Accepted by Staff: Case No.

Signature

Revised 4/10/13

Adams County Nebraska

500 W 4th, Hastings, NE

Home

General Information

News

FAQ

Searches

- Property Identification #
- Owner Name
- Street Address
- Advanced Search

Property Data

- **Detail Sheet**
- Datasheet

Other

- Neighborhoods
- Transfer search
- Adams County Website
- Nebraska Taxes Online
- GIS Mapping
- City of Hastings
- Hastings Utilities
- NE Dept of Revenue
- T.E.R.C.
- Valuation Protest Form
- Personal Property
- Sales Review Questions

Property Detail Sheet (R16042)

GIS Map Datasheet

View Images

Owner Information

Owner Name:	HASTINGS UTILITIES
Owner Address:	% MARVIN H SCHULTES 1228 N DENVER AVE HASTINGS,NE 68901
Property Address:	

Parcel Information

Legal Description:	02-07-10-619.20-PT N1/2 NE1/4; PT NE1/4 NW1/4 2-7-10 KNOWN AS WELL FIELD 2ND ADD DENVER TWP
Property ID:	010016025
Exemption Codes:	Exempt (Permissive Exemption not otherwise classified)
Primary Class:	9000(9000 Exempt State & Governmental)
Primary Use:	11(11 Exempt)
Zoning:	05(05 Agricultural)
Neighborhood:	4000(4000 - ALL AG LAND)
Year Built:	N/A
No of Buildings:	N/A
Total Living Area:	N/A

Sales History

Book	Page	Sale Date

Values Breakdown

	2017 Actual Value
Total Ag Appraised:	$78,665

Tax Information

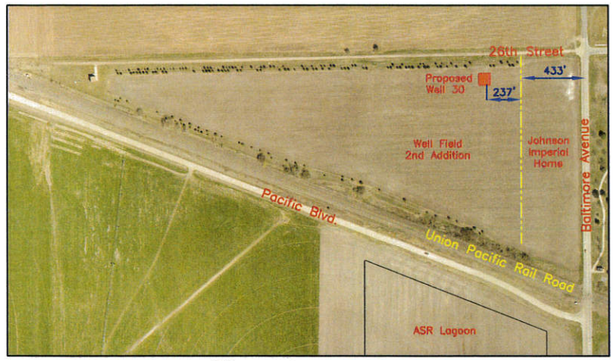
	2016 Actual Value
Consolidated Rate:	1.166715
Total Taxes Due:	$0

The tax information contained herein is the most current information available and is the amount of tax due for the assessment year indicated. To verify payment of tax, please contact the county treasurer's office.

Tax Entities

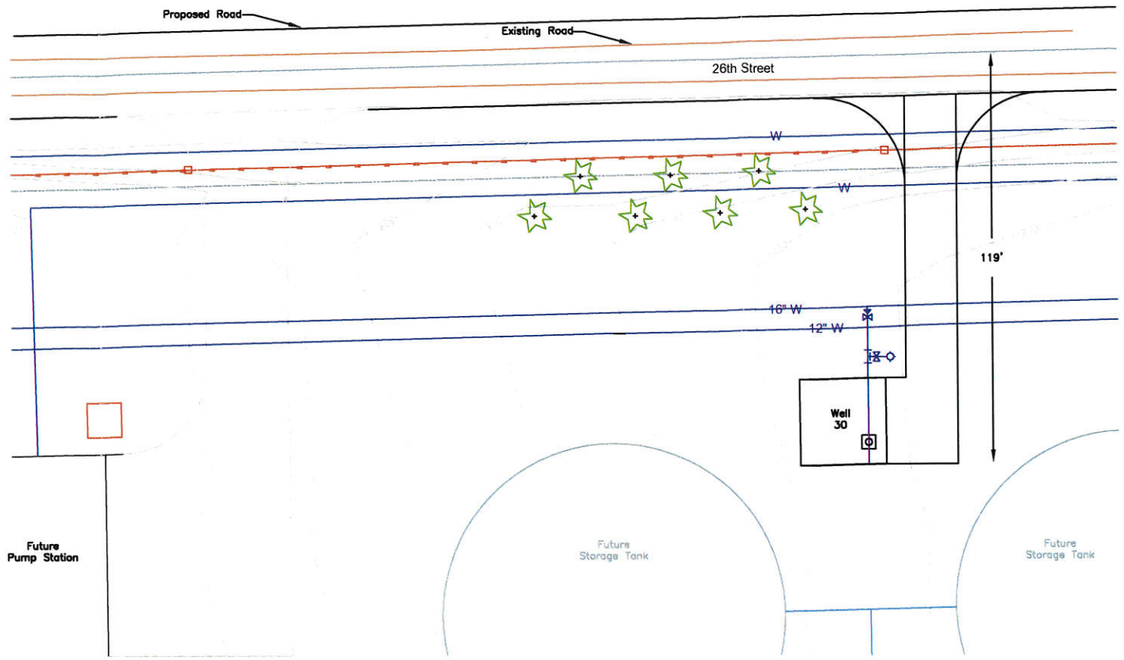
Tax District: **122-ES9 NR2 SD90 HFD DENVER 01-090**

Code	Description
0100	COUNTY
2000	COUNTY LIBRARY
6109	ADAMS CENTRAL 90 (01-0090)
6209	ADAMS CENTRAL BOND
6901	ESU 9
7100	CCC GENERAL
7302	NRD 2 LITTLE BLUE
7703	HASTINGS RFD
8807	DENVER TOWNSHIP
9200	AG SOCIETY



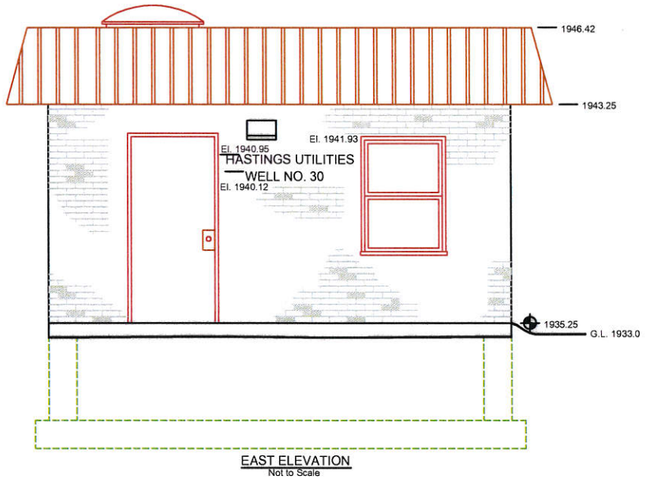
North

Aerial Site Plan
Not to Scale

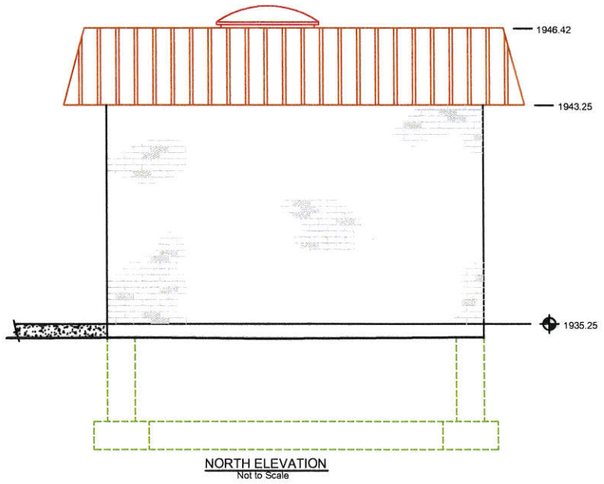


North

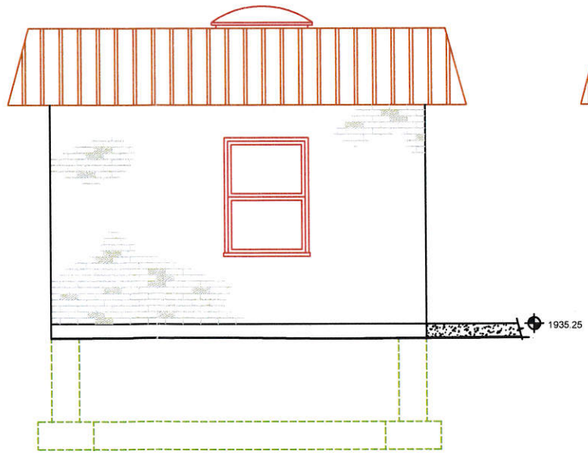
Site Plan
Scale: 1"=20'-0"



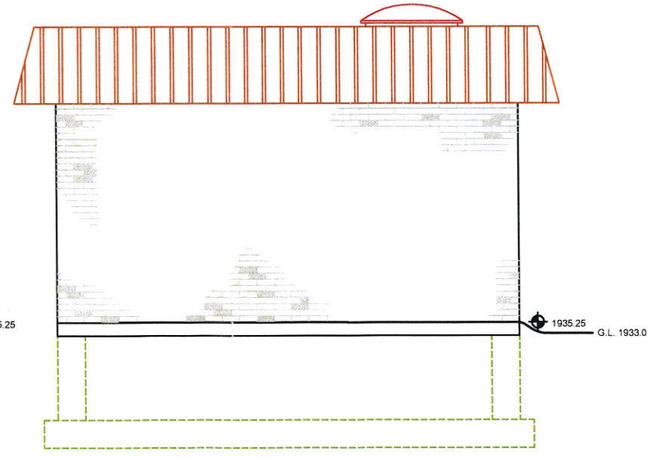
EAST ELEVATION
Not to Scale



NORTH ELEVATION
Not to Scale



SOUTH ELEVATION
Not to Scale



WEST ELEVATION
Not to Scale

CALL BEFORE YOU DIG
DIGGERS HOTLINE OF NEBRASKA
811 Call
1-800-331-5666

HASTINGS UTILITIES
Hastings, Nebraska

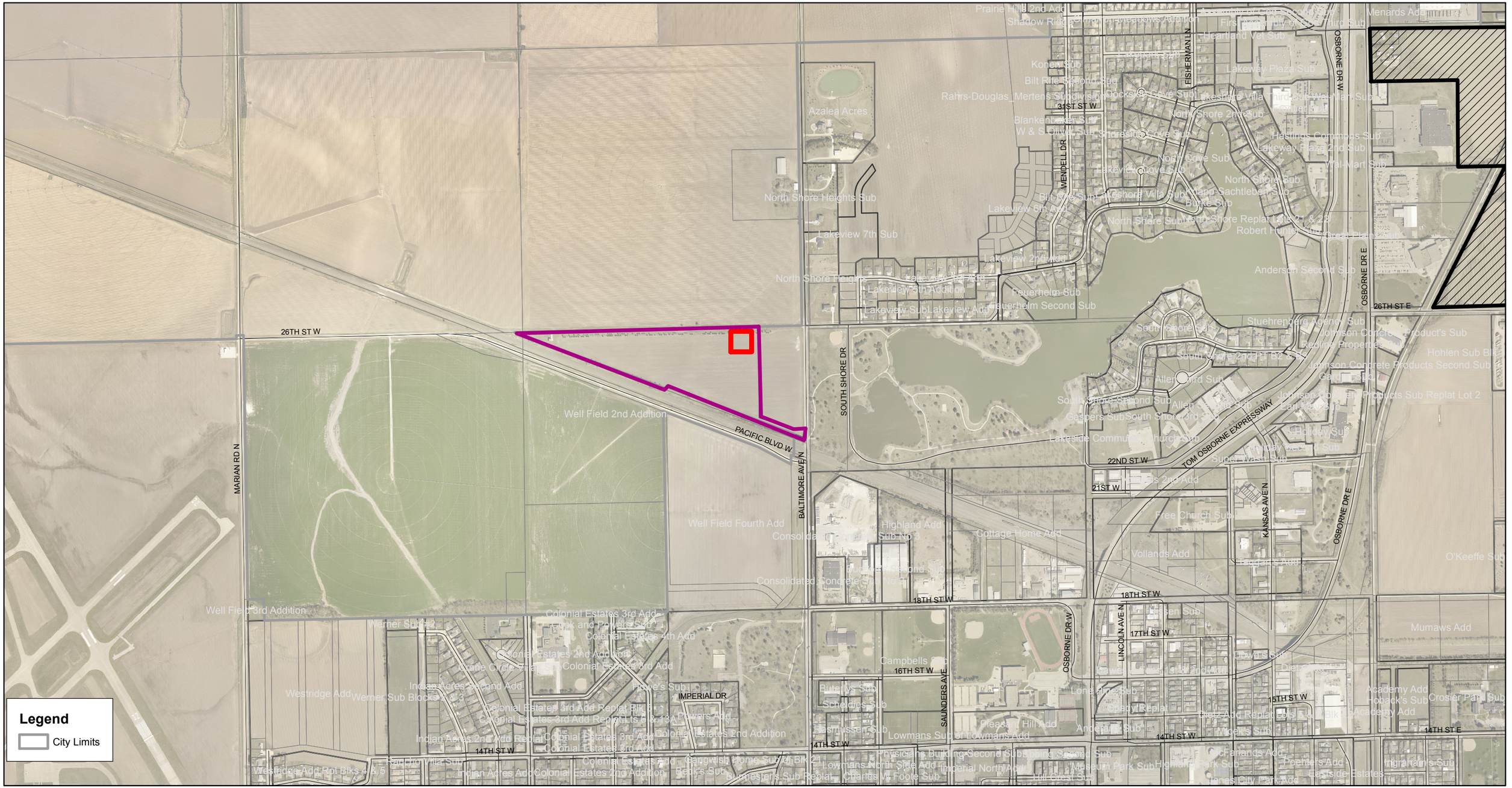
No. 30 Wellhouse
Conditional Use Plan

No.	Revision	By	Date	Chd	App
	Update	JES	8/31/17		

\\Conf\Water\W\W-101-200\W-107-wu.dwg

Dsn	M. Stange	Sup't	M. Hemberger	Chd	No.
Drwn	S. Struss	W.O.No.	WA-	Chd	W-107
Date	3-30-98	Rat'mt No.		App	

Sheet 5 of 6


Legend
City Limits
26TH ST W
PACIFIC BLVD W
MARIAN RD N
SOUTH SHORE DR
BALTIMORE AVE N
WENDELL DR
FISHERMAN LN
OSBORNE DR W
OSBORNE DR E
TOM OSBORNE EXPRESSWAY
22ND ST W
21ST W
31ST ST W
18TH ST W
17TH ST W
16TH ST W
15TH ST W
14TH ST W
26TH ST E
14TH ST E
IMPERIAL DR
SAUNDERS AVE
LINCOLN AVE N
KANSAS AVE N
Well Field 2nd Addition
Well Field 3rd Addition
Well Field Fourth Add
Azalea Acres
North Shore Heights Sub
Lakeview 7th Sub
Lakeview 5th Addition
Lakeview Sub
Lakeview Add
Lakeview 2nd Add
Lakeview 5th Add
Lakeview Cove Sub
Lakeview Villa Sub
Bilt Rite Second Sub
Bilt Rite Sub
Blankenbeker Sub
W & S Olivet Sub
Rahrs-Douglas_Mertens Sub
Rocky Cove Sub
North Shore 2nd Sub
North Shore Sub
North Shore Replat Lots 21 & 22
Bilt Rite Sub
Burke Sub
Happ-Sachtleben Sub
Robert Hunt's
Anderson Second Sub
Feuerhelm Sub
Feuerhelm Second Sub
Stuehrenberg Agency Sub
Johnson Concrete Products Sub
Johnson Concrete Products Second Sub
Hohlen Sub Blk
Allen Third Sub
Allen Second Sub
Allen Sub
Gaspers Sub
South Shore 2nd Sub
South Shore Second Sub
Lakeside Community Church Sub
Holiday Sub
Free Church Sub
Vollands Add
Cottage Home Add
Highland Add
Consolidated Concrete Sub No 3
Consolidated Concrete Sub No 2
Hastings Commons Sub
Lakeway Plaza 2nd Sub
Lakeway Plaza Sub
Wal-Mart Sub
Menards Add
Mumaws Add
O'Keeffe Sub
Academy Add
Academy Add
Crosier Park Sub
Eastside Estates
Ingraham's Sub
Poehler's Add
Charlands Add
Highland Park Sub
Museum Park Sub
Jones City Park Add
Wicks Sub
Davies Sub
Campbells Add
Butler's Sub
Schades Sub
Rasmussen Sub
Lowmans Sub of Lowmans Add
Lowmans North Side Add
Pleasant Hill Add
Imperial North Add
Physicians Building-Second Sub
Building Second Sub
Hill Street Sub
Charles W. Foote Sub
Burmester's Sub Replat
Beck's Sub
Gangwish Home Sub
Colonial Estates 4th Add
Colonial Estates 3rd Add
Colonial Estates 3rd Add Replat Blk 6
Colonial Estates 3rd Add Replat Lts 6 & 13A
Colonial Estates 2nd Addition
Colonial Estates Add
Colonial Estates 2nd Addition
Crane Circle Estates
Indian Acres 2nd Add
Indian Acres 2nd Add Replat
Indian Acres Add
Werner Sub #2
Werner Sub Blocks 2 & 3
Westridge Add
Westridge Add Rpt Blks 4 & 5
Rainbow Villa Sub
Howe's Sub
Flowers Add
Tower Add
Tower Add
Tower

RESOLUTION NO. 2017-41

WHEREAS, the City of Hastings' Utility Department has requested a Conditional Use Permit to locate an extraction water well and well house, to be known as Well 30 located within a portion of Well Field Second Addition to the City of Hastings, Adams County, Nebraska, on property described as:

> 119 feet South of 26th Street and 670 feet West of North Baltimore Avenue within Well Field Second Addition, located in the Northeast Quarter of Section 2, Township 7 North, Range 10 West of the 6th P.M., to the City of Hastings, Adams County, Nebraska, containing 25.40 acres more or less; and

WHEREAS, in the Hastings City Zoning Ordinance, Chapter 34, a Conditional Use Permit is required for this use in a "A–Agriculture" Zoning District; and

WHEREAS, the property legally described above is currently zoned "A–Agriculture"; and

WHEREAS, the Hastings City Planning Commission conducted a review of the request for a Conditional Use Permit and held a public hearing to solicit testimony from the community regarding said request; and

WHEREAS, the Planning Commission concluded that the requested Conditional Use Permit meets the requirements of Chapter 34 and is consistent with the goals, policies, and objectives of the Comprehensive Development Plan of the City; and

WHEREAS, the Planning Commission took action on October 16, 2017, to recommend approval of the conditional use permit to the Hastings City Council with conditions attached.

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

> **BE IT RESOLVED** by the Mayor and City Council of the City of Hastings, Nebraska, does hereby approve a Conditional Use Permit for an extraction water well, to be known as Well 30, located 119 feet South of 26th Street and 670 feet West of North Baltimore Avenue within Well Field Second Addition, located in the Northeast Quarter of Section 2, Township 7 North, Range 10 West of the 6th P.M., to the City of Hastings, Adams County, Nebraska, containing 25.40 acres more or less.

PASSED AND APPROVED this _____ day of _____, 2017.

_____
Mayor

ATTEST:

_____
City Clerk

(S E A L)

Approved as to form: _____
City Attorney

Department: Development Services
Staff Contact:
Council Meeting Date: 11/13/2017

AGENDA ITEM SUMMARY SHEET

Description of Item:

Public hearing at the request of the City of Hastings Utilities Department for Resolution No. 2017-042, a Conditional Use Permit for Well 36, generally located at the Southwest corner of 12th Street and North Baltimore, within Tax Lot 12 of the Northeast Quarter (NE4) of the Northeast Quarter (NE4) of Section 11, Township 7 North, Range 10 West of the 6th P.M. containing 0.226 acres more or less.

Names of People/Business affected by this action:

The applicant-Hastings Utilities, the people of Hastings, and the City.

Why Council action is required:

In section 34-202 of Hastings City Code, "Structures and uses required to serve governmental...and other needs of such areas are permitted within such districts or are permissible as conditional uses subject to restrictions intended to preserve and protect their single-family residential character."

The Planning Commission shall hold a public hearing to review applications for conditional uses to assure that the proposed development will integrate compatibility with existing land uses and with permitted uses that may be established. No conditional use may be approved which will have a permanent negative impact substantially greater than anticipated from development permitted without a conditional use. The Planning Commission recommendation shall be forwarded to City Council, which will have final authority in the matter.

Type of action requested:

Resolution

Suggested motion:

Motion to recommend approval of Resolution No. 2017-042, a Conditional Use Permit for Municipal Well 36 located in Tax Lot 12 of the Northeast Quarter (NE4) of the Northeast Quarter (NE4) of Section 11, Township 7 North, Range 10 West of the 6th P.M.

Deadlines associated with action:

Department head comments:

The future land use designation for this parcel is "Suburban Residential," and it is zoned "R-1 Single-family Residential." At the October 16, 2017 regular meeting of the Planning Commission, Commissioners voted 5-0 in favor of a recommendation to approve Resolution 2017-042.

Surrounding uses are as follows:

North: R-1 Single-family Residential zone, residential use
South: R-1 Single-family Residential zone, residential use
East: R-1 Single-family Residential zone, residential use
West: R-1 Single-family Residential zone, residential use

The applicant has detailed the proposed Public Utility Sub-station use in the attached application. This is a water well to be constructed to enhance municipal water delivery to the area, and is located within the City of Hastings Wellhead Protection Area.

In order to compel an affirmative recommendation, a conditional use may not exceed the impacts of a by-right use in any of the following criteria:

a. Pedestrian and vehicular traffic circulation and safety: As outlined in the application, the proposed use will generate minimal traffic impacts once constructed (at or below 4 ADT), and peak construction traffic should be within a normal range. Planned roadway encroachments and associated mitigation measures during construction are discussed in the application. Site access will be from the adjacent alley and will not impact traffic on 12th Street or North Baltimore Street. Overall traffic impacts should be at or below what is normal for residential districts.

b. Reasonable and economic extension of public utilities and facilities: The proposed action is itself a utility enhancement, and therefore the extension and utilization of public facilities is not applicable.

c. Noise, fumes, dust, or other environmental pollution: The application describes the noise generated from a proposed exhaust fan, but does not quantify proposed levels. However, as the site is located in a residential district, staff believes that the noise impacts of the proposed use would not exceed that of other residential uses. The application further details any possible chemicals or environmental contaminants anticipated to be utilized on-site, all of which are within normal range for this use.

d. The maintenance of logical and efficient development patterns and land use mixtures: The site is a narrow lot adjacent to a collector street, and residential development is unlikely. The future land use plan calls for residential, but does not designate areas for necessary municipal service delivery in residential districts, such as the proposed use.

e. The maintenance of property values in accordance with established and permitted land uses: the

valuation impact of municipal water wells on neighboring property values is not widely studied. Such impacts, if any, are not anticipated to exceed the impacts of neighboring residential uses.

City Administrator comments:

Recommend approval.

HASTINGS
UTILITIES

Date: September 22, 2017

Mr. Donald Threewitt
City Planning Director
City of Hastings, Development Services
220 North Hastings Avenue
Hastings, NE 68901

Re: Request Conditional Use Permit for the Construction of Hastings Utilities Municipal Well 36 located in the southwest corner of 12th and North Baltimore Avenue

Dear Mr. Threewitt:

Hastings Utilities is requesting a Conditional Use Permit be approved for the above noted Municipal Well 36.

This well is proposed to be located near the southwest corner of 12th and North Baltimore Avenue. The well will be located on the existing City of Hastings property. Please find attached a project narrative, project application, and project site plan with building elevation views.

The proposed improvement is a single 21'-8" by 13'-8" Brick/Concrete Block Building to house Municipal Well 36. This includes discharge piping, metering, and motor controls. The well will be similar to other municipal wells recently constructed by Hastings Utilities. To provide electrical service to this well a pad mounted transformer and switch will be installed south easterly of the well house. See attached drawings for size and location.

The construction of Well 36 is essential as it replaces water pumping capacity lost due to nitrates as found in our aquifer. The proposed location of Well 36 is strategic with regards to the development of the Hastings Aquifer Storage and Restoration (ASR) Project. Well 36 will be located downstream of the potable water injected into the aquifer.

Please see attached drawings showing the exterior view of the well house. Also please see attached drawing showing the location of the well as it will be located on the lot.

Municipal Well 36 like the other municipal wells is an unmanned facility with remote operations from the North Denver Station. During startup, routine maintenance, daily inspections, cleaning and emergency conditions the facility may be manned. No specific sanitary facilities are needed for this facility.

The equipment and process is designed to meet or exceed the Recommended Standards for Water Works (10 State Standards), the Nebraska Department Health and Human Services regulations and guidelines established by the American Water Works Association.

The following is a site analysis and operational considerations that may be relevant to the approval of the conditional use permit.

1. **Project Schedule** The construction of Municipal Well 36 is expected to begin this fall and be completed by mid-year 2018. The well is planned to be operational in conjunction with the startup of the ASR Water Treatment Facilities.

2. **Geological and Site Investigations** With regards to the preparation of the plans and specification a bore hole was completed to evaluate the geological conditions to develop a well. The site will sustain a well pumping capacity of 1500 gpm.

   The site has been found to be acceptable for standard foundation construction practice.

3. **Environmental Site Evaluation** A site Environmental Audit has not been completed as the site is already owned by the City of Hastings.

4. **Traffic Impacts** The site will be accessed via 12th Street. It is expected that normal operational checks of the well will be via the alley located along the west side of the lot. This access is preferred as it postpones the construction of a driveway on 12th Street until construction can be coordinated with future 12th Street improvements.

   During the project construction traffic will increase to allow for delivery of construction materials, labor and construction equipment. During the actual drilling of the well a portion of 12th will need to be blocked off. It is not expected to have traffic diverted. A traffic barricade plan will be developed in conjunction with the street department.

   At times; emergencies or unforeseen equipment malfunctions may necessitate work to be done during weekends, night time or holidays. With good maintenance and operation of the equipment this should be kept to a minimum.

5. **Construction Activities** The project specification requires that construction be limited to normal day time hours of 6:00 am to 7:00 pm. It also restricts construction activities to Monday through Saturday. No work will be permitted on Holidays unless it is an emergency. However, during the well drilling the construction will need to be non-stop until the well is secured. This typically takes 24 to 48 hours.

Architecture The building will be constructed of brick and concrete block. The brick color and style will match Well 26 located at the northeast corner of North Baltimore Avenue and the UPRRR crossing. The following photo is of Well 26. This is also the same brick style and color as found at Well 27, Water Treatment Facility, Well 33 and other wells recently constructed by Hastings Utilities. The building has been designed to fit with the residential use of the area.

Due to past maintenance concerns with asphalt shingles the mansard roof is proposed to be constructed of pre-coated standing seam metal roofing material. Color to match the bronze/dark brown color scheme.

6. **Landscaping** No additional tree or shrub plants are proposed as the building is being located on a narrow lot. Traffic site distance for the intersection would best be served limiting trees and other plantings to the south of the well house.

7. **Noise** The well and pumping equipment as noted above is located inside of a brick / concrete block building. Some exterior noise will be heard as it relates to exhaust fan. The noise level of the exhaust fan will be similar to that found at other municipal wells. The exhaust fan will run intermittently. This well is being fitted with a submersible pump which significantly reduces motor noise.

   The nearest occupied house is located to the southeast of the proposed well location

8. **Lighting** Some exterior building lighting is provided to allow for night time work. All exterior lighting has been designed to comply with Dark Sky Standards. Specific security lighting is not planned as 12th Street has sufficient lighting.

9. **Security** Other security measures will be taken to protect the well. This includes door locks and protective screens on the windows.

10. **Storage and Lay down areas** Construction of the well has sufficient space for construction equipment and storage of building materials. Please note during the actual drilling a portion of 12th Street will need to be closed.

11. **Storm Water Protection** A storm water protection plan will be prepared and enforced. The plan as proposed provides for silt fence to capture runoff from the project site. The project being located at the high point of the lot it will require encircling most of the site with silt fence. This will be included in the plans and specification for the building construction.

12. **Well Flushing:** To insure the well is clean after performing maintenance the well must be flushed. Water from the flushing activities will be directed to the storm sewer system. This activity may take several hours to preform and may occur several times for each maintenance event.

    During the development of the well an 8 hour pump test will be required. Traffic may need to be diverted during this test due to the volume of water discharged.

13. **Chemical Storage and Handling** Chemicals usage is not planned for normal operations.

    During cleaning of the well chlorine, acid, and surfactants may be used. Chlorine will be provided by the use of sodium hypochlorite solution. This is similar to chlorine bleach. Chlorine bleach has a chlorine content of 5.5%. The chlorine solution to be used is industrial strength at 12%. Sulfuric acid solution may be used to assist in the removal of calcium precipitation (water hardness). This will be an acid strength similar to muriatic acid used to clean concrete surfaces. Surfactants are soap like products used to clean the screen. The surfactants are food grade mixtures that contain phosphates.

    All wastewater generated by the cleaning operations will be disposed in the sanitary sewer.

    The water treatment chemicals will consist of 55 gallon drums of each solution.

    Total chemical storage for these items is less than 150 gallons (3 drums). The chemicals will be stored and secured within the building when not being used. Spill prevention procedures and equipment will be utilized to prevent and contain any spills. This facility will be included in the Hastings Utilities Spill Prevention and Countermeasure Plan.

Please contact me if you have any questions. I will be available to review this Conditional Use Permit request at your convenience.

Respectfully,

Marty Stange,
Environmental Supervisor

File: mstange/msword/ASR Project 2017/Well 36 Design and Permitting/Well 36 Wellhouse Conditional Use Permit 170823.docx

HASTINGS
Nebraska

Office Use Only
Building Permit #_____
Received By _____

Individual Lot
Notice of Intent (NOI)
For Coverage under the Federal Clean Water Act

For Construction Activity that is Part of a Larger Common Plan of Development or Sale

Submission of this form supersedes any prior Notice of Intent (NOI) and Stormwater Pollution Prevention Plan (SWPPP) for the lot indicated in the application and fulfills the notification and discharge authorization procedures for individual lots, as required by Hastings Municipal Code, Chapter 42 – Storm Water Management, Construction Site Discharges for Erosion and Sediment Control. The applicant assumes sole responsibility for the building phase of development for this lot.

At the time of application, 2 copies of this form are required:
One copy will be retained by the City of Hastings; One copy will be retained by the Applicant

I. Applicant Information

Name of Applicant: Hastings Utilities/City of Hastings, NE Legal Interest in the Land: Owner
Company Name: Hastings Utilites/ City of Hastings, NE
24-hour Contact Person: Marty Stange Phone: 402-462-3651
Mailing Address: 1228 N Denver Ave
City: Hastings State: NE Zip Code: 68901

Lot Owner (if different from Applicant)

Name: same as above Phone: _____
Mailing Address: _____
City: _____ State: _____ Zip Code: _____

II. Legal Description 11-07-10-1390.00-PT NE1/4 NE 1/4 Tax Lot 12
Name of Subdivision: City Extension Sec 11-7-10 Lot No.: ____ Block No: ____
Construction Site Address: To be assigned
City: Hastings State: NE Zip Code: 68901

III. Construction Activity Information

Estimated Start Date	Estimated Completion Date	Estimated Disturbed Acreage
October 1, 2017	October 1, 2018	

IV. Certification

I certify under penalty of law, that I am familiar with and agree to comply with the terms and conditions provided in this Notice of Intent (NOI) and Stormwater Pollution Prevention Plan (SWPPP) and that I am solely responsible for the individual lot covered by this NOI and SWPPP. I understand that the City of Hastings is authorized to inspect the site at reasonable times pursuant to Hastings Municipal Code, Chapter 42.

Signature: _____ **Date:** _____

Individual Lot SWPPP
(Stormwater Pollution Prevention Plan
For Coverage under the Federal Clean Water Act

For Construction Activity that is Part of a Larger Common Plan of Development or Sale

HASTINGS
Nebraska

Initial on each line to indicate that you have read and understand the following:

1. MAS **Select one A, B, C or Own Site Plan,** annotated as needed, in order to fulfill the SWPPP requirements set forth in Hastings Municipal Code, Chapter 42.

☐ **Site Plan A**
☐ **Site Plan B**
☐ **Site Plan C**
☒ **Own Site Plan** (provide with permit application)

2. MAS All BMPs will be constructed, installed, and maintained according to the minimum standards and specifications set forth in the NPDES States General Permit, or otherwise approved by the City Engineer, and will be in place and in working order prior to any construction activity.

3. MAS BMPs will be installed, operated and maintained to protect lakes, rivers, streams, ponds, and wetlands from sedimentation and a spill prevention plan will be followed for any spills or illicit discharges that may leave the site.

4. MAS Proposed BMPs are shown on the attached Site Plan. The construction details, application schedule, procedures, operations, and maintenance of the proposed BMPs are in conformance with the NPDES States General Permit.

5. MAS If applicable, any features of the site that are vulnerable to erosion, as well as BMPs implemented for these features are shown on the attached Site Plan.

6. MAS All BMPs will be inspected by qualified personnel at least once every fourteen calendar days during active construction and within twenty-four hours after any storm event greater than 0.5 inches during a 24-hour period. Any necessary repairs or clean-up to maintain the effectiveness of the BMPs shall be made prior to the next storm event whenever practicable. If implementation before the next storm event is impracticable, the situation will be documented in the Site Plan and alternative BMPs will be implemented as soon as possible.

7. MAS Sediment deposited into or upon any street, alley, sidewalk, public way, storm drainage system, or public ground will be removed within 48 hrs. A contingency plan will be implemented for unforeseen erosion or sediment problems, including emergency situations caused by storms.

8. MAS Following any construction activity, final or temporary stabilization shall be completed as soon as practicable, but in no case more than fourteen days, to the surface of all perimeter controls, topsoil stockpiles, and any other disturbed or graded areas on the project site which are not being used for material storage, or on which actual construction activity is not being performed.

9. MAS Either the lot will be stabilized by the builder at the end of construction, or the homeowner will be informed of the need for final stabilization.

10. MAS This form will either be posted at the construction site or made available upon request within a reasonable time.

DATE / /

FILE NO.

HASTINGS
DEVELOPMENT SERVICES

PROJECT APPLICATION

City of Hastings – Development Services
220 N. Hastings Avenue, Hastings, NE 68901
Phone: (402) 461-2302; Fax: (402)461-2304
www.cityofhastings.org

Please check the appropriate box below to indicate the type of application you are requesting. Contact Development Services for minimum requirements. Incomplete applications will not be processed. All applications must be completed by applicant prior to submission with all of the requested support materials by the last Monday of each month or they will be held until the next deadline to be processed.

- ☐ Preliminary Plat
- ☐ Final Plat
- ☐ Short Plat
- ☐ Administrative Plat
- ☐ Code Amendment
- ☐ Zoning Change
- ☐ Vacation (Plat / ROW / Easements)
- ☒ Conditional Use Permit / Amendment
- ☐ Planned District / Amendment
- ☐ Comprehensive Plan / Amendment
- ☐ Annexation Petition / Addition to the City

PROJECT INFORMATION

Project Name: Hastings Utilities Municipal Well 36

Project Address: 12th & N Baltimore Ave Within City Limit ☒ Yes ☐ No

Existing Zoning: Residential R-1 Proposed Zoning / Use:

Existing Comprehensive Plan Designation: Residential Gross Area:

Legal Description: 11-07-10-1390.00-PT NE1/4 NE1/4 Tax Lot 12 City Extension SEC 11-7-10 Number of Lots: 1

APPLICANT INFORMATION

Applicant: Hastings Utilities/ City of Hastings, NE Company:

Address: 1228 N Denver Ave Tel: 402-463-1371 Fax: 402-462-3666

City: Hastings State: NE Zip: 68901 Email: mstange@hastingsutilities.com

Property Owner: Hastings Utilities/ City of Hastings, NE Company:

Address: 1228 N Denver Ave Tel: 402-463-1371 Fax: 402-462-3666

City: Hastings State: NE Zip: 68901 Email: mstange@hastingsutilities.com

Key Contact: Marty Stange Company:

Address: 1228 N Denver Ave Tel: 402-462-3651 Fax: 402-462-3666

City: Hastings State: NE Zip: 68901 Email: mstange@hastingsutilities.com

I hereby acknowledge that all information provided with this application is true to the best of my knowledge.

Property Owner Signature — Date: 9/22/2017

Applicant Signature — Date: 9/22/2017

DEPARTMENTAL USE ONLY

Fees: Receipt No.

Accepted by Staff: Case No.

Signature

Revised 4/10/13

Adams County Nebraska

500 W 4th, Hastings, NE

Home

General Information

News

FAQ

Searches

- Property Identification #
- Owner Name
- Street Address
- Advanced Search

Property Data

- **Detail Sheet**
- Datasheet

Other

- Neighborhoods
- Transfer search
- Adams County Website
- Nebraska Taxes Online
- GIS Mapping
- City of Hastings
- Hastings Utilities
- NE Dept of Revenue
- T.E.R.C.
- Valuation Protest Form
- Personal Property
- Sales Review Questions

Property Detail Sheet (R17017)

GIS Map

Datasheet

View Images

Owner Information

Owner Name:	**CITY OF HASTINGS**
Owner Address:	**220 N HASTINGS AVE** **HASTINGS,NE 68901**
Property Address:	

Parcel Information

Legal Description:	**11-07-10-1390.00-PT NE1/4 NE1/4 TAX LOT 12 CITY EXTENSIONS SEC 11-7-10**
Property ID:	**010017000**
Exemption Codes:	**Exempt (Permissive Exemption not otherwise classified)**
Primary Class:	**9000(9000 Exempt State & Governmental)**
Primary Use:	**11(11 Exempt)**
Zoning:	**01(01 Single Family)**
Neighborhood:	**9006(9006 EXEMPT-NO APPLICATION REQUIRED)**
Year Built:	**N/A**
No of Buildings:	**N/A**
Total Living Area:	**N/A**

Sales History

Book	Page	Sale Date

Values Breakdown

	2017 Actual Value
Total Non-Ag Appraised:	**$0**
Total Ag Appraised:	**$0**

Tax Information

	2016 Actual Value
Consolidated Rate:	**2.234294**
Total Taxes Due:	**$0**

The tax information contained herein is the most current information available and is the amount of tax due for the assessment year indicated. To verify payment of tax, please contact the county treasurer's office.

Tax Entities

Tax District: **284-ES9 NR2 SD18 CRA HASTINGS 01-018**

Code	Description
0100	COUNTY
6118	HASTINGS 18 (01-0018)
6218	HASTINGS 18 (01-0018)BOND FUND
6901	ESU 9
7100	CCC GENERAL
7302	NRD 2 LITTLE BLUE
8601	HASTINGS
8611	HASTINGS C.R.A.
9200	AG SOCIETY

General Legend

- Gas Main
- Gas Service
- Water Main
- Water Service
- Sanitary Sewer Main
- Sanitary Sewer Service
- Underground Telephone Cable
- Underground Telephone Service
- Underground Electrical Cable
- Underground Electrical Service
- Overhead Electrical Cable
- Overhead Electrical Service
- Underground Cable TV
- Underground Cable TV Service
- Existing Storm Sewer

- Existing Reducer
- New Reducer
- Existing Valve
- New Valve
- Stop Box
- Existing Fire Hydrant
- New Fire Hydrant
- Meter Pit
- Existing Manhole
- New Manhole
- Utility Pole
- Property Pin
- Poured Thrust Block
- Gas Meter
- Telephone Pedestal
- Tracer Wire Riser

Deciduous Trees	Trunk Dia.	Evergreen Trees
	under 12"	
	12" to 24"	
	above 24"	

General Notes

1. The Contractor will be responsible for notifying the City Street Department Office at 461-2341 and the Communications Center at 461-2364 for all temporary street closings prior to construction.
2. The Contractor will be responsible for calling "Diggers Hotline" for locations of all underground facilities.
3. Concrete blocking is to be formed and placed with all bolts exposed. All fittings are to be covered with kraft paper or equivalent before placing concrete.
4. The Contractor will be responsible for re-sodding of yards in this area, unless otherwise noted.
5. The Contractor will be responsible for replacement of gravel on driveways or streets in this area.
6. Service locations are approximations only and will be located in the field prior to any construction.
7. All barricades and barricading shall comply with the latest edition of Part VI of the manual on "Uniform Traffic Control Devices."
8. All compact fitting weights will be measured by AWWA C110 and C152 for base weights.

CALL BEFORE YOU DIG
DIGGERS HOTLINE OF NEBRASKA
Call 1
1-800-331-5666

HASTINGS UTILITIES

Hastings Utilities

2017

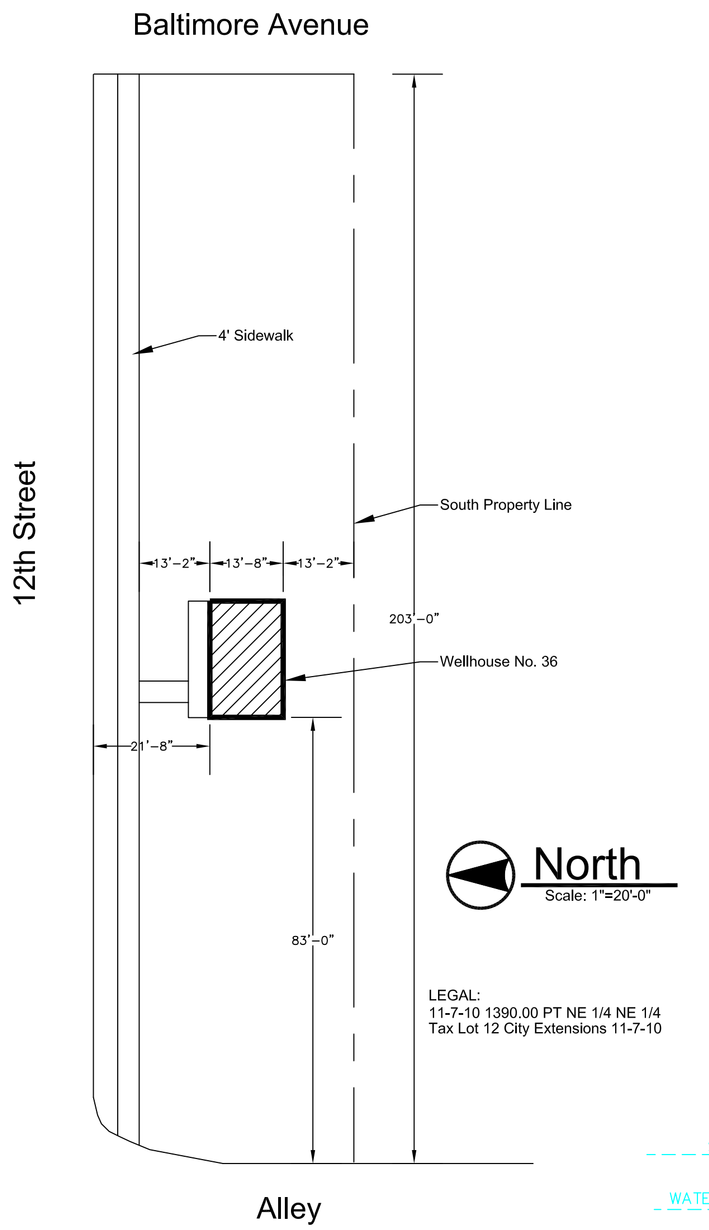
New Municipal Wellhouse No. 36

WA-319

Utilities Engineer

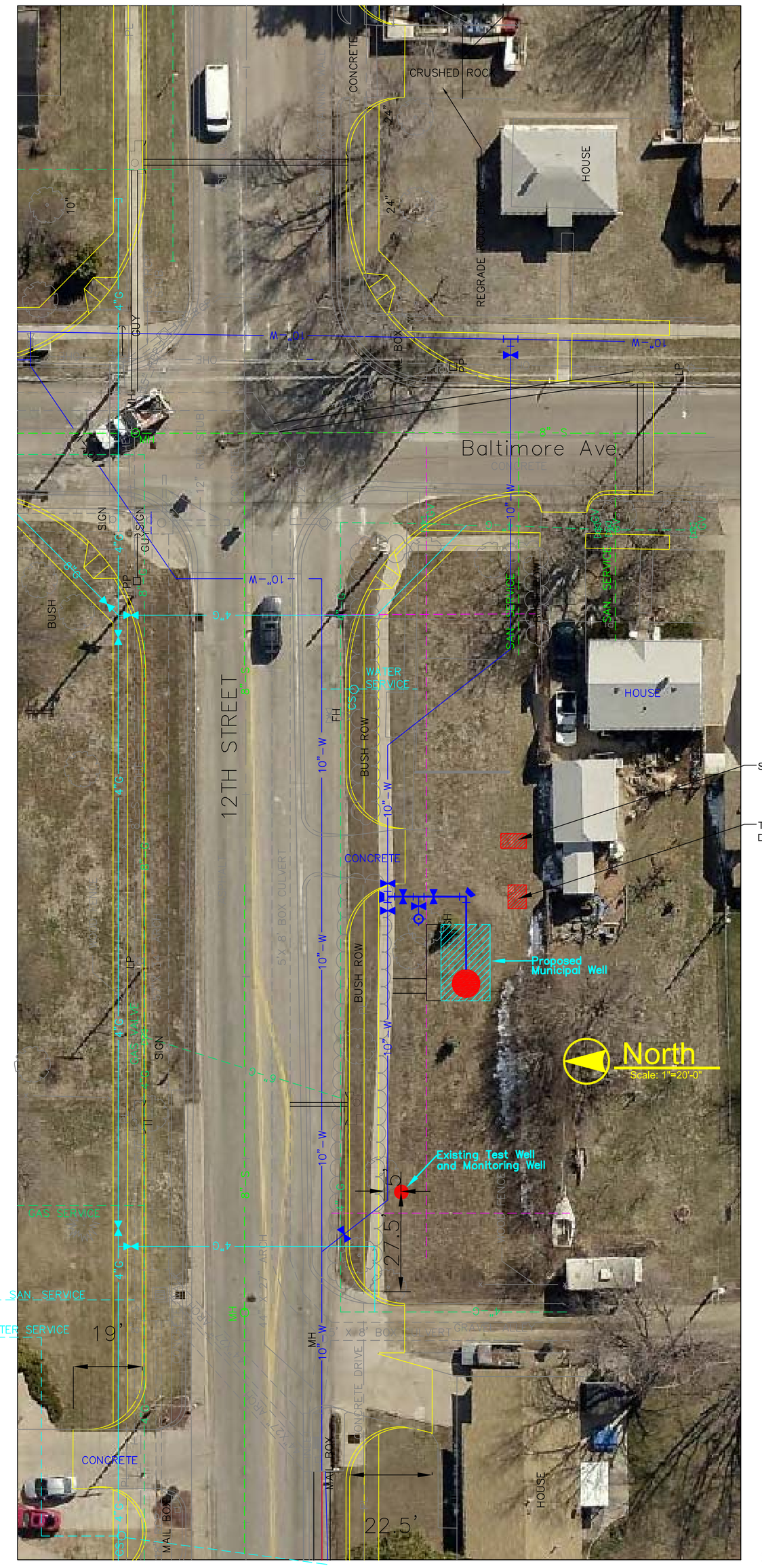
W-131 Cover Sheet

\Birch\Water\W\W-101-200\W-131-CoverSheet.dwg



Site Plan

Scale 1" = 20'-0"
(Bid Item I)



Aerial Site Plan

Scale 1" = 20'-0"
(Bid Item I)

Storm Water Management Plan

Scale 1" = 20'-0"
(Bid Item II)

NOTE:
Bid Item II: Due to drilling operations needing to block the side walk and roadway, silt barrier to be erected after well casing is installed and pump testing is completed.

Bid Item I: During drilling operations care shall be taken to avoid soil to enter storm sewer system. Discharge of pump test water shall be directed to storm sewer inlets at 12th Street and Baltimore Avenue. Provide traffic barricades to protect traffic from street flooding.

NOTE:
Reseeding to be completed by HU Forces once site construction is substantially complete to begin landscaping.

CALL BEFORE YOU DIG
DIGGERS HOTLINE OF NEBRASKA
811 Call
1-800-331-5666

HASTINGS UTILITIES
Hastings, Nebraska

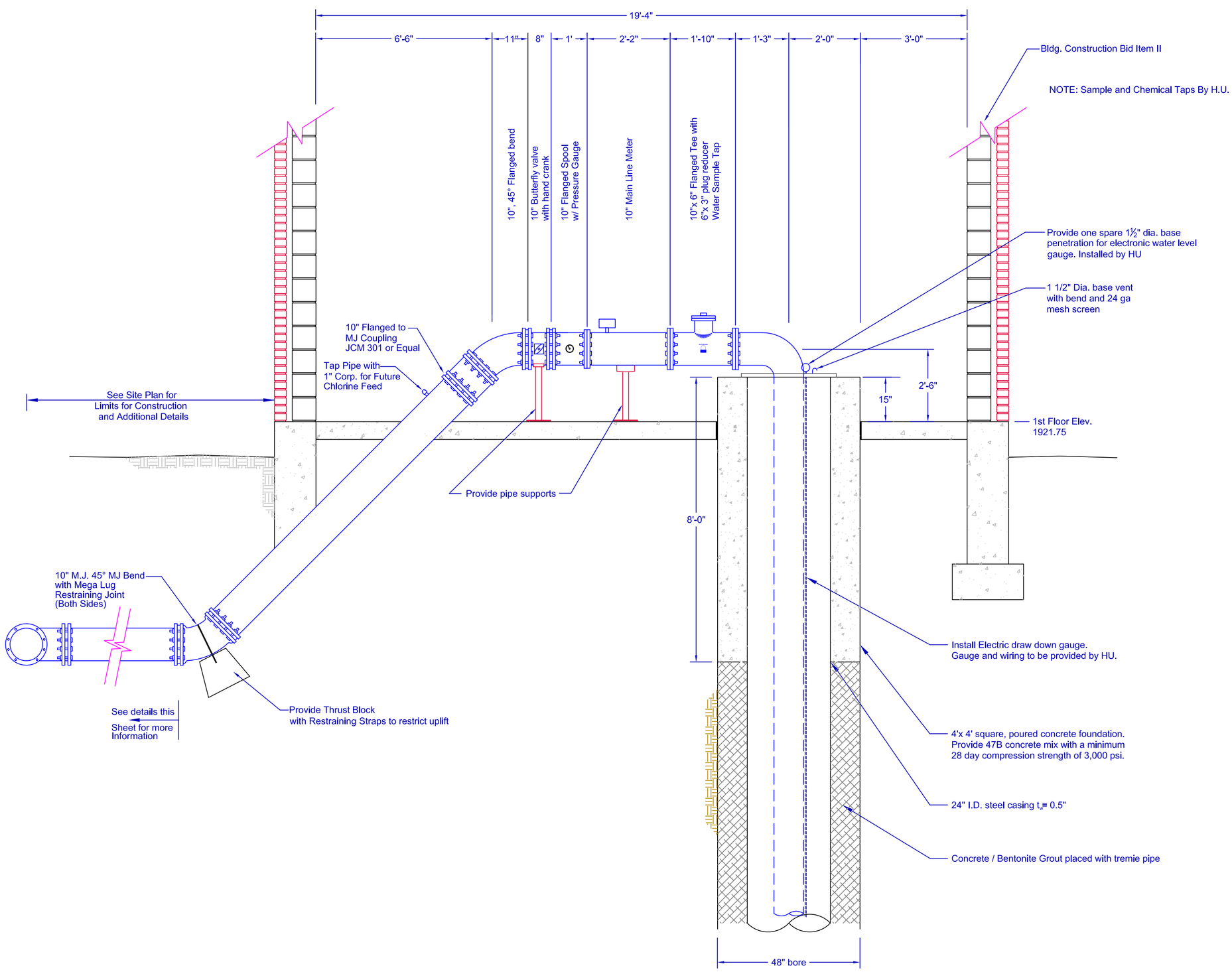
No. 36 Wellhouse Site Plan and Well Detail

I:\Birch\Water\Inprogress\W-W-101-200\W-131-1.dwg

No.	Revision	By	Date	Ckd	App

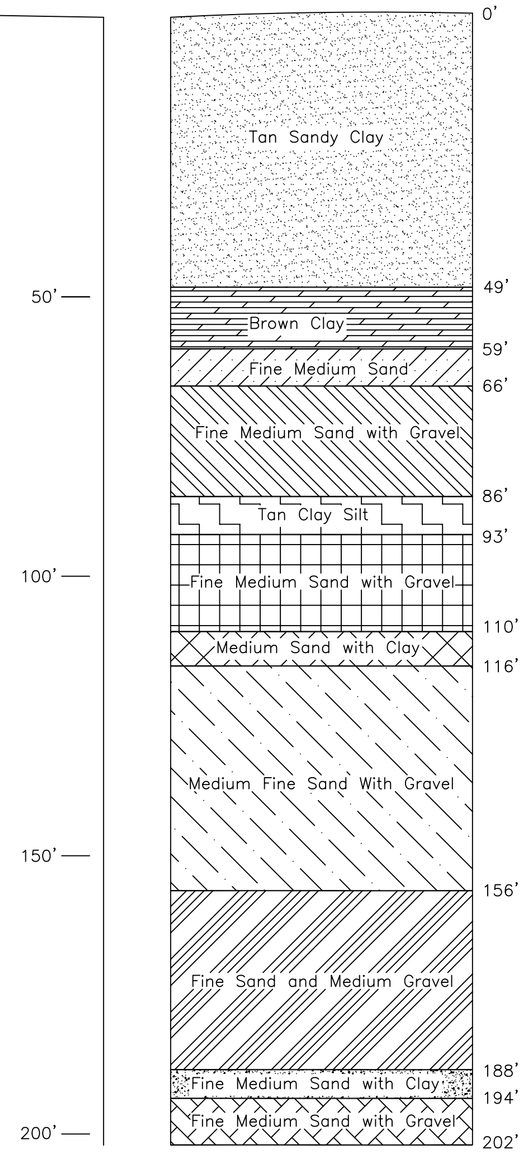
Dsn M. Stange	Sup't. M. Hemberger	Ckd	No. W-131
Drwn J. Redding	W.O.No. WA-319	Ckd	
Date 9-1-2017	Ret'mt No.	App	

Sheet 1 of 6



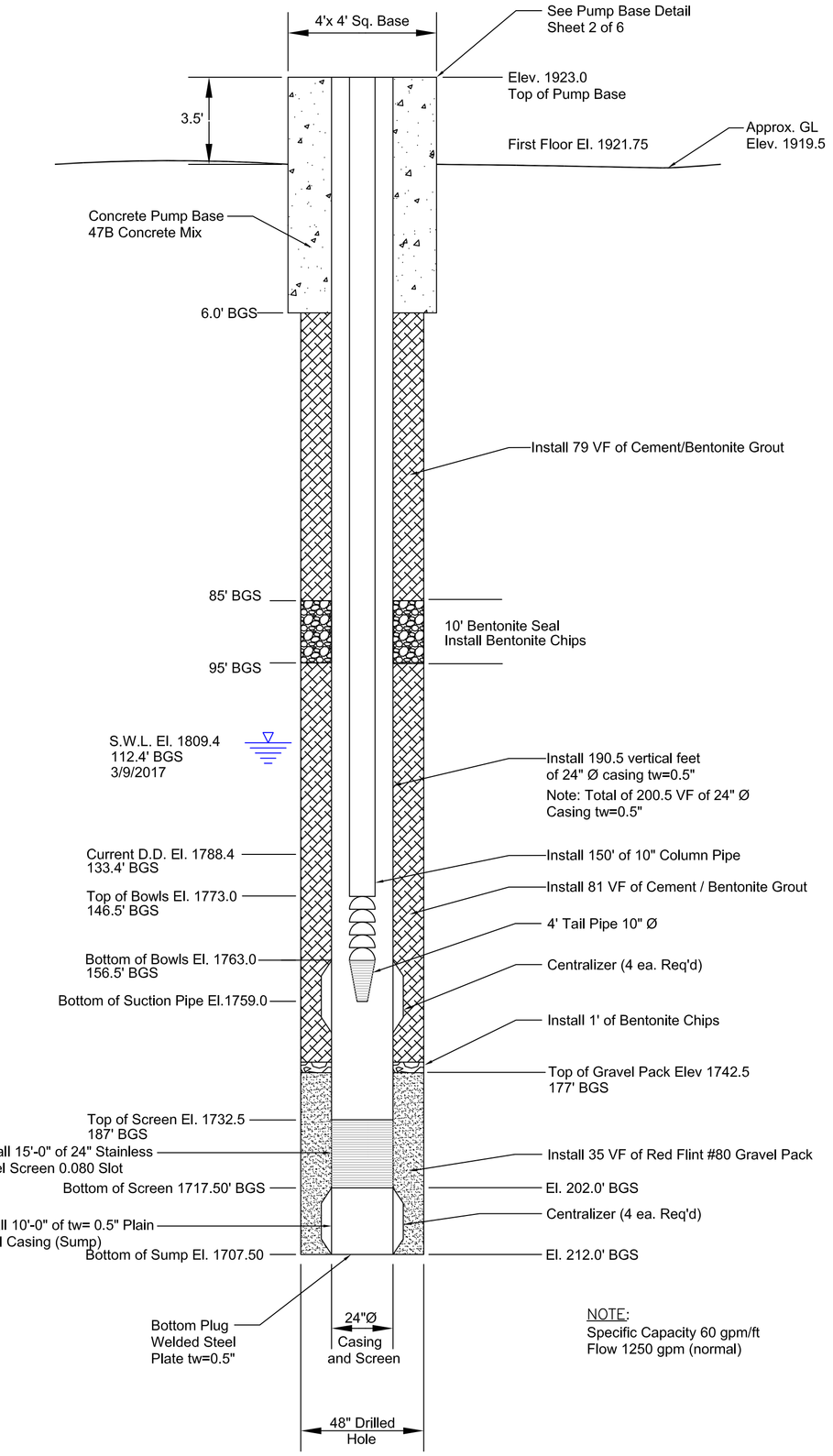
Foundation, Pump Base and Discharge Piping Detail

Scale 1/2" = 1'-0"
(Bid Section I)
(Looking South)



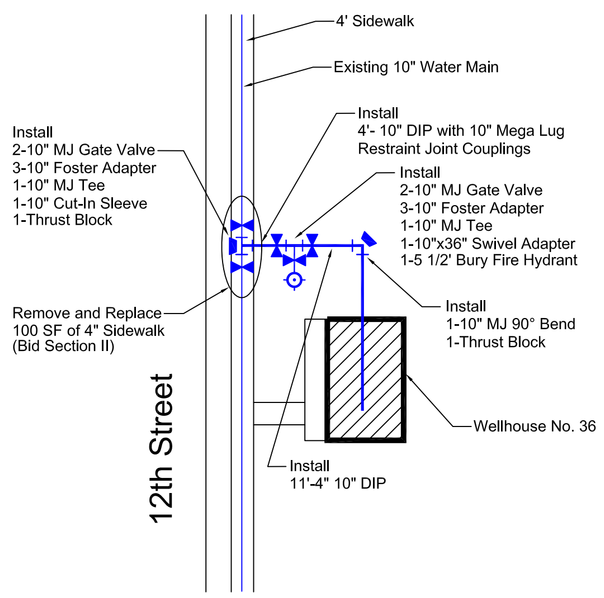
TEST HOLE DETAIL

Not to Scale
(Bid Item I)



COLUMN AND CASING DETAILS

Not to Scale
(Bid Item I)



Water Main Connection Detail

Not to Scale
(Bid Item I unless otherwise noted)

Note:
B.G.S - Below Ground Surface
S.W.L. - Static Water Level
D.D. - Drawdown

Bid Section Summary

Bid Section I-Municipal water supply well and discharge piping.
Bid Section II-Municipal wellhouse and landscaping.

CALL BEFORE YOU DIG
DIGGERS HOTLINE OF NEBRASKA
811 Call
1-800-331-5666

HASTINGS UTILITIES
Hastings, Nebraska

No. 36 Wellhouse Foundation, Pump Base, Discharge Piping Details, and Well Detail

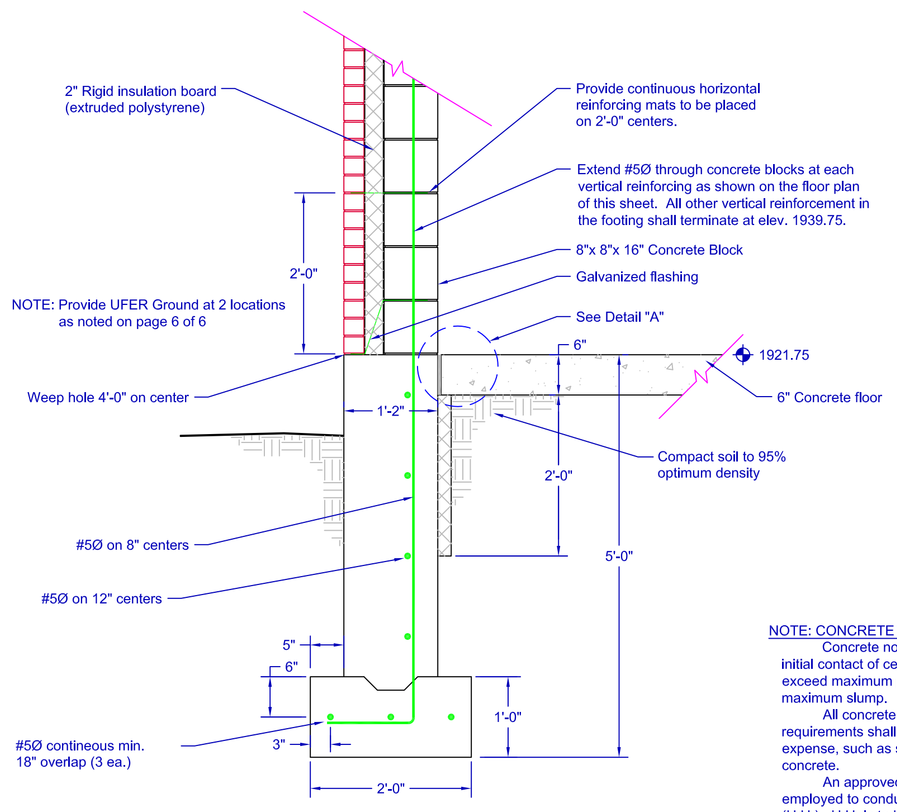
No.	Revision	By	Date	Ckd	App

\\Birch\Water\W\W-101-200\W-131-2

Dsn	M. Stange	Sup't.	M. Hemberger	Ckd	
Drwn	J. Redding	W.O.No.	WA-319	Ckd	
Date	9-18-17	Ret'mt No.		App	

No. W-131

Sheet 2 of 6



FOOTING DETAIL
Scale: ½"=1'-0"

NOTE:
Contractor to submit type of insulation to be used in block area and perimeter for approval by Hastings Utilities.

NOTE: CONCRETE WORK

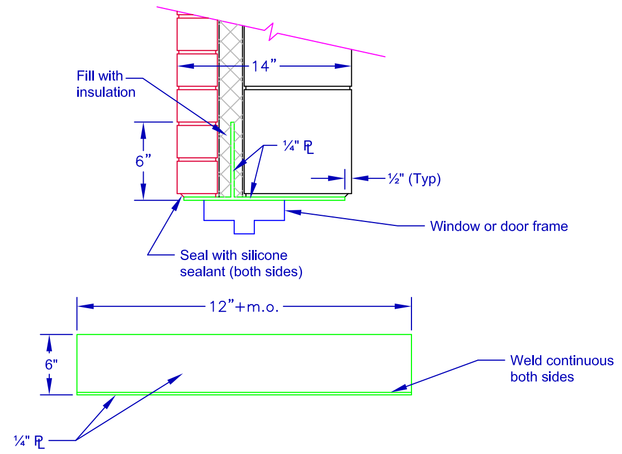
Concrete not placed within one and one-half hr. of initial contact of cement and water shall be rejected. Do not exceed maximum permissible water/cement ratio or maximum slump.

All concrete work which does not conform to specified requirements shall be corrected or removed at contractors expense, such as strength, tolerances and finishes of said concrete.

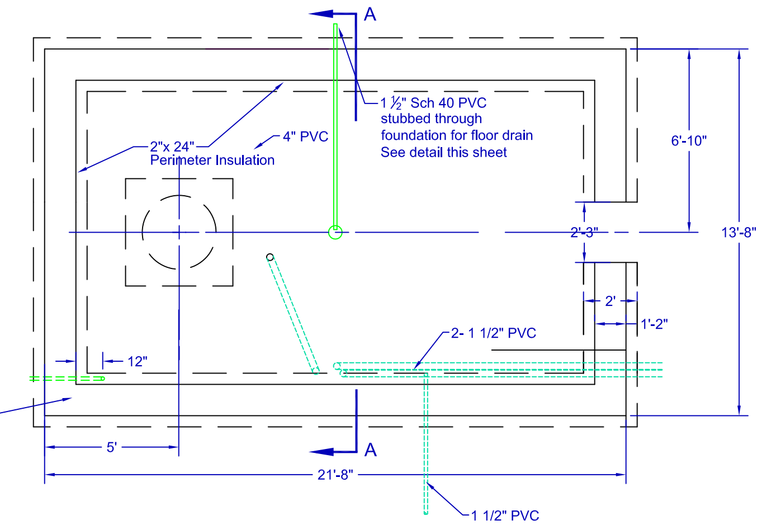
An approved concrete testing laboratory may be employed to conduct concrete testing by Hastings Utilities (H.U.). H.U. is to be notified at least 24 hrs. prior to starting any work that might require concrete testing or inspection.

All structural concrete shall be 47-BM 6 ½ sack ABX mix with a 28 day compressive strength of 3000 psi.

NOTE: Provide lintal above all wall openings Including doors, windows and future chlorination 4 - total lintels required.



LINTEL DETAIL
Not-to-Scale



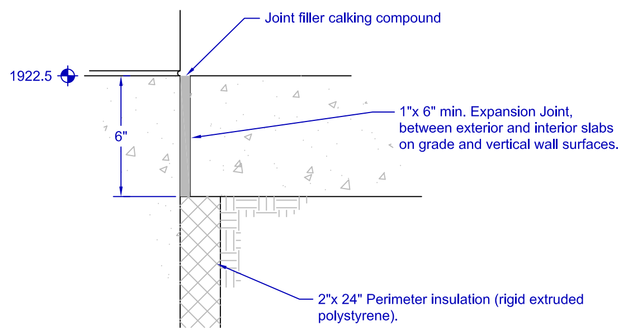
Note:
See sheet 6 of 6 for conduit layout and detail.

FOUNDATION & FOOTING PLAN
Scale: ¼" = 1'-0"

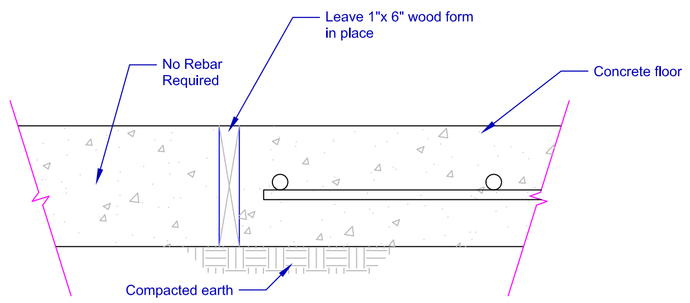
N

Lintel Schedule

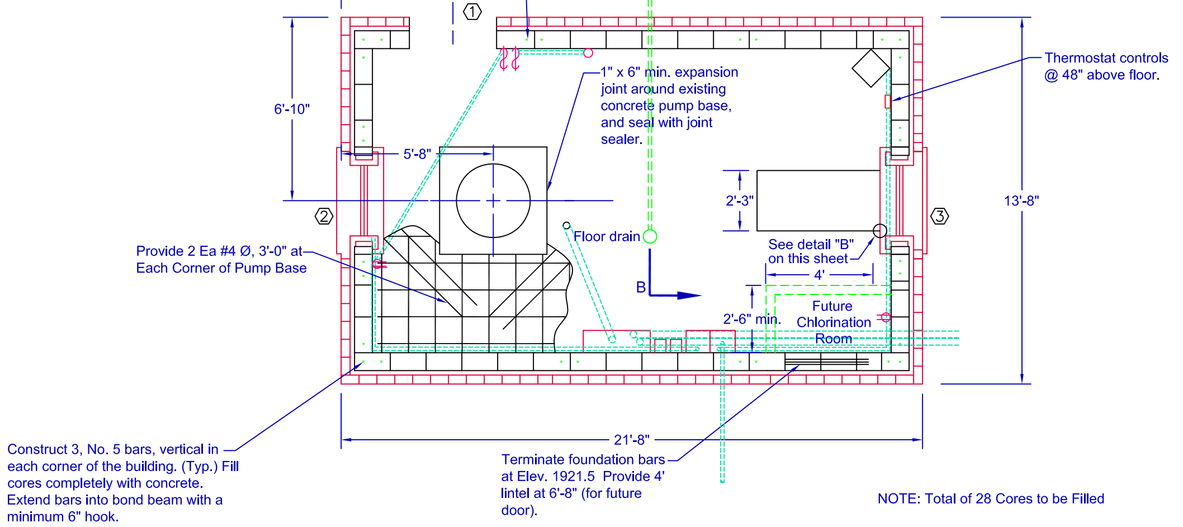
	Location	Length
①	North Doorway	4'-0"
②	West Window	4'-3"
③	East Window	4'-3"



DETAIL "A"
Scale: 3/16" = 1"



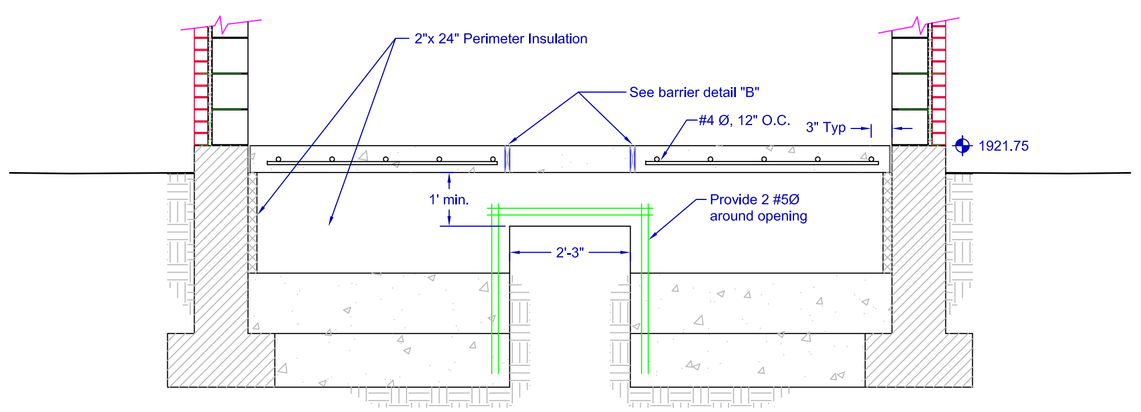
DETAIL "B"
Scale: 3/16" = 1"



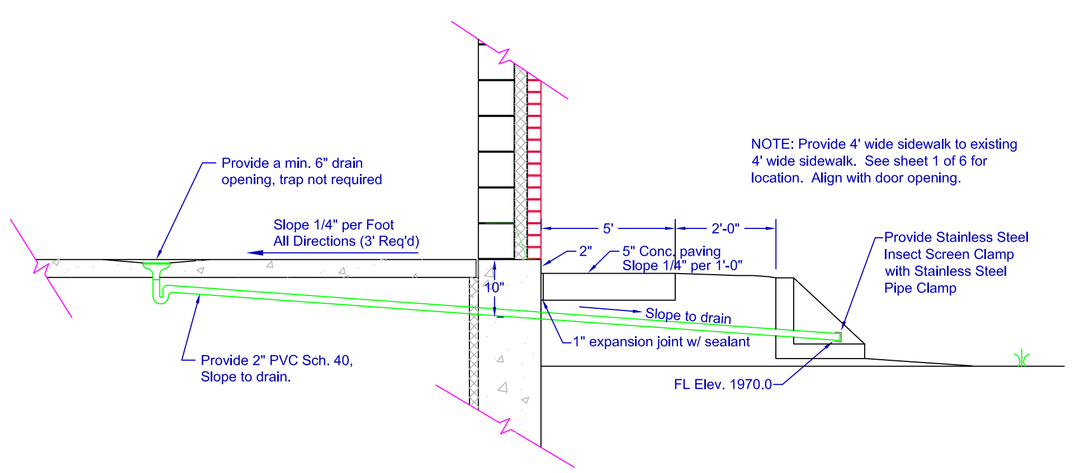
NOTE: Total of 28 Cores to be Filled

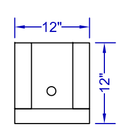
FLOOR PLAN
Scale: ¼" = 1'-0"

N



SECTION AA
Not to Scale





North SECTION BB
Scale: ½" = 1"

HASTINGS UTILITIES
Hastings, Nebraska

No. 36 Wellhouse Foundation and Section Details

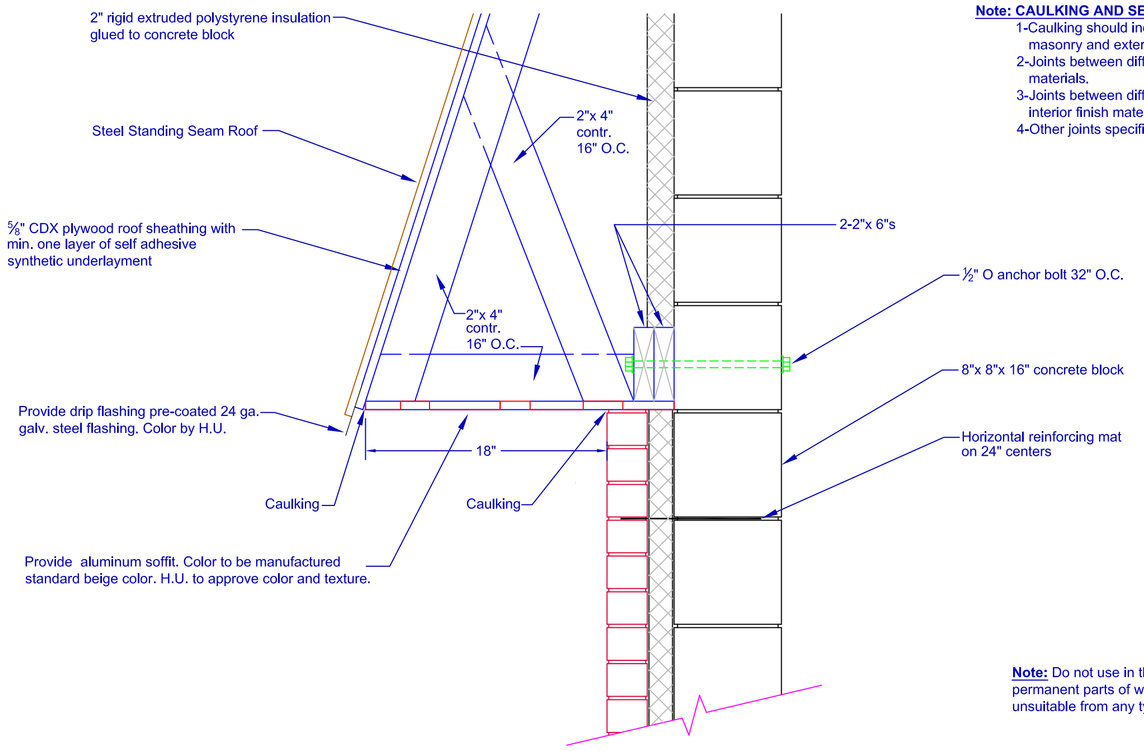
\\Cad\Water\W\W-101-200\W-131-3

Dsn	M. Stange	Sup't.	M. Hemberger	Ckd	
Drwn	J. Redding	W.O.No.	WA-319	Ckd	
Date	9-18-17	Ret'mt No.		App	

No. W-131

Sheet 3 of 6

No.	Revision	By	Date	Ckd	App

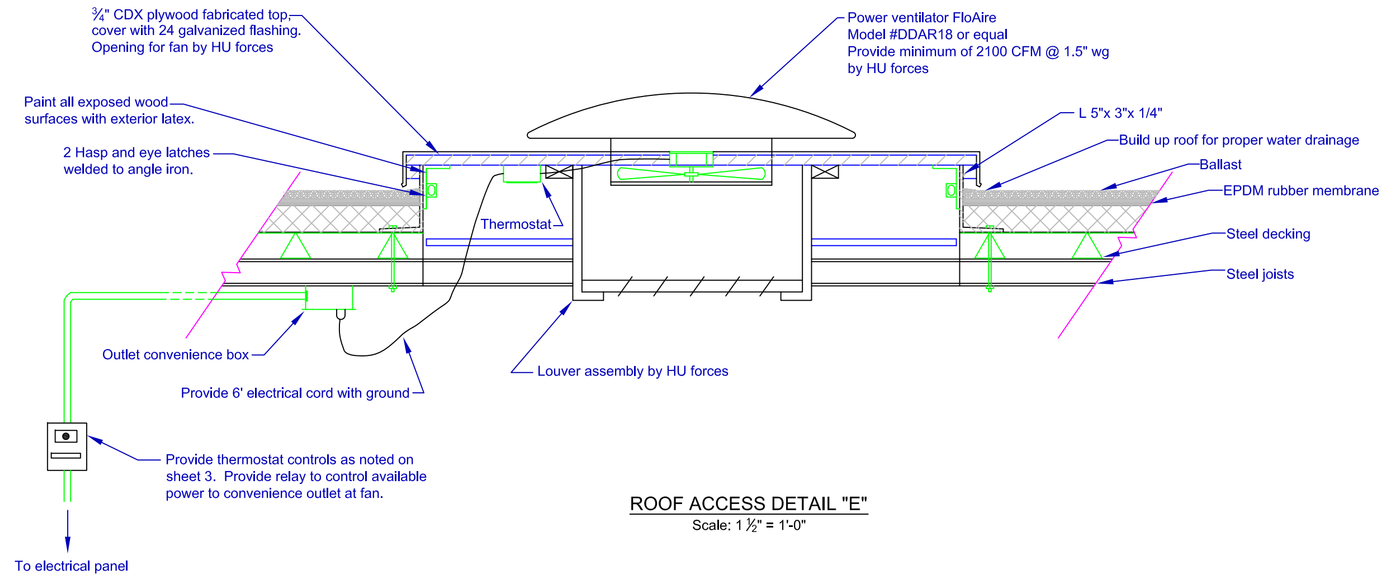


Note: CAULKING AND SEALING

1-Caulking should include joints between masonry and exterior door and window frames.
2-Joints between different exterior surface finish materials.
3-Joints between different masonry and adjacent interior finish materials.
4-Other joints specifically noted on drawings.

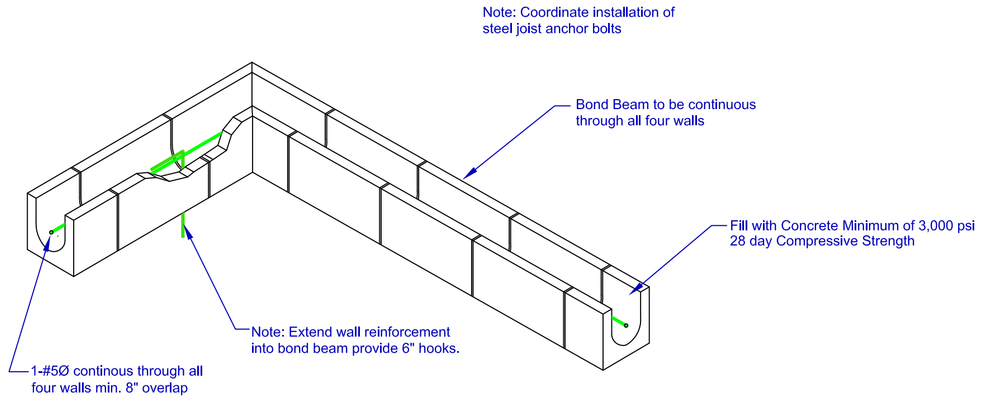
Note: Do not use in the construction of permanent parts of work any material which is unsuitable from any type of damage.

DETAIL "B"
Scale: 1 ½" = 1'-0"

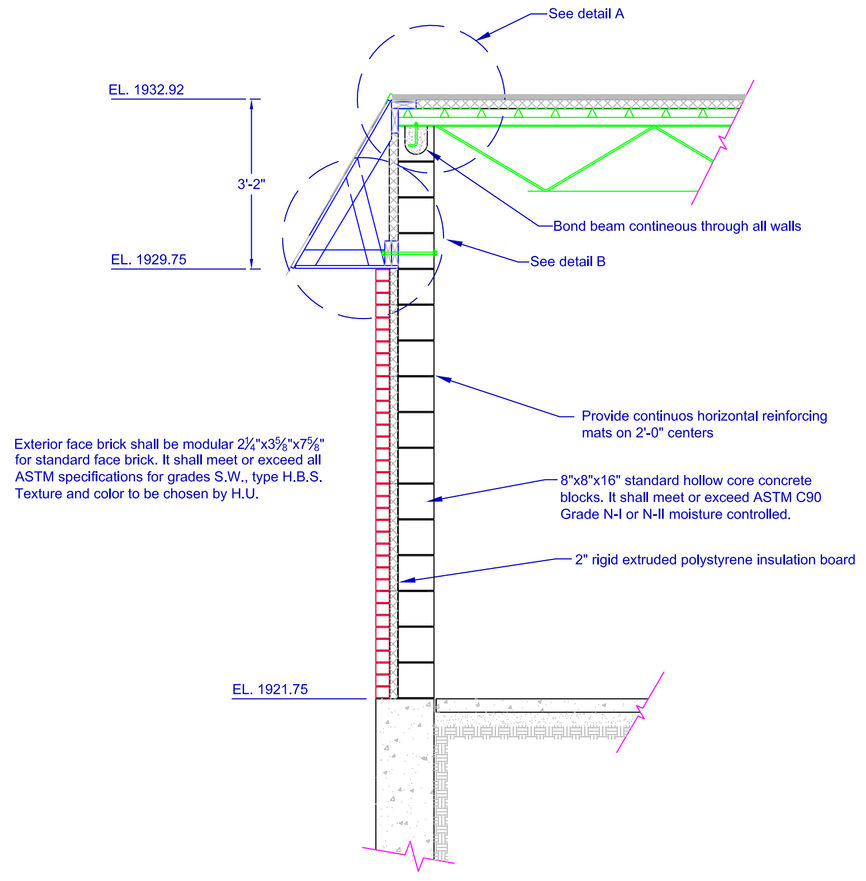


ROOF ACCESS DETAIL "E"
Scale: 1 ½" = 1'-0"

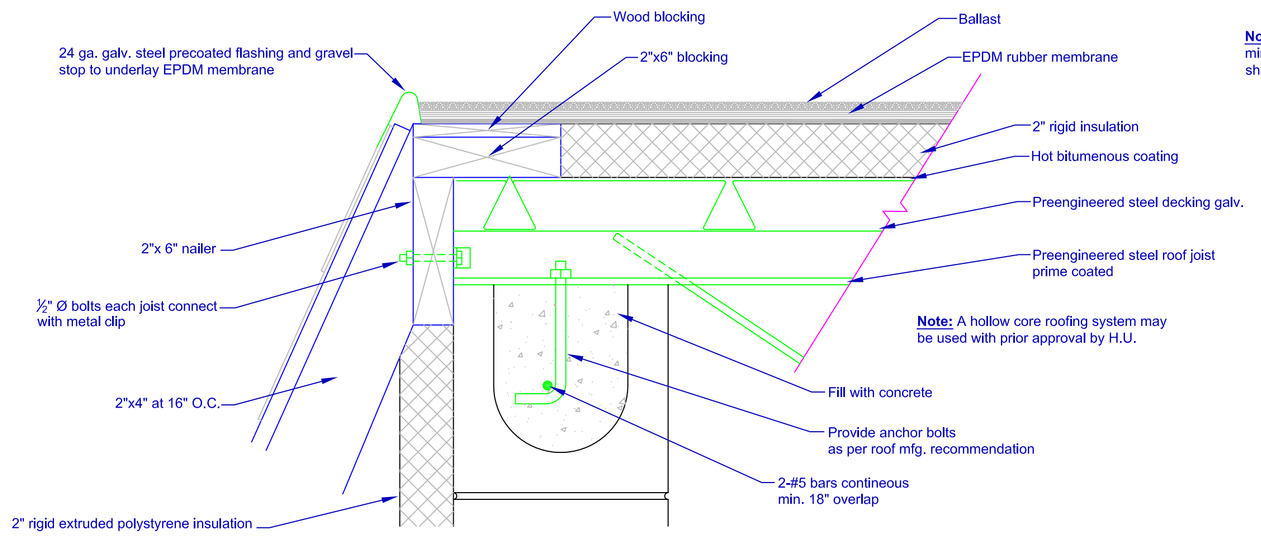
Note: Contractor shall notify H.U. when bond is to be filled with concrete. H.U. to inspect placement of rebar and roof joist anchors before conctrete is placed in bond beam.



BOND BEAM SECTION
Not to Scale



WALL DETAIL
Scale: ½" = 1'-0"

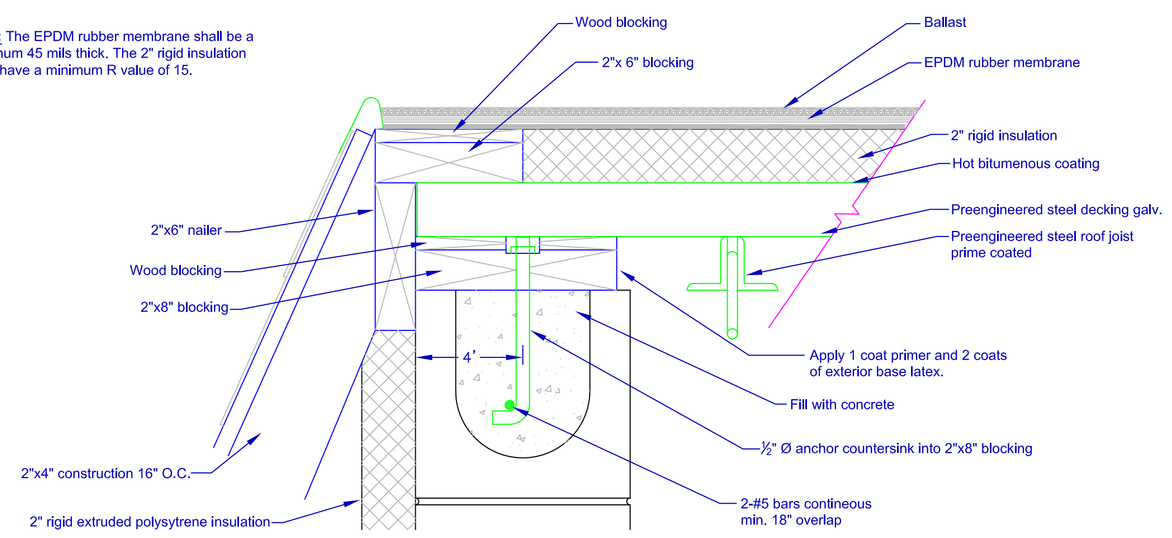


Note: A hollow core roofing system may be used with prior approval by H.U.

Note: The contractor shall provide a pre-engineered steel joist/steel decking roof system with a EPDM rubber membrane. The roof system shall be designed for a minimum 25 lbs. SF snow load and 50 lbs/SF Live Load and all applicable dead lods inclucing Ballast, Membrane and Decking.

Load Bearing Wall

Note: The EPDM rubber membrane shall be a minimum 45 mils thick. The 2" rigid insulation shall have a minimum R value of 15.



Non-Load Bearing Wall

DETAIL "A"
Scale: 3"= 1'-0"

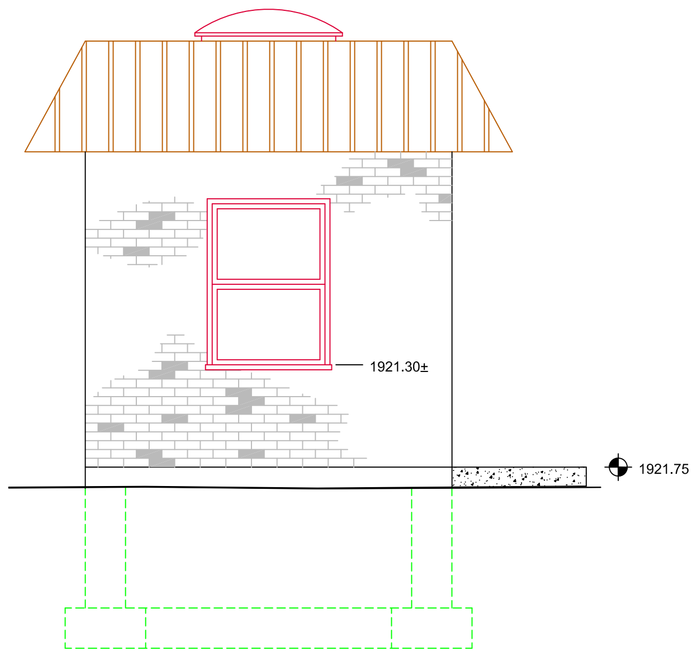
HASTINGS UTILITIES
Hastings, Nebraska

No. 36 Wellhouse Wall and Roof Details

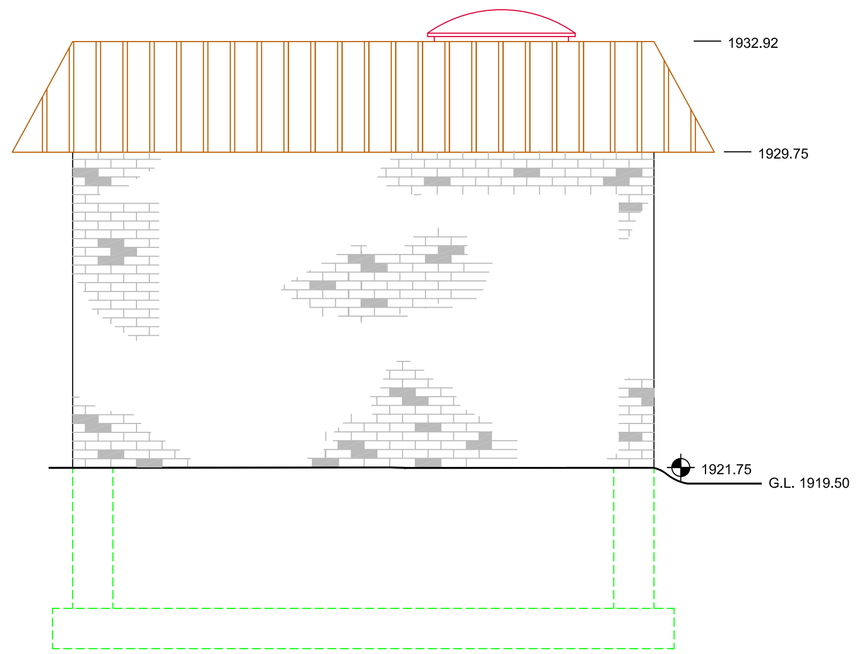
No.	Revision	By	Date	Ckd	App

\\Birch\Water\W\W-101-200\W-131-4

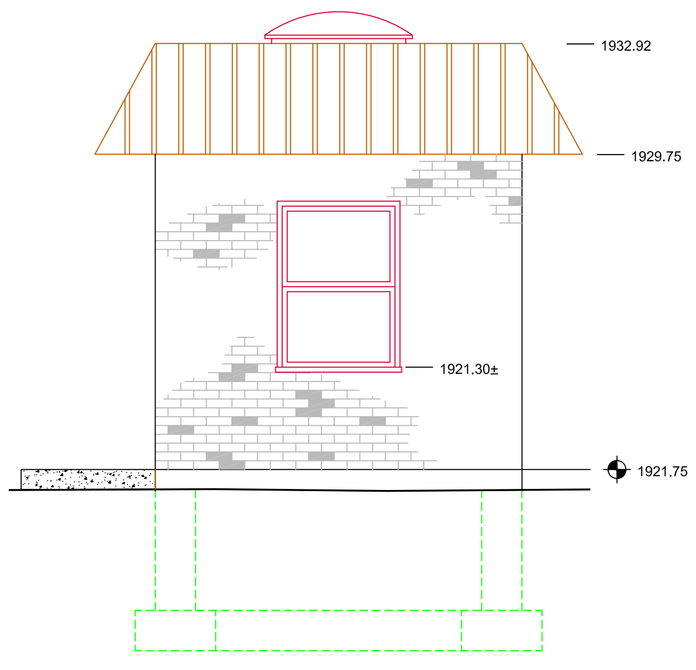
Dsn M. Stange	Sup't. M. Hemberger	Ckd	No. W-131
Drwn J. Redding	W.O.No. WA-224	Ckd	
Date 9-6-17	Ret'mt No.	App	



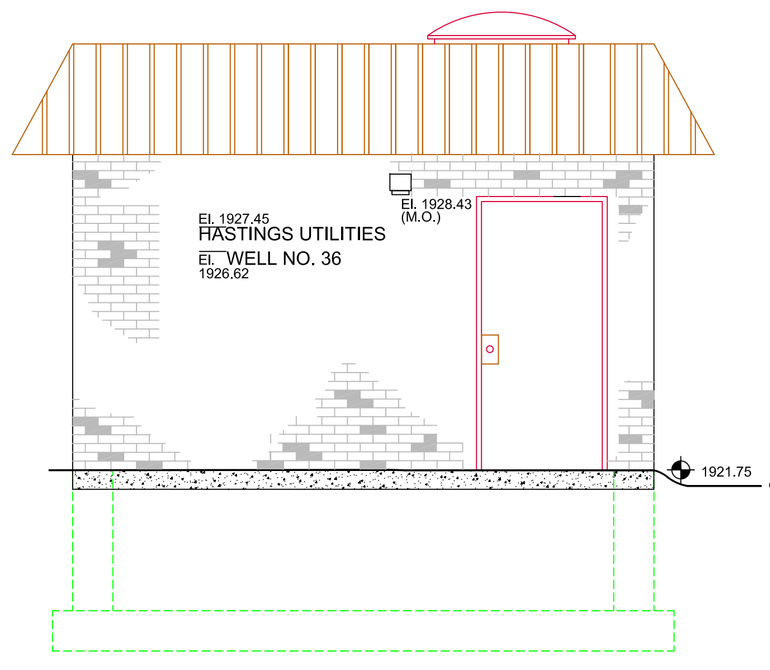
EAST ELEVATION
Scale: ⅜" = 1'-0"



SOUTH ELEVATION
Scale: ⅜" = 1'-0"



WEST ELEVATION
Scale: ⅜" = 1'-0"



NORTH ELEVATION
Scale: ⅜" = 1'-0"

NOTES:

1. The door shall be outward opening.
2. Stainless Steel Latch Guard to be Provided with Door.

Note:
Door to open outwards

Site Security by HU Forces

1. HU Forces to provide and install vandal proof covers (bars) over each window as per standard HU design.
2. HU Forces to install stainless steel latch cover on entry door.
3. HU Forces to install locks on all electric meters and SCADA control panels.

GENERAL NOTES

1. All work to be in accordance with the National Building Codes and Specifications and City Building Codes and Specifications.

2. POINTING AND CLEANING - At the completion of all work, all holes or defective mortar joints in exposed masonry shall be pointed. Exposed masonry shall be protected against staining from wall coverings or other sources and excess mortar shall be wiped off the surface as the work progresses. Cleaning down and waterproofing - After the completion of the face masonry work or at such time thereafter as all liability from stain or other operations on the building is past, and when there is no danger, therefrom, all interior, and exterior masonry shall be carefully cleaned down, removing dirt, mortar stains and other defacements. The use of wire brushes, strong acids, or solutions which might cause discoloration to the work, disintegration of mortar or adjacent materials will not be permitted. Cleaning down shall start at the top and be inspected and any imperfections repointed. Cleaning solution for cleaning masonry walls shall be similar and equal to Sure Klen Masonry Cleaning Products as manufactured by the Process Solvent Company Inc., Kansas City, Kansas. Product selection for each type of masonry and use shall be in accordance with manufacturer's printed instructions.

LETTERING -1 Set to Read "Hastings Utilities Well 36"

Size	6" High, 1" Wide **
Style	Gothic
Material	Aluminum (Brkt.)
Color	Black

DOOR -1 Set

Paint	2 coats of enamel paint on all metal products
Door type	Steelcraft L-20-4-3068 insul. dr. or equal
Frame	Steelcraft F-16-4-3068-8¾" w/anchors or equal
Hinges	Stanley FBB179 4½" x 4½" NRP US26D or equal
Lockset	Schlage D80PD Ply 626 (4 sets of keys req'd)
Threshold	Pemko 181 AV 36" or equal
Wheatherstrip	Pemko P297AV or equal

WINDOWS -2 Sets

Mfg.	Anderson Perma-Shield Narrow line or equal
Type	Double hung with insect screen
Size	No. 28310 unit dimension 2'-9⅝" x 4'-1¼"
Color	Terratone

ROOF &WALLS

Brick type	Imperial Face Brick **
Brick color	Antique No. 752 Blend or equal **
Roof type	Steel Standing Seam
Roof color	Brown**

Soffit

Soffit Type	Aluminum with Perforations Self Supporting
Soffit color	Bronze / Brown**

PAINTING

Door & window trim	To match roof color*
Eave color	To match door and window trim
Flashing color	Terratone color (pre-painted)

MISCELLANEOUS

* Contractor to choose color of trim and flashing to match metal roof with final approval by Hastings Utilities.

** To be approved by Hastings Utilities submit samples or catalog cuts as appropriate.

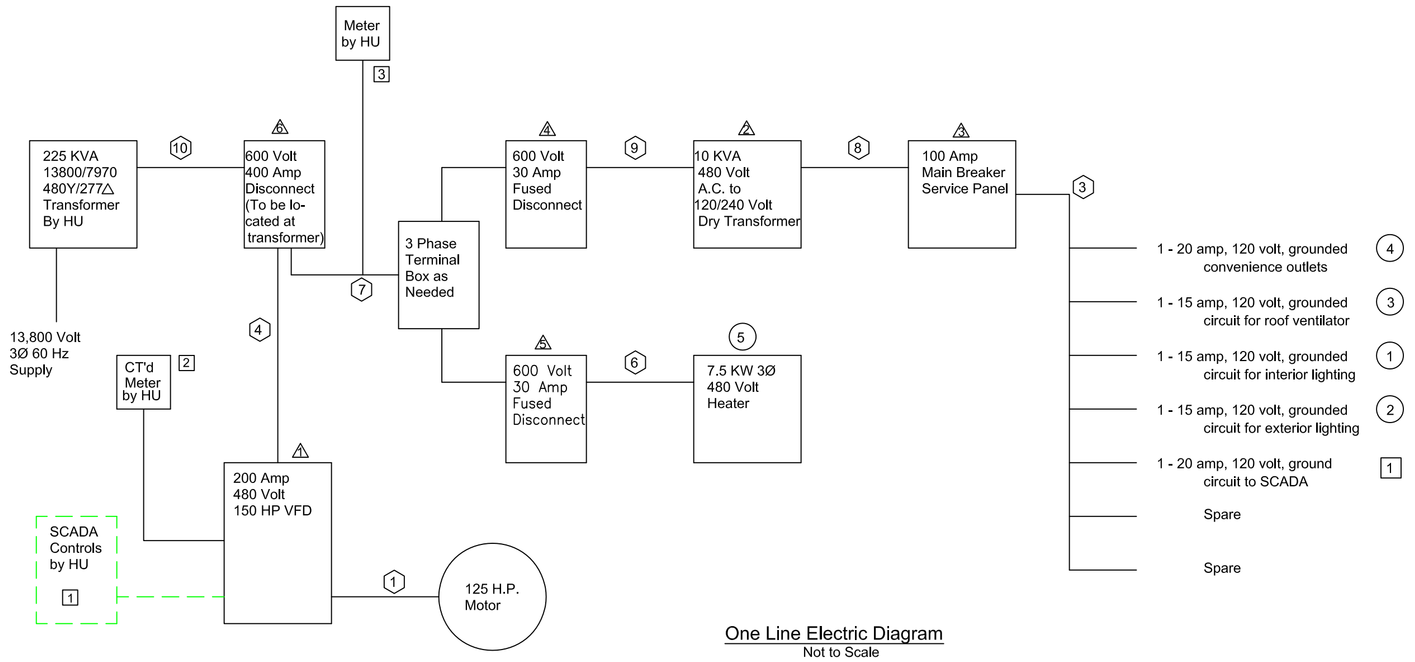
No.	Revision	By	Date	Ckd	App

HASTINGS UTILITIES
Hastings, Nebraska

No. 36 Wellhouse Elevation Details

\\Cad\Water\W\W-101-200\W-131-5.dwg

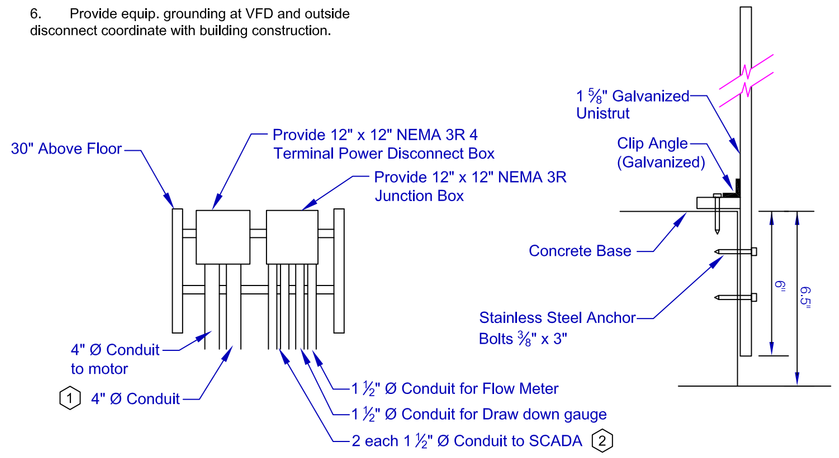
Dsn	M. Stange	Sup't.	M. Hemberger	Ckd	No. W-131
Drwn	J. Redding	W.O.No.	WA-319	Ckd	
Date	9-6-17	Ret'mt No.		App	



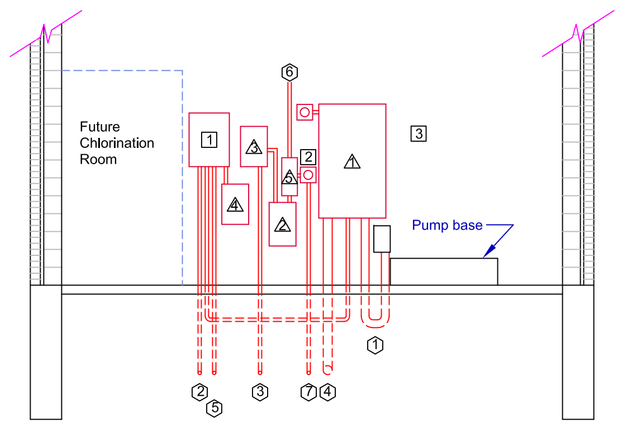
One Line Electric Diagram
Not to Scale

NOTE:

1. The contractor shall supply and install all conduits.
2. Fuses shall be provided and sized not more than 125% of load rated current or nearest next highest standard fuse.
3. All cable shall be provided and installed by the contractor, unless otherwise noted.
4. All general service conductors shall be #12 THWN unless otherwise noted.
5. All work to be in accordance with NEC 2017 electrical code and all local codes.
6. Provide equip. grounding at VFD and outside disconnect coordinate with building construction.



Junction Box and Uni-Strut Detail
Not to Scale



Electrical Panel Detail
Scale: ½" = 1'-0"

Electric Panel & Fixture Schedule

1. Allen Bradley 753 Frequency Drive in 3R Enclosure with HOA Switch and bypass contactor. 150 hp Rated Drive 480 VAC.
2. Provide a wall mounted 10 KVA 480 volt A.C. to 120/240 Volt dry type transformer.
3. Provide a wall mounted 100 amp 240/120 volt A.C. circuit breaker panel 16 slot, main lug and circuit breakers (See one line drawing this sheet) Provide a NEMA I enclosure.
4. Provide 30 amp, 600 volt fused disconnect 2 pole in a NEMA I enclosure.
5. Provide 30 amp, 600 volt 3 phase fused disconnect in a NEMA I enclosure.
6. Provide 400 amp, 600 volt main line disconnect panels in a NEMA 3R enclosure, complete with 250 Amp dry type fuses, minimum of double lugs for out going conductors.
1. Scada controls furnished, installed and wired by H.U.
2. Meter sockets furnished by H.U., installed by contractor for building lights and heating.
3. Meter sockets furnished by H.U., installed by contractor for electric motor.
4. Drawdown Gauge

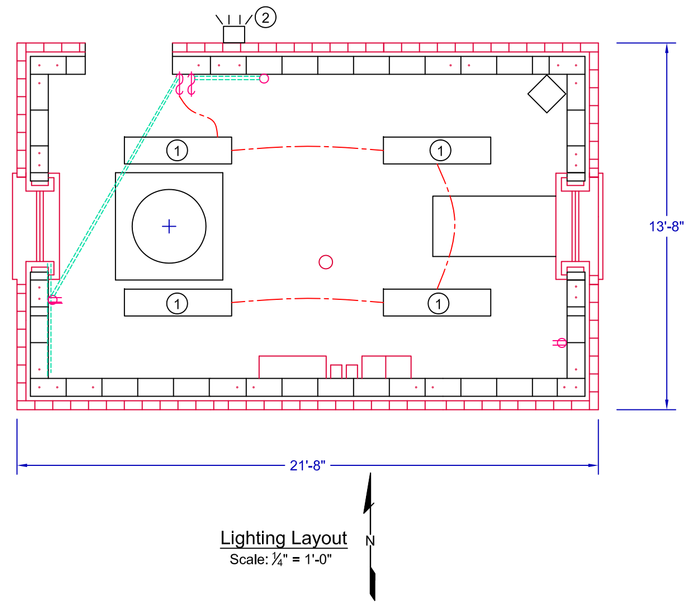
Wire and Conduit Schedule

1. Provide 4" dia. buried conduit to electrical motor. Install 3-250 MCM THHW Cu. 600 volt wire with 4/0 green THHW Cu. 600 volt equip. ground.
2. Provide 2 each, 1 1/2" dia. buried to Junction Box. Wires to be installed by H.U.
3. Provide appropriate conduits and wire to convenience outlets, lighting, etc.
4. Provide 4" PVC Sch. 40 from inside panel to disconnect switch. Minimum 2'-6" bury. Install 3-250 MCM THHW Cu. 600 volt wire with 4/0 green THHW Cu. 600 volt equip. ground.
5. Provide 1½" stubout for telephone line. Stub conduit 12" outside of foundation and concrete
6. Provide 3/4" conduit and wire to electric heater. Install 3-#12 THWN Cu. 600 volt wire with #12 green Cu. equip. ground.
7. Provide 2" conduit from 400 amp main disconnect. Install 3-#6 THWN Cu. 600 volt wire with #10 green Cu. equip. ground.
8. Provide 1½" conduit between 10 KVA dry transformer and 100 amp circuit breaker panel. Install 3-#2 THWN Cu. 600 volt wire with #8 green Cu. equip. ground.
9. Provide 1½" conduit between 30 amp disconnect and 10 KVA transformer. Install 2-#10 THWN Cu. 600 volt wire with #8 green Cu. equip. ground.
10. Provide 4" PVC Sch. 40 conduit from transformer secondary to disconnect switch. Install 3-350 MCM THHW copper 600 volt wire with ⅖ THHW copper 600 volt neutral.

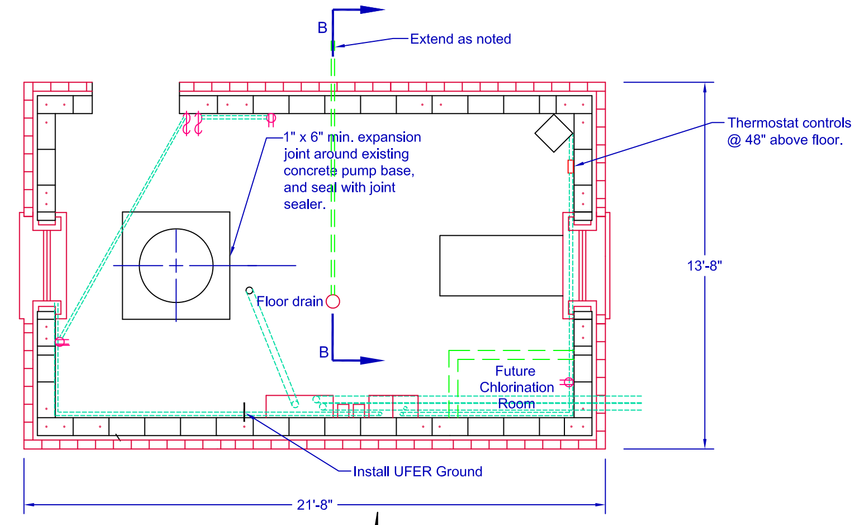
Fixture Schedule

1. Columbia LLHV4-50M-WST-E1 LED Light Fixture
2. RAB LED WP2 Wall Pack Light Fixture
3. Convenience outlet on ceiling for ventilator. Mount as shown on sheet 4 of 6
4. Convenience outlets are to be 48" above the floor.
5. Wall mounted 7.5KW 480 volt 3 phase electric heater with fan and thermostat controls typical to Berko No. HUH 7485A with all necessary box, brackets and hardware.

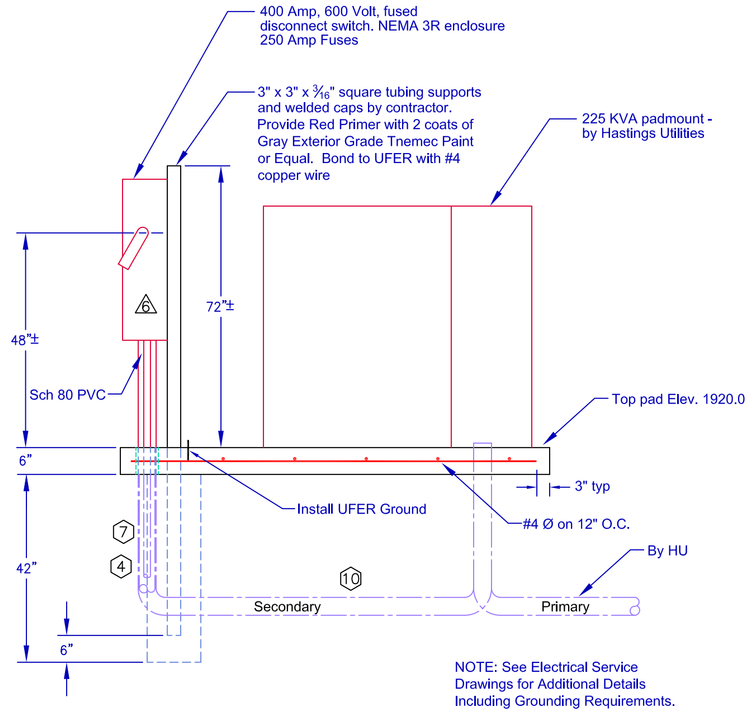
NOTE: Both outlets or breakers need to be GFCI.



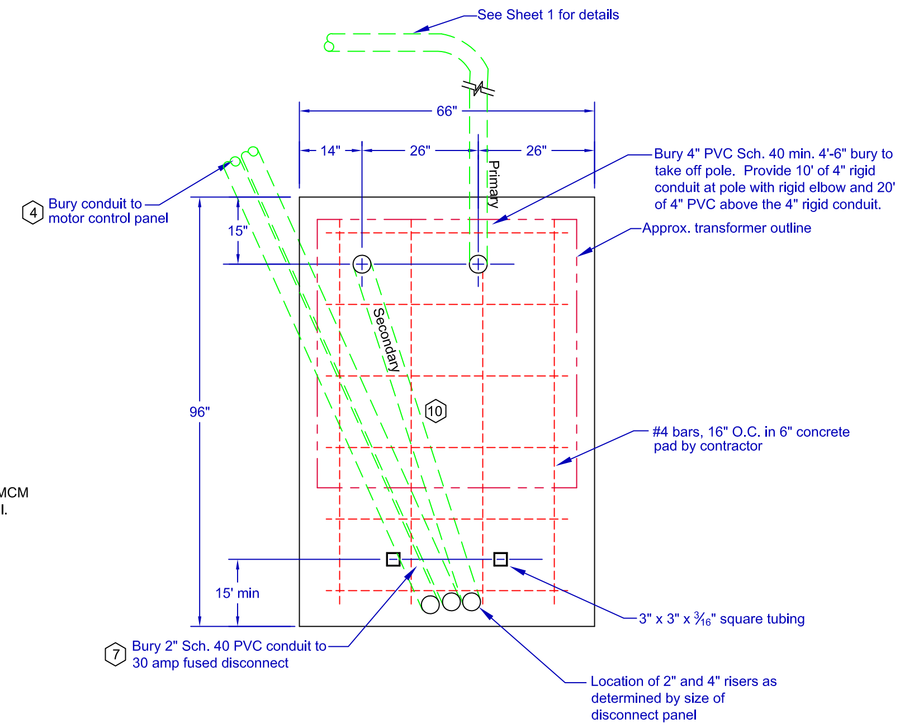
Lighting Layout
Scale: ¼" = 1'-0"



Electric Layout
Scale: ¼" = 1'-0"



Detail "B"
Scale: ½" = 1'-0"



See Site Plan for Location of Primary Power Location

Note: Provide 6" sleeve for all 4" conduits and 8" sleeve for all 1½"+ 4" conduits. Extend through transformer pad.

N

Detail "A"
Scale: ½" = 1'-0"

Building Electrical Grounding

1. Provide ground wire from building main electrical service and motor control center to foundation rebar. Provide #4 copper wire with minimum 25 feet of contact with rebar in the foundation.

Note: To obtain electrical permit contact Mr. Bill Mooney
Electrical Inspector
Phone: 402-461-2340
Cell: 402-469-7689
Online Application: www.cityofhastings.org

HASTINGS UTILITIES
Hastings, Nebraska

No. 36 Wellhouse Electrical Layout and Details

No.	Revision	By	Date	Ckd	App

\\Csd\Water\W\W-101-200\W-131-6

Dsn	M. Stange	Sup't.	M. Hemberger	Ckd	
Drwn	J. Redding	W.O.No.	WA-224	Ckd	
Date	9-7-17	Ret'mt No.		App	

No. W-131

Sheet 6 of 6

RESOLUTION NO. 2017-42

WHEREAS, the City of Hastings' Utility Department has requested a Conditional Use Permit to locate a water well and well house, to be known as Well 36 located at the southwest corner of 12th Street and North Baltimore Avenue, on property described as:

> Tax Lot 12 located in the Northeast Quarter (NE4) of the Northeast Quarter (NE4) of Section 11, Township 7 North, Range 10 West of the 6th P.M. containing 0.226 acres more or less; and

WHEREAS, in the Hastings City Zoning Ordinance, Chapter 34, a Conditional Use Permit is required for this use in a "A–Agriculture" Zoning District; and

WHEREAS, the property legally described above is currently zoned "R-1 Single Family Residential"; and

WHEREAS, the Hastings City Planning Commission conducted a review of the request for a Conditional Use Permit and held a public hearing to solicit testimony from the community regarding said request; and

WHEREAS, the Planning Commission concluded that the requested Conditional Use Permit meets the requirements of Chapter 34 and is consistent with the goals, policies, and objectives of the Comprehensive Development Plan of the City; and

WHEREAS, the Planning Commission took action on October 16, 2017, to recommend approval of the conditional use permit to the Hastings City Council with conditions attached.

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

> **BE IT RESOLVED** by the Mayor and City Council of the City of Hastings, Nebraska, does hereby approve a Conditional Use Permit for a water well, to be known as Well 36, located on Tax Lot 12 located in the Northeast Quarter (NE4) of the Northeast Quarter (NE4) of Section 11, Township 7 North, Range 10 West of the 6th P.M. containing 0.226 acres more or less.

PASSED AND APPROVED this _____ day of _____, 2017.

_____
Mayor

ATTEST:

_____

City Clerk

(S E A L)

Approved as to form: _____
City Attorney

Department: Development Services
Staff Contact: Mark Evans
Council Meeting Date: 11/13/2017

AGENDA ITEM SUMMARY SHEET

Description of Item:

Recommendation to approve Ordinance No. 4527 amending Section 29-106 of Hastings City Code, to clarify provisions on electrical meter location and accessibility.

Names of People/Business affected by this action:

The City of Hastings, its residents, and contractors.

Why Council action is required:

Amendments to building and construction safety codes require review and recommendation by the Planning Commission.

Type of action requested:

Ordinance

Suggested motion:

Motion to recommend approval of Ordinance 4527, approving the change to Section 29-106 of Hastings City Code.

Deadlines associated with action:

Department head comments:

Hastings City Code Section 29-106 is being amended to clarify that electric meters must not be placed inside of buildings, unless it is in an approved meter room. This change has special clarity for single family homes, as a meter fault could lead to a fire since the incoming wires from the utility does not have any over current protection. This added statement also clarifies that the utility and emergency first responders must have access to the meter at all times even in the case that the meter is located in an interior meter room. At the October 16, 2017 regular meeting of the Planning Commission, Commissioners voted 5-0 in favor of a recommendation to approve Ordinance No. 4527.

City Administrator comments:

Recommend Approval

29-106. Installation of electric meters.

Electric meters shall be installed as near as practicable to the point where the service enters the building and should be so located as to be readily accessible for examination, reading and replacement. An electric meter shall not be placed where it will be subject to damage. It shall be located at a minimum of fifty-four inches to a maximum of seventy-five inches above grade. The measurements are to be made to the center of the meter. Meters for single family homes shall be located outside of the building. Meters for other buildings shall be located outside of the building or in an approved meter room to which the utility and emergency first responders have 24/7 access.
(Code 1973, 12-6; Ord. No. 1896, 4441-6/2015)

ORDINANCE NO. 4527

AN ORDINANCE OF THE CITY OF HASTINGS, NEBRASKA, TO AMEND SECTION 29-106 OF THE OFFICIAL CITY CODE OF THE CITY OF HASTINGS REGARDING THE INSTALLATION AND LOCATION OF ELECTRIC METERS; TO REPEAL ANY ORDINANCE IN CONFLICT HEREWITH; TO PROVIDE WHEN THIS ORDINANCE SHALL BE IN FULL FORCE AND EFFECT; AND TO PROVIDE FOR THE PUBLICATION OF THIS ORDINANCE IN PAMPHLET FORM.

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

SECTION 1. That Section 29-106 of Hastings City Code is amended to read as follows:

29-106. Installation of electric meters.

Electric meters shall be installed as near as practicable to the point where the service enters the building and should be so located as to be readily accessible for examination, reading and replacement. An electric meter shall not be placed where it will be subject to damage. It shall be located at a minimum of fifty-four inches to a maximum of seventy-five inches above grade. The measurements are to be made to the center of the meter. Meters for single family homes shall be located outside of the building. Meters for other buildings shall be located outside of the building or in an approved meter room to which the utility and emergency first responders have 24/7 access.

SECTION 2. That any ordinance passed and approved prior to the passage, approval and publication or posting of this ordinance, and in conflict with its provisions, is hereby repealed.

SECTION 3. Nothing in this ordinance shall be construed to affect any suit or proceeding pending in any court, or any rights acquired, or liability incurred, or any cause or causes of action acquired or existing, under any act or ordinance hereby repealed as cited in Section 3 in this ordinance; nor shall any just or legal right or remedy of any character be lost, impaired, or affected by this ordinance.

SECTION 4. The provisions of this ordinance are separable and the invalidity of any phrase, clause or part of this ordinance shall not affect the validity or effectiveness of the remainder of this ordinance.

SECTION 5. This ordinance shall take effect and be in full force from and after its passage, approval and publication in pamphlet form, said effective date being the ____day of

_____, 20___, and this ordinance shall be included in the Hastings City Code Book.

PASSED AND APPROVED by the Mayor and City Council of the City of Hastings, Nebraska, this_____day of_____, 20__.

ATTEST:

_____
Mayor

_____
City Clerk

(S E A L)

APPROVED TO FORM:

_____
City Attorney

Department: Development Services
Staff Contact: Donald Threewitt
Council Meeting Date: 11/13/2017

AGENDA ITEM SUMMARY SHEET

Description of Item:

Public hearing on the request of Johnson Imperial Homes for Ordinance No. 4528, a change of zoning from "R-3G Garden Apartment Residential" and "C-3 Commercial Business" to "C-O Commercial Office" for Lochland Meadows Subdivision Number 12, a parcel of land located in the Southeast Quarter (SE1/4) of Section 24, Township 8 North, Range 10 West of the 6th P.M. in the City of Hastings, Nebraska, comprising 4.21 acres more or less.

Names of People/Business affected by this action:

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

Why Council action is required:

A change of zoning requires a public hearing by the Planning Commission, to make a recommendation to the City Council.

Type of action requested:

Ordinance

Suggested motion:

Motion to approve a change of zoning from "R-3G Garden Apartment Residential" and "C-3 Commercial Business" to "C-O Commercial Office" for Lochland Meadows Number 12.

Deadlines associated with action:

This item is scheduled to be heard at the next regular meeting of City Council on November 13, 2017.

Department head comments:

This change of zoning request accompanies the final plat for Lochland Meadows Number 12, which was approved on October 9, 2017. The lot configuration and proposed use has changed from the original preliminary plat filed in 1992 (#92-009), as the subject parcel was originally contemplated for garden apartments and highway commercial.

However, the proposed change is consistent with the character of development in the vicinity. The commercial office to the south and paired home residential to the west are more amenable to refined commercial uses, and the proposed Class 'A' office space is an appropriate use.

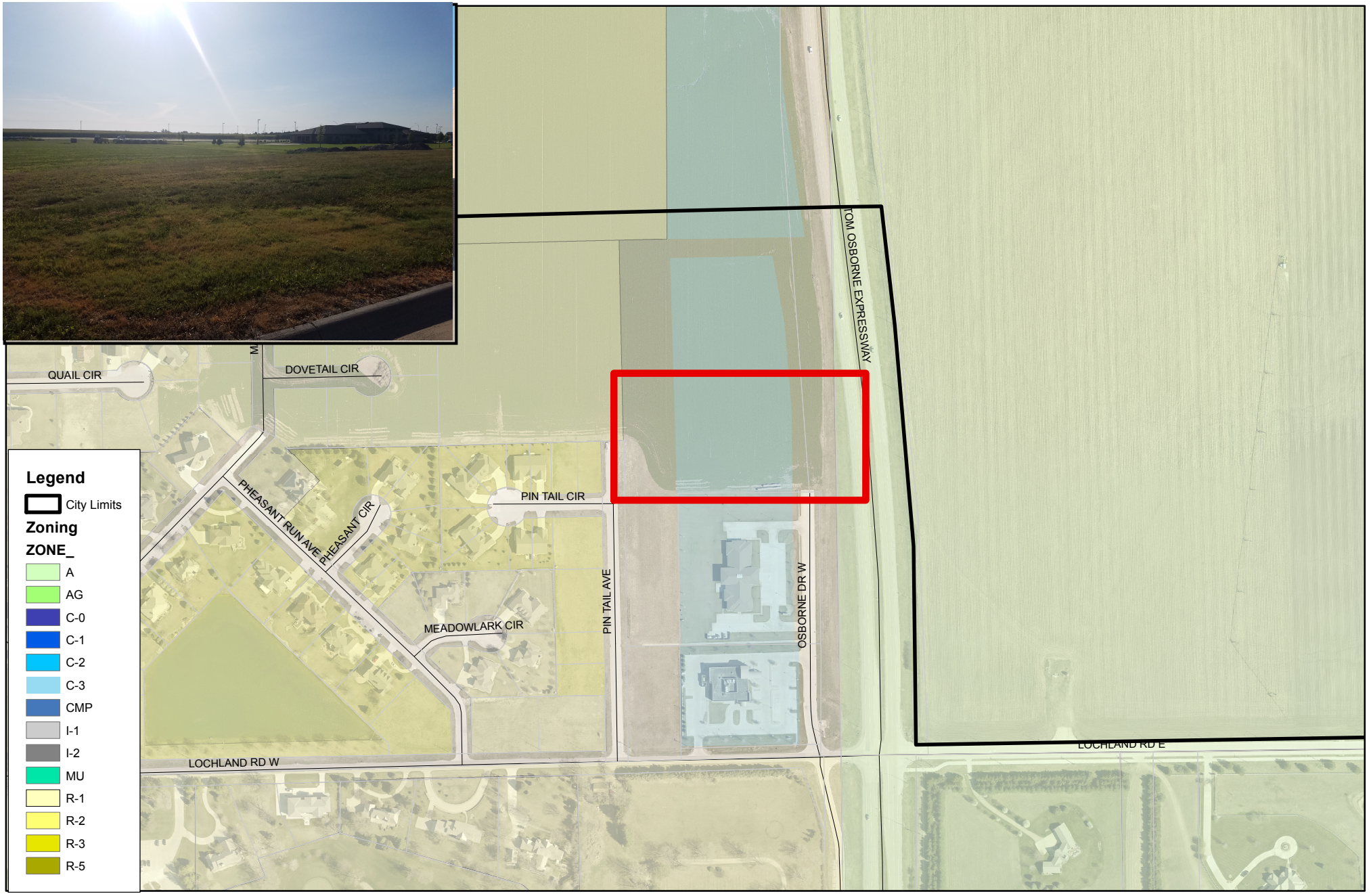
A change of zoning to "C-O" in lieu of "C-3" is consistent with the future land use contemplated in the area. Adjacent zoning is

North: "C-3 Commercial Business," current use is agricultural
South: "C-3 Commercial Business," current use is commercial office
East: "A-Agricultural" current use is highway right of way and agicultural
West: "R-2 Two-family Residential" current use is paired homes.

At the October 16, 2017 regular meeting of the Planning Commission, Commissioners voted 5-0 in favor of a recommendation to approve Ordinance No. 4528.

City Administrator comments:

Recommend Approval



Lochland Meadows 12 Zoning Map

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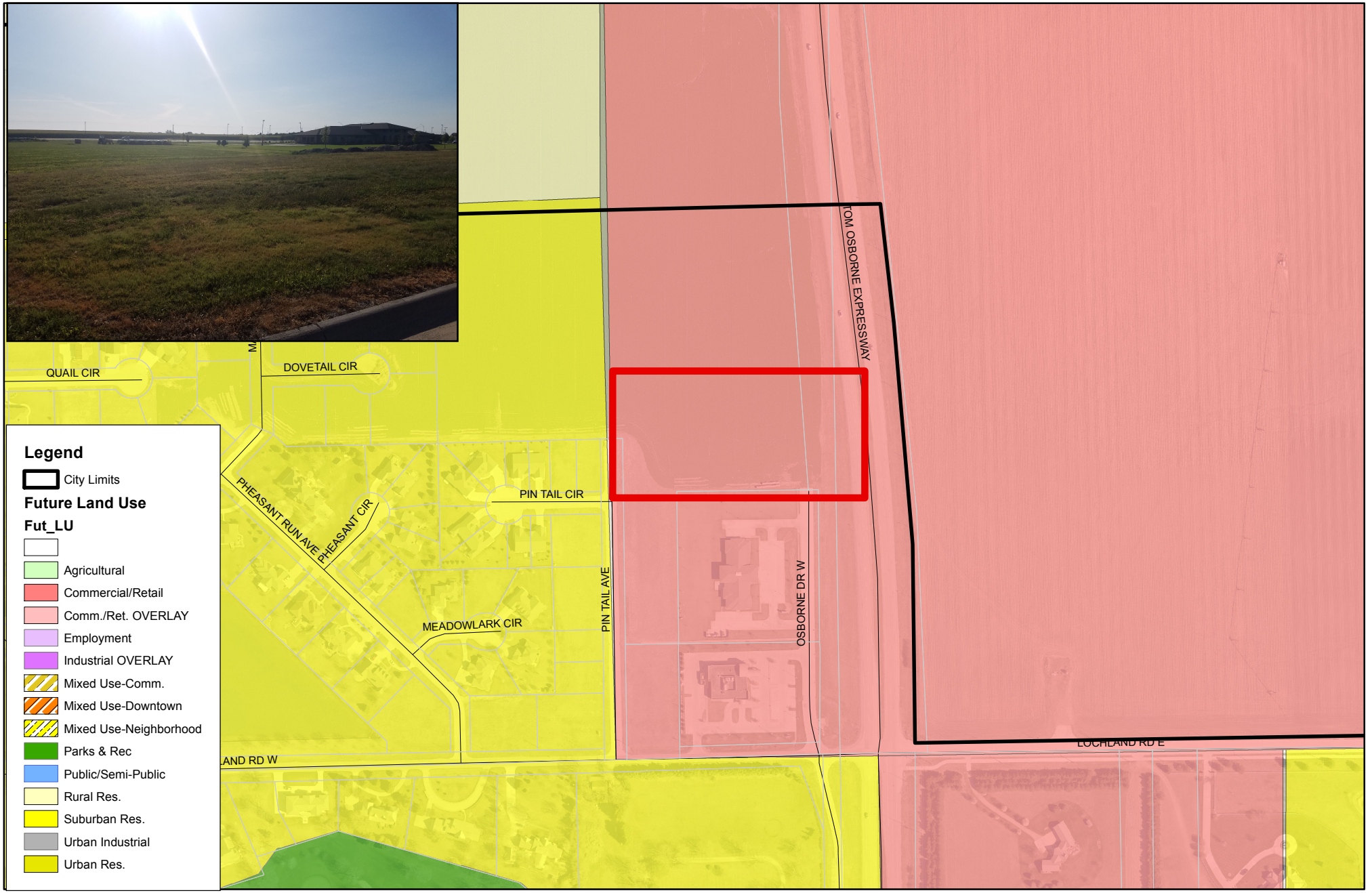

Lochland Meadows 12 Future Land Use Map

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Lochland Meadows 12 Aerial Map

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HASTINGS
DEVELOPMENT SERVICES

ORDINANCE NO. 4528

AN ORDINANCE OF THE CITY OF HASTINGS, NEBRASKA, TO AMEND THE OFFICIAL ZONING DISTRICT MAP OF THE CITY OF HASTINGS, NEBRASKA TO REZONE THE FOLLOWING DESCRIBED PARCELS OF LAND, TO WIT:

LOCHLAND MEADOWS SUBDIVISION NUMBER 12, A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER (SE1/4) OF SECTION 24, TOWNSHIP 8 NORTH, RANGE 10 WEST OF THE 6TH P.M. IN THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA, COMPRISING 4.21 ACRES MORE OR LESS,

FROM "R-3G, GARDEN APARTMENT RESIDENTIAL" AND "C-3, COMMERICIAL BUSINESS" TO "CP-0, COMMERCIAL OFFICE PLANNED DISTRICT; TO REPEAL ANY ORDINANCE IN CONFLICT HEREWITH; AND TO PROVIDE WHEN THIS ORDINANCE SHALL BE IN FULL FORCE AND EFFECT.

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

SECTION 1. That the property legally described as:

Lochland Meadows Subdivision Number 12, a parcel of land located in the Southeast Quarter (SE1/4) of Section 24, Township 8 North, Range 10 West of the 6th P.M. in the City of Hastings, Adams County, Nebraska, comprising 4.21 acres more or less,

which is currently zoned R-3G, Garden Apartment and C-3, Commercial Business be and the same are hereby rezoned to CP-0, Commercial Office Planned District.

SECTION 2. That the Planned District is subject to the following conditions:

1. That side yard setbacks shall provide adequate distance to maintain the suburban residential character of the area, and shall be no less than seven (7) feet and no more than fifty (50) feet; and
2. That all other provisions, use restrictions, and requirements of the C-O, Commercial Office zone district shall be met, and the conditions herein may be employed at the discretion of the Development Services Director if site specific conditions warrant.

SECTION 3. That the City Engineer is hereby directed to cause the Official Zoning District Map of the City of Hastings, Nebraska to be changed in accordance with the foregoing provisions.

SECTION 4. That any ordinance passed and approved prior to the passage of this ordinance, and in conflict with its provisions, is hereby repealed.

SECTION 5. This ordinance shall take effect and be in full force from and after its passage, approval and publication in pamphlet form, said effective date being the ____day of _____, 20___, and this ordinance shall not be included in the Hastings City Code Book.

PASSED AND APPROVED by the Mayor and City Council of the City of Hastings, Nebraska, this_____day of_____, 2017.

ATTEST:

_____
Mayor

_____
City Clerk

(S E A L)

APPROVED TO FORM:

_____
City Attorney

Department: Development Services
Staff Contact: Donald Threewitt
Council Meeting Date: 11/13/2017

AGENDA ITEM SUMMARY SHEET

Description of Item:

A public hearing at the request of the Development Services Department for Ordinance No. 4530, a zoning change of portions of Westbrook Village 16th Addition and Westbrook Village 11th Subdivision, from "A-Agricultural" and "C-1 Local Business" to "R-1 Single-family Residential."

Names of People/Business affected by this action:

The applicant, the property owners, the people of Hastings, and the City.

Why Council action is required:

Re-zoning of property requires a public hearing by the Planning Commission, to make a recommendation to the City Council.

Type of action requested:

Ordinance

Suggested motion:

Motion to recommend Ordinance No. 4530, a zoning change from "A-Agricultural" and "C-1-Local Business" to "R-1 Single-family Residential" for portions of Westbrook Village 16th Addition and Westbrook Village 11 Subdivision.

Deadlines associated with action:

Department head comments:

This rezone action is intended to create a uniformity in zoning districts within the neighborhood, and eliminate remnants of previous zoning actions.

As the Westbrook neighborhood developed, multiple additions, plats, and rezones were adopted by the City. However, some legal descriptions or lot characteristics were not consistent between the actions, and left remnants of both "A-Agricultural" and "C-1 Local Business" zoning within the neighborhood, as can be viewed in the attached zoning map.

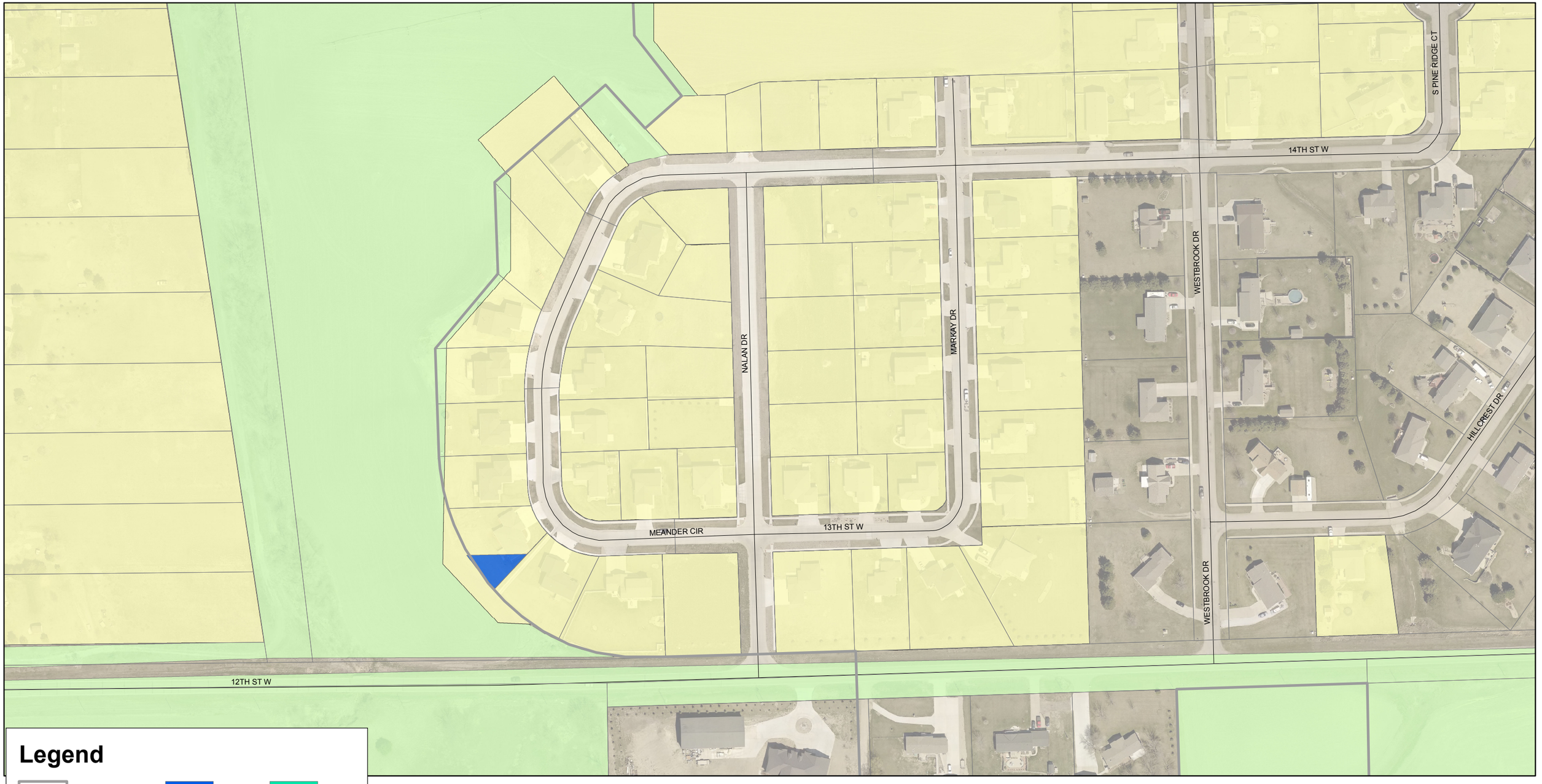
The future land use plan in Imagine Hastings calls for Suburban Residential throughout the area. Surrounding properties and uses are as follows:

North: "R-1 Single-family Residential," currently undeveloped agricultural use;
South: "R-1 Single-family Residential" and "R-1A Single-family large lot Residential", currently developed single-family housing;
East: "R-1 Single-family Residential" currently developed single-family housing;
West: "A-Agricultural," currently undeveloped agricultural use.
A change of zoning to "R-1 Single-family Residential" is appropriate and aligned with the goals of the Comprehensive Plan.

At the October 16, 2017 regular meeting of the Planning Commission, Commissioners voted 5-0 in favor of a recommendation to approve Ordinance No. 4530.

City Administrator comments:

Recommend Approval



Legend

City Limits	C-1	MU
Zoning	C-2	R-1
ZONE_	C-3	R-2
A	CMP	R-3
AG	I-1	R-5
C-0	I-2	

Westbrook Village Zoning Map

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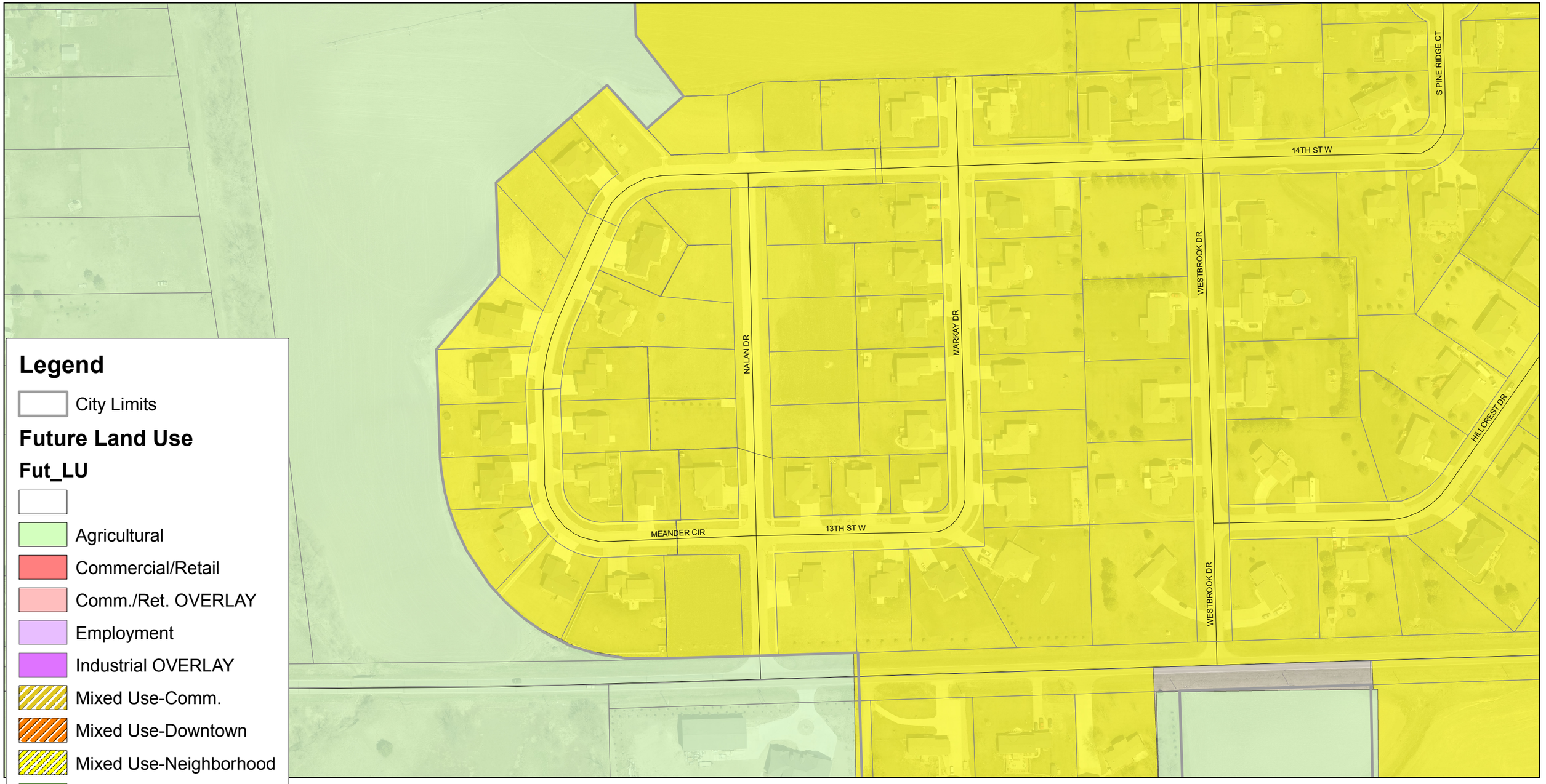
DEVELOPMENT SERVICES



Legend

City Limits

Future Land Use

Fut_LU

- Agricultural
- Commercial/Retail
- Comm./Ret. OVERLAY
- Employment
- Industrial OVERLAY
- Mixed Use-Comm.
- Mixed Use-Downtown
- Mixed Use-Neighborhood
- Parks & Rec
- Public/Semi-Public
- Rural Res.
- Suburban Res.
- Urban Industrial
- Urban Res.

Westbrook Village Future Land Use Map

N W E S

HASTINGS
DEVELOPMENT SERVICES

Westbrook Village Aerial Map

Legend

City Limits

N W E S

HASTINGS
DEVELOPMENT SERVICES

ORDINANCE NO. 4530

AN ORDINANCE OF THE CITY OF HASTINGS, NEBRASKA, TO AMEND THE OFFICIAL ZONING DISTRICT MAP OF THE CITY OF HASTINGS, NEBRASKA TO REZONE THE FOLLOWING DESCRIBED PARCELS OF LAND, TO WIT:

PORTIONS OF WESTBROOK VILLAGE 16TH ADDITION AND WESTBROOK VILLAGE 11TH ADDITION TO THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA,

CURRENTLY ZONED "A, AGRICULTURAL" AND "C-1, LOCAL BUSINESS" TO "R-1 SINGLE-FAMILY RESIDENTIAL"; TO REPEAL ANY ORDINANCE IN CONFLICT HEREWITH; AND TO PROVIDE WHEN THIS ORDINANCE SHALL BE IN FULL FORCE AND EFFECT.

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

SECTION 1. That the property legally described as:

Portions of Westbrook Village 16th Addition and Westbrook Village 11th Addition to the City of Hastings, Adams County, Nebraska,

which are currently zoned "A, Agricultural" and "C-1, Local Business" to "R-1 Single-family Residential" District.

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

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

SECTION 4. This ordinance shall take effect and be in full force from and after its passage, approval and publication in pamphlet form, said effective date being the ____day of _____, 20___, and this ordinance shall not be included in the Hastings City Code Book.

PASSED AND APPROVED by the Mayor and City Council of the City of Hastings, Nebraska, this_____day of_____, 2017.

_____

Mayor

ATTEST:

_____
City Clerk
(S E A L)

APPROVED TO FORM:

_____
City Attorney

Department: Development Services
Staff Contact: Donald Threewitt
Council Meeting Date: 11/13/2017

AGENDA ITEM SUMMARY SHEET

Description of Item:

Public hearing to consider an addition to the City by final plat for Shadow Ridge 7th Addition to the City of Hastings located in the Northwest Quarter (NW1/4) of Section 36, Township 8 North, Range 10 West of the 6th P.M., Adams County, Nebraska containing 9.13 acres more or less.

Names of People/Business affected by this action:

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

Why Council action is required:

An addition may become part of the municipality at such time as the addition is approved by the legislative body if (a) after giving notice of the time and place of the hearing, the planning commission and legislative body both hold public hearings, and (b) the legislative body votes to approve the inclusion of the addition and conducts a separate vote to approve the addition.

Type of action requested:

Motion

Suggested motion:

Motion to approve the final plat for Shadow Ridge 7th Addition to the City of Hastings, Adams County, Nebraska.

Deadlines associated with action:

This item is scheduled to be considered at the next regular meeting of City Council on November 13, 2017.

Department head comments:

This final plat is a revision and refinement of a portion of the Shadow Ridge 7th Addition Preliminary Plat which was approved by Planning Commission on August 21, 2017, and City Council on September 11, 2017.

Current Zoning: "A- Agricultural"
Proposed Zoning: "R-1 Residential"

Comp Plan: The future land use designation in Imagine Hastings calls for Suburban Residential.

Surrounding Land Uses are:
North: Adams County Agricultural uses, zoned "A-Agricultural."
South: Agricultural and rural residential uses, zoned "R-1 Single Family Residential;"
East: Developed residential uses, zoned "R-1 Single Family Residential;"
West: Adams County Agricultural uses, zoned "A-Agricultural."

Subdivision Standards: This plat is an Addition to the corporate limits of the city. The applicant has worked with city staff in the overall design and layout, which culminated in this submission. Recommendations from multiple city departments have been incorporated, and all issues have been addressed. At the October 23, 2017 regular meeting of the Planning Commission, Commissioners voted 7-0 in favor of a recommendation to approve the Shadow Ridge 7th Addition final plat.

City Administrator comments:

Recommend Approval

FINAL PLAT

SHADOW RIDGE 7th ADDITION

A 9.13 ACRE ADDITION TO THE CITY OF HASTINGS,
ADAMS COUNTY, NEBRASKA, LOCATED IN THE
NORTHWEST ONE-QUARTER OF SECTION 36, T8N-R10W,
OF THE SIXTH P.M., ADAMS COUNTY, NEBRASKA.

OWNERS NAME AND ADDRESS:

WESTBROOK VILLAGE L.L.C.
ALAN M. ANDERSON, (MANAGING MEMBER)
MARY K. ANDERSON
701 NORTH SHORE DRIVE
HASTINGS, NE 68901

CURRENTLY ZONED: 05-AGRICULTURAL

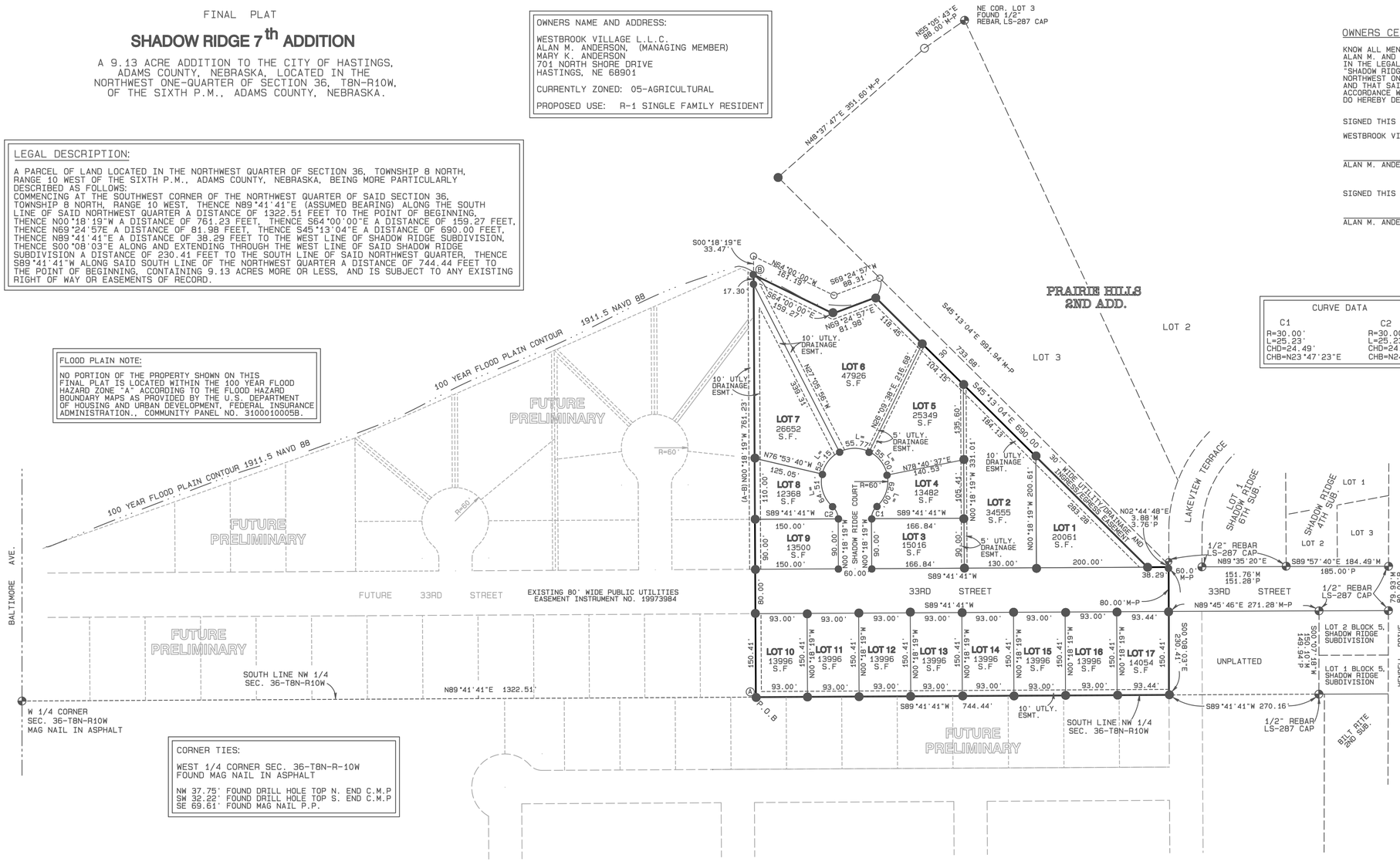
PROPOSED USE: R-1 SINGLE FAMILY RESIDENT

LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 8 NORTH, RANGE 10 WEST OF THE SIXTH P.M., ADAMS COUNTY, NEBRASKA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 36, TOWNSHIP 8 NORTH, RANGE 10 WEST, THENCE N89°41'41"E (ASSUMED BEARING) ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER A DISTANCE OF 1322.51 FEET TO THE POINT OF BEGINNING, THENCE N00°18'19"W A DISTANCE OF 761.23 FEET, THENCE S64°00'00"E A DISTANCE OF 159.27 FEET, THENCE N69°24'57E A DISTANCE OF 81.98 FEET, THENCE S45°13'04"E A DISTANCE OF 690.00 FEET, THENCE N89°41'41"E A DISTANCE OF 38.29 FEET TO THE WEST LINE OF SHADOW RIDGE SUBDIVISION, THENCE S00°08'03"E ALONG AND EXTENDING THROUGH THE WEST LINE OF SAID SHADOW RIDGE SUBDIVISION A DISTANCE OF 230.41 FEET TO THE SOUTH LINE OF SAID NORTHWEST QUARTER, THENCE S89°41'41"W ALONG SAID SOUTH LINE OF THE NORTHWEST QUARTER A DISTANCE OF 744.44 FEET TO THE POINT OF BEGINNING, CONTAINING 9.13 ACRES MORE OR LESS, AND IS SUBJECT TO ANY EXISTING RIGHT OF WAY OR EASEMENTS OF RECORD.

FLOOD PLAIN NOTE:

NO PORTION OF THE PROPERTY SHOWN ON THIS FINAL PLAT IS LOCATED WITHIN THE 100 YEAR FLOOD HAZARD ZONE "A" ACCORDING TO THE FLOOD HAZARD BOUNDARY MAPS AS PROVIDED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, FEDERAL INSURANCE ADMINISTRATION., COMMUNITY PANEL NO. 3100010005B.



CURVE DATA

C1	C2
R=30.00'	R=30.00'
L=25.23'	L=25.23'
CHD=24.49'	CHD=24.49'
CHB=N23°47'23"E	CHB=N24°24'00"W

CORNER TIES:

WEST 1/4 CORNER SEC. 36-T8N-R-10W
FOUND MAG NAIL IN ASPHALT

NW 37.75' FOUND DRILL HOLE TOP N. END C.M.P
SW 32.22' FOUND DRILL HOLE TOP S. END C.M.P
SE 69.61' FOUND MAG NAIL P.P.

OWNERS CERTIFICATE AND DEDICATION:

KNOW ALL MEN BY THESE PRESENTS, THAT WESTBROOK VILLAGE, L.L.C., A NEBRASKA LIMITED LIABILITY COMPANY, AND ALAN M. AND MARY K. ANDERSON HUSBAND AND WIFE, THE OWNERS OF RECORD OF THE LAND SHOWN ON THIS PLAT AND DESCRIBED IN THE LEGAL DESCRIPTION HEREIN, HAVE CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED, PLATTED AND DESIGNATED AS "SHADOW RIDGE 7TH ADDITION", AN ADDITION TO THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA, LOCATED IN THE NORTHWEST ONE-QUARTER OF SECTION 36, TOWNSHIP 8 NORTH, RANGE 10 WEST OF THE SIXTH P.M., ADAMS COUNTY, NEBRASKA, AND THAT SAID SURVEYING, SUBDIVIDING, PLATTING AND DESIGNATION WAS DONE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES AND WISHES OF THE UNDERSIGNED OWNERS. BE IT FURTHER KNOWN, THAT SAID OWNERS DO HEREBY DEDICATE ALL STREETS AND EASEMENTS SHOWN ON THE PLAT TO THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA,

SIGNED THIS _____ DAY OF _____, 2017.

WESTBROOK VILLAGE, L.L.C.

_____
ALAN M. ANDERSON, MANAGING MEMBER

SIGNED THIS _____ DAY OF _____, 2017

_____ _____
ALAN M. ANDERSON MARY K. ANDERSON

WAIVER:

APPLICANTS HEREBY WAIVES ANY AND ALL CLAIMS FOR DAMAGES OCCASIONED BY THE ESTABLISHMENT OF GRADES OR THE ALTERATION OF THE SURFACE OF ANY PORTION OF THE STREETS AND ALLEYS TO CONFORM TO SAID GRADES AS ESTABLISHED.

SIGNED THIS _____ DAY OF _____, 2017.

WESTBROOK VILLAGE, L.L.C.

_____
ALAN M. ANDERSON, MANAGING MEMBER

WAIVER:

APPLICANTS HEREBY WAIVES ANY AND ALL CLAIMS FOR DAMAGES OCCASIONED BY THE ESTABLISHMENT OF GRADES OR THE ALTERATION OF THE SURFACE OF ANY PORTION OF THE STREETS AND ALLEYS TO CONFORM TO SAID GRADES AS ESTABLISHED.

SIGNED THIS _____ DAY OF _____, 2017.

_____ _____
ALAN M. ANDERSON MARY K. ANDERSON

ACKNOWLEDGEMENT

STATE OF }
COUNTY OF } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____ DAY OF _____, 2017, BY ALAN M. ANDERSON, MANAGING MEMBER OF WESTBROOK VILLAGE, L.L.C. MY COMMISSION EXPIRES THE _____ DAY OF _____, _____.

(SEAL)

_____
NOTARY

ACKNOWLEDGEMENT

STATE OF }
COUNTY OF } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____ DAY OF _____, 2017, BY ALAN M. ANDERSON AND MARY K. ANDERSON HUSBAND AND WIFE, MY COMMISSION EXPIRES THE _____ DAY OF _____, _____.

(SEAL)

_____
NOTARY

30 FOOT WIDE UTILITY, DRAINAGE AND INGRESS-EGRESS EASEMENT

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 8 NORTH, RANGE 10 WEST OF THE SIXTH P.M., ADAMS COUNTY, NEBRASKA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF PRAIRIE HILLS SECOND ADDITION TO THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA, THENCE N45°13'04"W (ASSUMED BEARING) ALONG THE WEST LINE OF SAID PRAIRIE HILLS SECOND ADDITION, A DISTANCE OF 733.68 FEET, THENCE S69°24'57"W A DISTANCE OF 88.31 FEET, THENCE N64°00'00"W A DISTANCE OF 161.19 FEET, THENCE S00°18'19"W A DISTANCE OF 33.47 FEET, THENCE S64°00'00"E A DISTANCE OF 159.27 FEET, THENCE N69°24'57"E A DISTANCE OF 81.98 FEET, THENCE S45°13'04"E A DISTANCE OF 690.00 FEET, THENCE N89°41'41"E A DISTANCE OF 38.29 FEET, THENCE N02°44'48"E A DISTANCE OF 3.88 FEET TO THE POINT OF BEGINNING, CONTAINING 0.66 ACRES MORE OR LESS.

COUNTY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THE RECORDS OF MY OFFICE SHOW NO TAXES ARE DUE OR DELINQUENT UPON THE PROPERTY IN THE LEGAL DESCRIPTION ON THIS PLAT AS OF THIS ____DAY OF _____ . _____.

_____
ADAMS COUNTY TREASURER

CITY PLANNING COMMISSION RECOMMENDATION

THIS PLAT OF SHADOW RIDGE 7TH ADDITION, AN ADDITION IN THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA, HAS BEEN SUBMITTED TO AND REVIEWED BY THE CITY PLANNING COMMISSION FOR APPROVAL AND IS HEREBY TRANSMITTED TO THE GOVERNING BODY OF THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA, WITH THE RECOMMENDATION THAT SAID PLAT BE _____AS PROPOSED DATED THIS _____ DAY OF _____ . _____ .

_____ _____
CHAIRMAN DIRECTOR

CITY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THE RECORDS OF MY OFFICE SHOW NO SPECIAL ASSESSMENTS ARE DELINQUENT UPON THE PROPERTY DESCRIBED IN THE LEGAL DESCRIPTION ON THIS PLAT.

_____
CITY OF HASTINGS TREASURER

REGISTER OF DEEDS CERTIFICATE

STATE OF NEBRASKA }
COUNTY OF ADAMS } SS

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE OF ADAMS COUNTY, NEBRASKA
DATE: _____ TIME: _____ INSTRUMENT NO.: _____

_____
REGISTER OF DEEDS

MAYOR AND CITY COUNCIL ACTION

THIS PLAT OF SHADOW RIDGE 7TH ADDITION, AN ADDITION TO THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA, IS HEREBY_____, DATED THIS _____DAY OF _____ . _____.

_____ _____
MAYOR CITY CLERK

CITY ENGINEER'S APPROVAL

I, THE UNDERSIGNED, DO HEREBY _____ THIS PLAT OF SHADOW RIDGE 7TH ADDITION, AN ADDTION TO THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA.

_____
CITY ENGINEER

SURVEYOR'S CERTIFICATE:

I, JOSHUA EUGENE GRUMMERT, A LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEBRASKA, DO HEREBY CERTIFY THIS PLAT OF A SURVEY WAS MADE BY ME OR UNDER MY SUPERVISION, THIS _____ DAY OF SEPTEMBER, 2017.

_____
JOSHUA E. GRUMMERT | LS-783

NEBRASKA REGISTERED LS-783 LAND SURVEYOR JOSHUA E. GRUMMERT

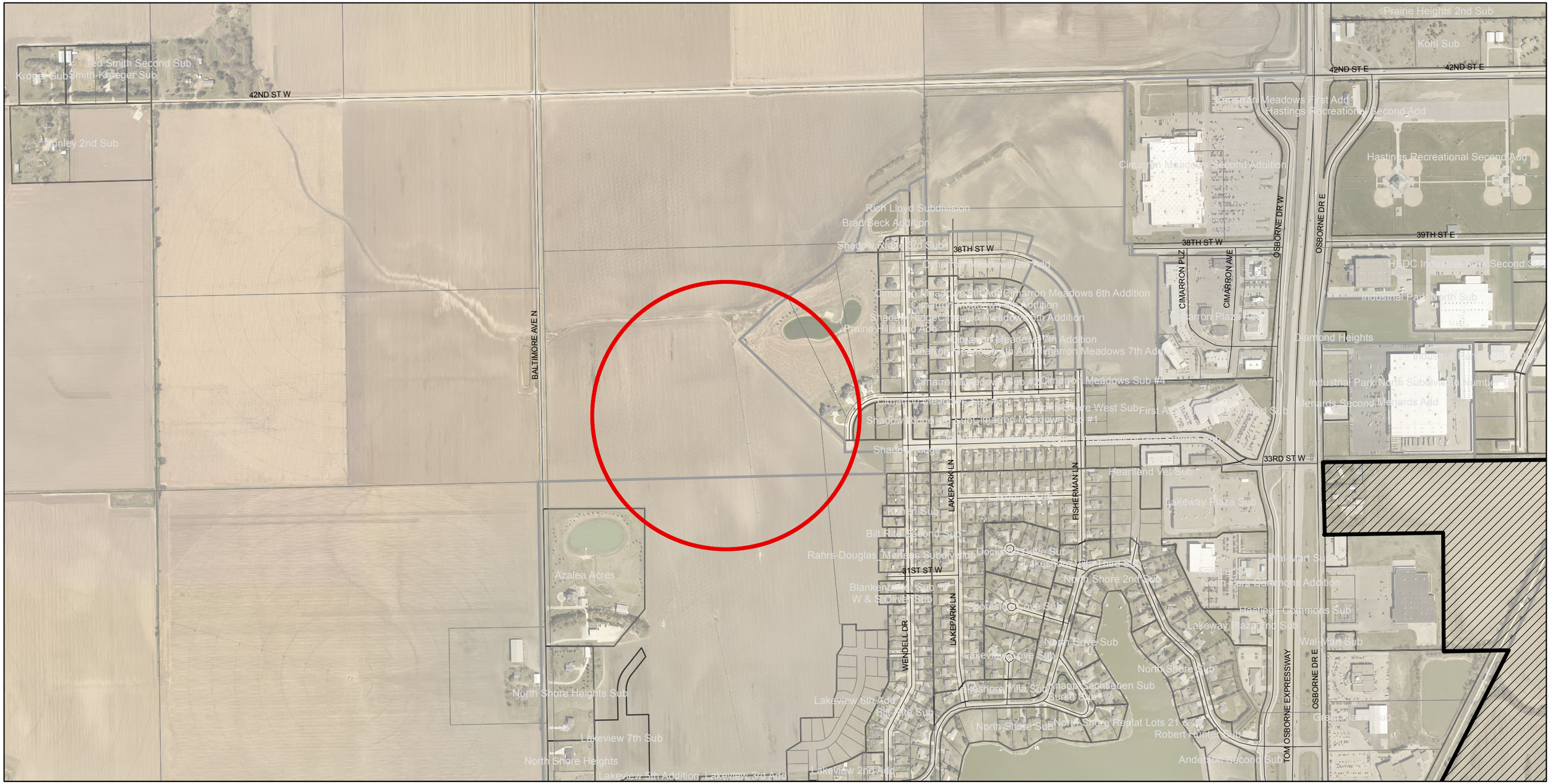
VICINITY SKETCH

LEGEND :
M-MEASURED DISTANCE
R-RECORD DISTANCE
G-GOVERNMENT DISTANCE
P-PLATTED DISTANCE
D-DEED DISTANCE
CORNER FOUND
TEMPORARY POINT
SET 1/2" X 24" REBART WITH LS-783 CAP UNLESS NOTED OTHERWISE

SHEET 1 OF 1
100'
SCALE 1:100
ASSUMED BEARING

G.P.S. PROJECT # 016-2017

G.P.S GRUMMERT PROFESSIONAL SERVICES, LLC
PO BOX 37, 501 N. FORBES AVE, KENESAW, NE 68956
WEBSITE WWW.GRUMMERTSURVEYING.COM PHONE 402-879-5701 EMAIL jmgrummert@yahoo.com



Shadow Ridge 7th Addition
Aerial Map

Legend

City Limits

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W E
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HASTINGS
DEVELOPMENT SERVICES

Department: Development Services
Staff Contact: Donald Threewitt
Council Meeting Date: 11/13/2017

AGENDA ITEM SUMMARY SHEET

Description of Item:

Public hearing on the request of Alan M. Anderson for Ordinance No. 4529, a zoning change from "A-Agricultural" to "R-1 Single-family Residential" for Shadow Ridge 7th Addition to the City of Hastings, Adams County, Nebraska, and an adjacent unplatted parcel comprising 0.93 acres located in the Northwest Quarter of Section 36, Township 8 North, Range 10 West of the 6th P.M., Adams County, Nebraska.

Names of People/Business affected by this action:

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

Why Council action is required:

Amendments to the zoning map shall be heard by the Planning Commission, who will then submit a recommendation to the City Council for action.

Type of action requested:

Ordinance

Suggested motion:

Motion to recommend approval for a zoning change from "A-Agricultural" to "R-1 Single-family Residential" for Shadow Ridge 7th Addition and said adjacent parcel.

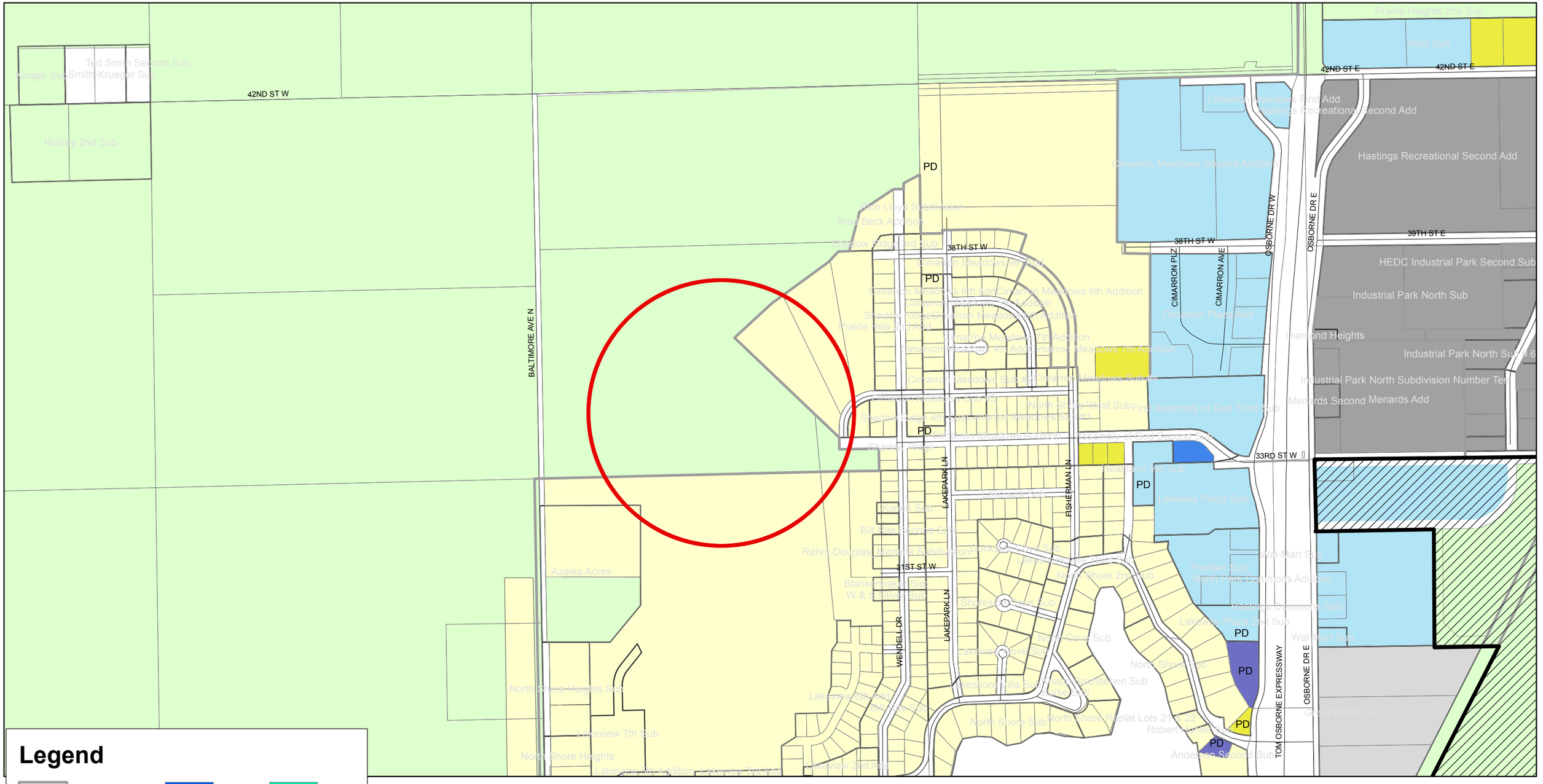
Deadlines associated with action:

Department head comments:

This is a zoning change request associated with the Shadow Ridge 7th Addition, and includes an adjacent unplatted parcel west of Shadow Ridge Subdivision in order to maintain consistency in the zoning districts. The future land use plan calls for "Suburban Residential" and the proposed "R-1 Single-family Residential" zoning conforms to adjacent development in the area. At the October 23, 2017 regular meeting of the Planning Commission, Commissioners voted 7-0 in favor of a recommendation to approve Ordinance No. 4529.

City Administrator comments:

Recommend Approval



Legend

City Limits	C-1	MU
Zoning	C-2	R-1
ZONE_	C-3	R-2
A	CMP	R-3
AG	I-1	R-5
C-0	I-2	

Shadow Ridge 7th Addition
Zoning Map

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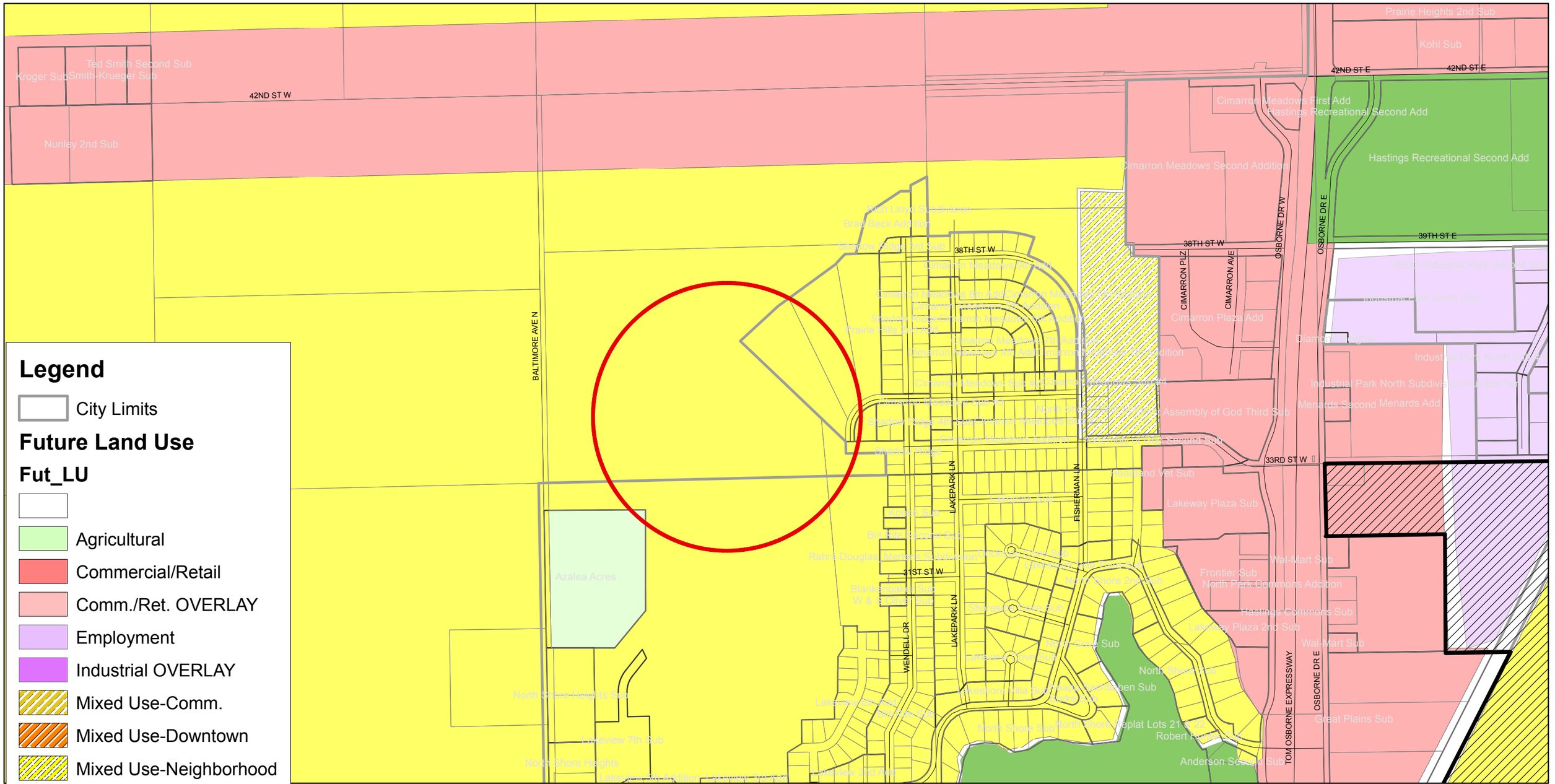
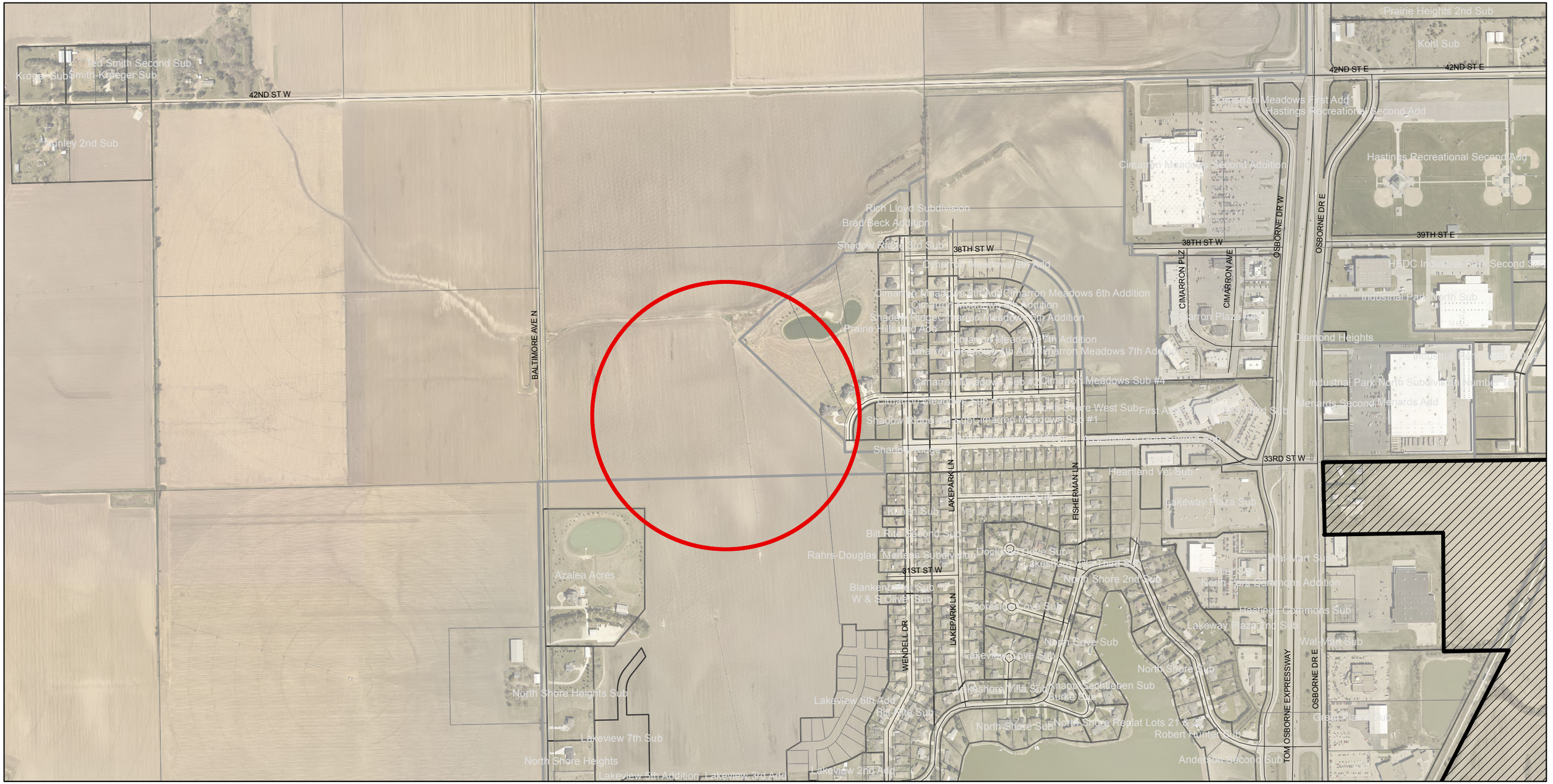
HASTINGS
DEVELOPMENT SERVICES



Shadow Ridge 7th Addition
Future Land Use Map

HASTINGS
DEVELOPMENT SERVICES



Shadow Ridge 7th Addition
Aerial Map

Legend

City Limits

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HASTINGS
DEVELOPMENT SERVICES

ORDINANCE NO. 4529

AN ORDINANCE OF THE CITY OF HASTINGS, NEBRASKA, TO AMEND THE OFFICIAL ZONING DISTRICT MAP OF THE CITY OF HASTINGS, NEBRASKA TO REZONE THE FOLLOWING DESCRIBED PARCELS OF LAND, TO WIT:

SHADOW RIDGE 7TH ADDITION TO THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA, AND AN ADJACENT UNPLATTED PARCEL COMPRISING 0.93 ACRES LOCATED IN THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 8 NORTH, RANGE 10 WEST OF THE 6TH P.M., ADAMS COUNTY, NEBRASKA,

CURRENTLY ZONED "A, AGRICULTURAL" AND "R-1 SINGLE-FAMILY RESIDENTIAL"; TO REPEAL ANY ORDINANCE IN CONFLICT HEREWITH; AND TO PROVIDE WHEN THIS ORDINANCE SHALL BE IN FULL FORCE AND EFFECT.

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

SECTION 1. That the property legally described as:

Shadow Ridge 7th Addition to the City of Hastings, Adams County, Nebraska, and an adjacent unplatted parcel comprising 0.93 acres located in the Northwest Quarter of Section 36, Township 8 North, Range 10 West of the 6th P.M., Adams County, Nebraska,

which are currently zoned "A, Agricultural" to "R-1 Single-family Residential" District.

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

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

SECTION 4. This ordinance shall take effect and be in full force from and after its passage, approval and publication in pamphlet form, said effective date being the ____day of _____, 20___, and this ordinance shall not be included in the Hastings City Code Book.

PASSED AND APPROVED by the Mayor and City Council of the City of Hastings, Nebraska, this_____day of_____, 2017.

_____
Mayor

ATTEST:

_____
City Clerk

(S E A L)

APPROVED TO FORM:

_____
City Attorney

Department: City Clerk
Staff Contact: Lori Vorderstrasse, Kim Jacobitz
Council Meeting Date: 11/13/2017

AGENDA ITEM SUMMARY SHEET

Description of Item:

Public hearing on the application of Frew Enterprises, LLC dba "Hastings Sodbusters" for a Class "I" Liquor License at 601 East South Street.

Resolution No. 2017-52. . .Approving/denying the application of Frew Enterprises, LLC dba "Hastings Sodbusters" for a Class "I" Liquor License at 601 East South Street.

Names of People/Business affected by this action:

Citizens of Hastings

Why Council action is required:

State Statutes

Type of action requested:

Resolution

Suggested motion:

Resolution No. 2017-52. . .Approving/denying the application of Frew Enterprises, LLC dba "Hastings Sodbusters" for a Class "I" Liquor License at 601 East South Street.

Deadlines associated with action:

The Council has 45 days to conduct a hearing after the date of receipt of the notice from the Liquor Control Commission.

Department head comments:

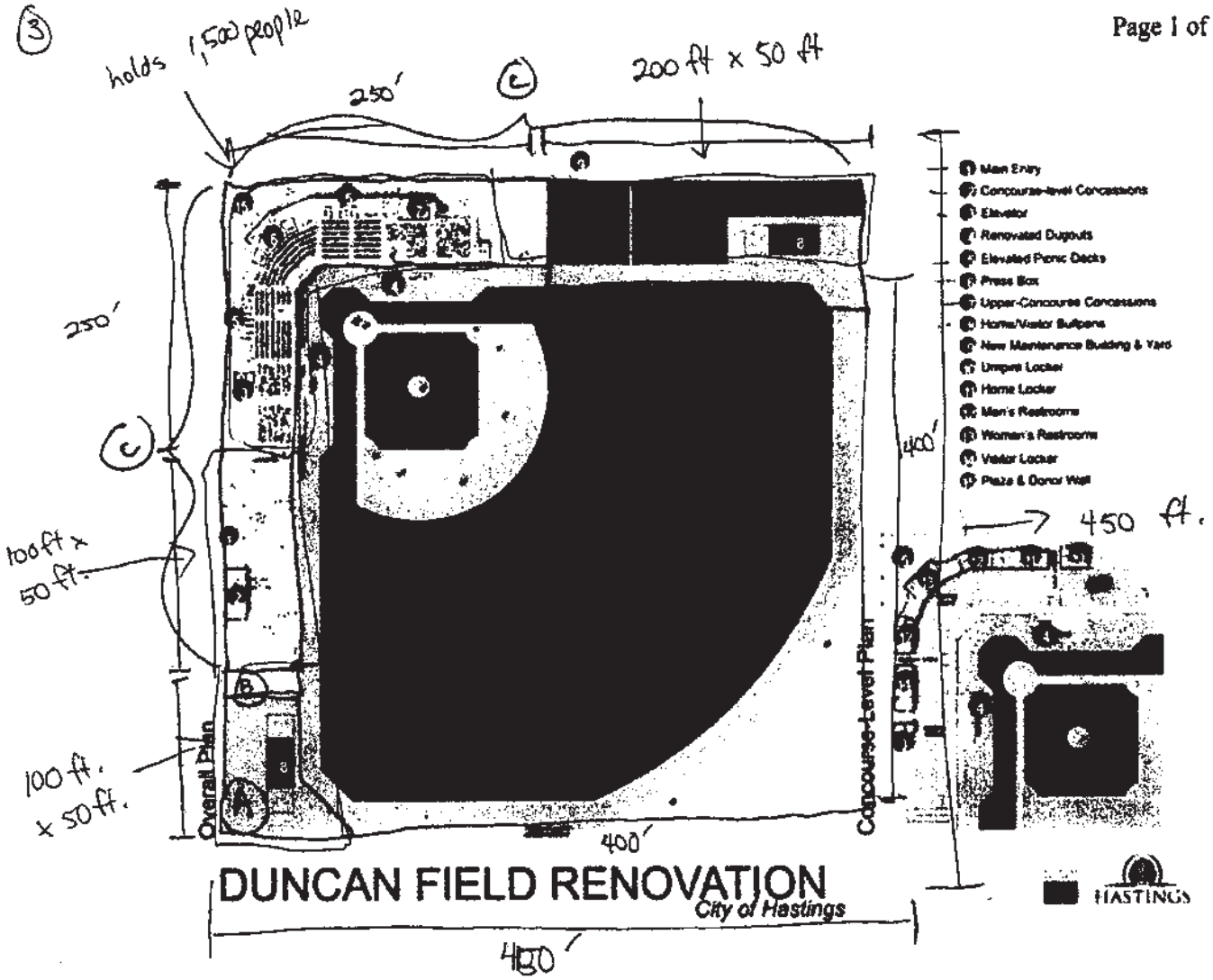
This is a new license that will cover Duncan Field, concourse areas, stands and picnic areas. The Building Inspector and the Police Department findings regarding the liquor license application are attached.

City Administrator comments:

The Council recently approved Duncan Field as a City site where beer and wine could be sold. This action goes license the facility.

Recommend Approval

(3)



(A) - Kids' Zone - No Alcohol

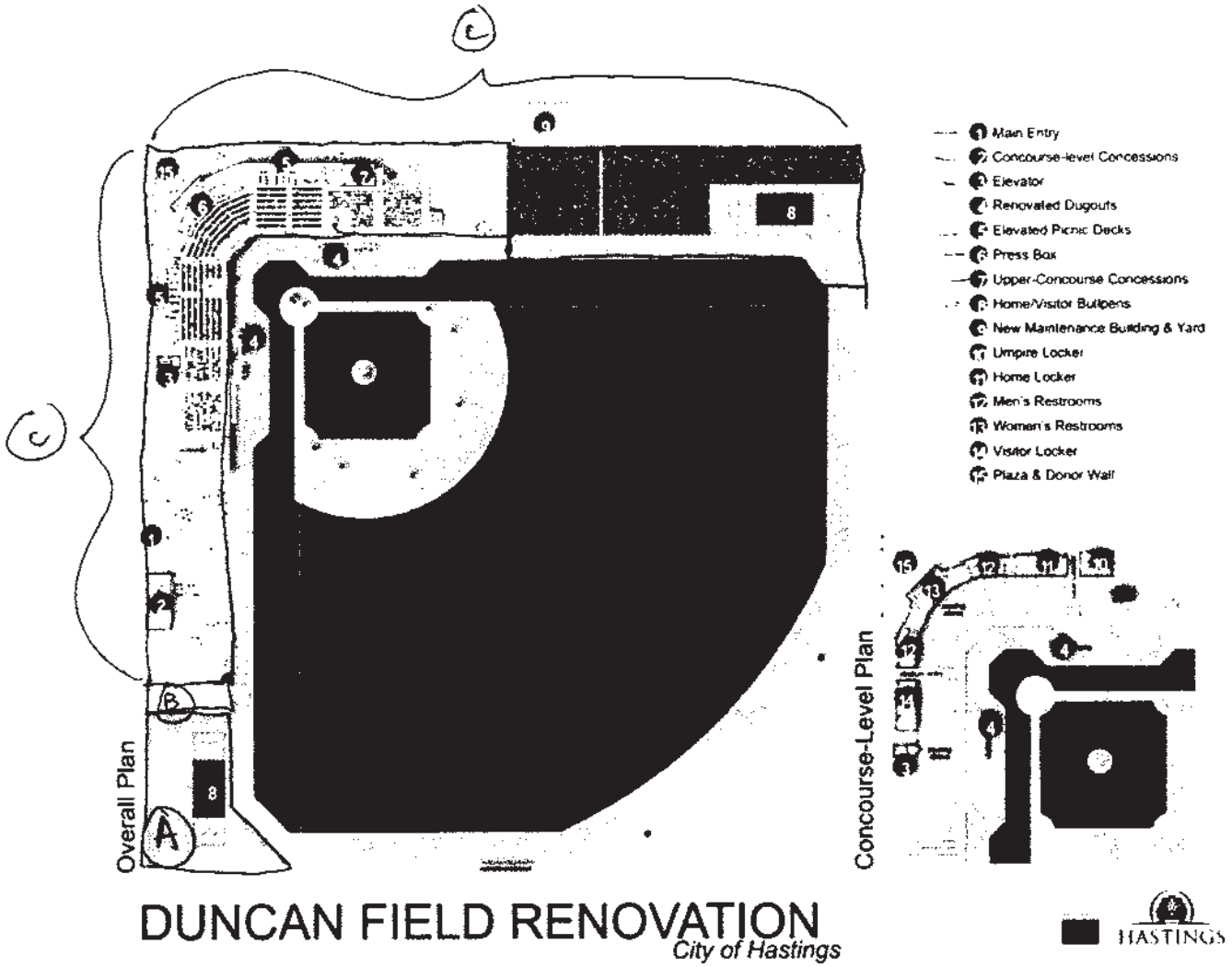
(B) - Playground - No Alcohol

(C) - The rest of the stadium and field within the fence there will be alcohol consumed or sold

(5) There is a fence around entire area

(6) It is seasonal May - August. There may be a few events that serve alcohol other than that time. I doubt there will be sales every month.

(7)



(A) - Kids' Zone - No Alcohol

(B) - Playground - No Alcohol

(C) - The rest of the stadium and field within the fence there will be alcohol consumed or sold

HASTINGS
POLICE

317 SOUTH BURLINGTON, HASTINGS, NEBRASKA 68901

Date: November 1, 2017

To: Joe Patterson, City Administrator

From: Sgt. Paul Weber Detective Division

Re: Liquor Application

I have reviewed the Manager Application for License, Hastings Sodbusters, 601 East South Street, Hastings NE), submitted by Bryan Frew

I have not discovered any information that would disqualify the applicant.

Paul K. Weber

Sgt. Paul Weber

Website: www.hastingspolice.org
Telephone 402-461-2389
pweber@hastingspolice.org
Fax 402-461-2393

Liquor Application Report

Building Inspector

Applicant: Hastings Sodbusters
Location: 601 E. South St.

License or Action Requested: Class "I" Liquor license

Planning

Existing Zoning: R-3 Multiple-Family Residential District

Existing Land Use:
North: R-3 Multiple-Family Residential & C-3 Commercial Business
South: R-3 Multiple-Family Residential & C-3 Commercial Business
East: C-1 Local Business & C-3 Commercial Business
West: I-1 Light Industrial

General Neighborhood/Area Land Uses:
This application is for the Duncan Field Baseball Team, Hastings Sodbusters. The licensed area will be various parts of Duncan Field, as designated in the application. Duncan Field is located along East South Street and South Elm Avenue, and has been a long-standing part of the community. This application will introduce alcohol sales to the area. This area is of a primarily commercial character, with retail sales and service uses being the predominant uses. While the property is zoned R-3 Multiple Family Residential District, the public ball field is a permitted use in the district. The addition of alcohol sales will not likely have much impact on the neighborhood. Duncan Field has off-street parking and the facilities have been renovated in recent years, bringing the facility into compliance with currently adopted construction codes.

Analysis of Planning Effects:
The use will not have a negative impact on the area, as it is an existing use. The addition of alcohol sales for ball games is not anticipated to have a negative impact on the neighborhood and will not significantly change the character of the area.

Other Comments relating to Hastings City Code:
The use is consistent with the zoning district for the property. The building and site have been inspected and there are currently no deficiencies in the property.

Date 11/6/17

Hastings Building Inspector

RESOLUTION NO. 2017-52

BE IT RESOLVED by the Mayor and City Council of the City of Hastings, Nebraska, that after hearing had as required by law, consideration of the facts of this application, the Nebraska Liquor Control Act, and the pertinent city ordinances of the City of Hastings, Nebraska:

_____ The Hastings City Council hereby recommends that the application of Frew Enterprises, LLC dba "Hastings Sodbusters" for a Class "I" Liquor License to be located at 601 East South Street, Hastings, Nebraska, be approved.

_____ The Hastings City Council hereby recommends that the application of Frew Enterprises, LLC dba "Hastings Sodbusters" for a Class "I" Liquor License to be located at 601 East South Street, Hastings, Nebraska, be denied for the following reasons:

BE IT FURTHER RESOLVED, that the City Clerk is directed to transmit a copy of this Resolution to the Nebraska Liquor Control Commission.

PASSED AND APPROVED this _____ day of _____, 2017.

_____
Mayor

ATTEST:

_____
City Clerk

(S E A L)

APPROVED AS TO FORM:

_____
City Attorney

Department: City Clerk
Staff Contact: Kim Jacobitz, Lori Vorderstrasse
Council Meeting Date: 11/13/2017

AGENDA ITEM SUMMARY SHEET

Description of Item:

Approval of the manager application of Bryan C. Frew in connection with the Class "I" Liquor License of Frew Enterprises, LLC dba "Hastings Sodbusters" located at 601 East South Street.

Names of People/Business affected by this action:

Citizens of Hastings

Why Council action is required:

State Statutes

Type of action requested:

Motion

Suggested motion:

Approval of the manager application of Bryan C. Frew in connection with the Class "I" Liquor License of Frew Enterprises, LLC dba "Hastings Sodbusters" located at 601 East South Street.

Deadlines associated with action:

No

Department head comments:

The Police Department findings regarding the liquor license application and manager application are attached.

City Administrator comments:

HASTINGS
POLICE

317 SOUTH BURLINGTON, HASTINGS, NEBRASKA 68901

Date: November 1, 2017

To: Joe Patterson, City Administrator

From: Sgt. Paul Weber Detective Division

Re: Liquor Application

I have reviewed the Manager Application for License, Hastings Sodbusters, 601 East South Street, Hastings NE), submitted by Bryan Frew

I have not discovered any information that would disqualify the applicant.

Paul K. Weber

Sgt. Paul Weber

Website: www.hastingspolice.org
Telephone 402-461-2389
pweber@hastingspolice.org
Fax 402-461-2393

Department: Engineering
Staff Contact: David Wacker
Council Meeting Date: 11/13/2017

AGENDA ITEM SUMMARY SHEET

Description of Item:

Establishment of rental rates for the new 6-Place Hangar at the City of Hastings Municipal Airport

Names of People/Business affected by this action:

Airport Patrons
City of Hastings

Why Council action is required:

Establishment of rental rates

Type of action requested:

Motion

Suggested motion:

Motion

Deadlines associated with action:

November 1, 2017

Department head comments:

This action will establish the rental rate for the newly constructed 6-Place T- Hangar at the Hastings Airport.
Construction is nearing completion and we are expecting occupancy with four (4) people currently on the list.
Find attached final cost estimate of the project at $618,909.87. Insurance payment(s) received have totaled $343,345.00.
The rent cost amortization calculation for a thirty (30) year period is shown for your review.
Staff recommends a rental fee of $270.00 per month for the end two (2) large hangars and a rental fee of $185.00 for the four (4) center hangars.
This is comparable to rental costs of other airports in the State of Nebraska.

Recommend Approval.

City Administrator comments:

Dave Wacker and his staff have looked at this issue from several angles. One would be to recover over time the cost of borrowing the funds.

I want us to be inline with what other airport of comparable size charge for the same size of hangers.

Recommend Approval

NEW AIRPORT 6-PLACE HANGAR RENT CALCULATION

Current Estimate	$ 555,288.35	
	$ 4,000.00	Door Strap Estimate
Total Estimate Contractor	$ 559,288.35	

Engineering

$ 54,621.52	Outside Engineer
$ 5,000.00	City Engineer Staff
$ 59,621.52	

Total Project Cost	$ 559,288.35
	$ 59,621.52
	$ 618,909.87

$ 618,909.87	
$ 119,669.83-	Insurance Payment
$ 225,675.17-	Final Insurance Payment on October 10, 2017
$ 273,564.87	

Finance $ 273,565.00
N = 30 Years i = 3.75%
Payment $ 1,266.92/Month

$ 1,266.92 = .1725 SQ FT/Month
7344 SF

End: 1,560 SF x .1725/SQ FT = $269.11/Month
Center: 1,056 SF x .1725/SQ FT = $182.16/Month

(2)	End Hangar	$ 270.00/Month
(4)	Center Hangar	$ 185.00/Month

Department: Engineering
Staff Contact: David Wacker
Council Meeting Date: 11/13/2017

AGENDA ITEM SUMMARY SHEET

Description of Item:

Award of contract to Project No. 2017-5 MARPTL - 5th Street and Marian Road Traffic Signal

Names of People/Business affected by this action:

City of Hastings
District 18 School District

Why Council action is required:

Award of contract excess of $30,000.00

Type of action requested:

Motion

Suggested motion:

Award contract for project 2017-5 MARPTL - 5th Street and Marian Road Traffic Signal to:
IES Commercial, Inc
120 South Lincoln Street
PO BOX 27
Holdrege, NE 68949
in the amount of $128,817.00 and authorize the Mayor and City Clerk to execute contract documents

Deadlines associated with action:

Yes, to coordinate for installation prior to school commencing August 2018; Pole delivery is twenty (20) weeks out

Department head comments:

This project involves the installation of a pedestrian traffic light at the intersection of 5th Street and Marian Road. The project was discussed at a work session in early summer of 2017.
The City conducted a formal letting on October 30, 2017 and 10:00 a.m.
The Engineer's Estimate for this component of work is $152,908.50.
Bid received from IES Commercial, Inc of Holdrege was $128,817.00. (See attached bid tabulation)
The total project costs of this project are to be equally funded 50% by the City and 50% by District

18 School
The pole delivery is scheduled twenty (20) weeks out as notified by the successful contract. Work on the pole foundation may begin yet this fall-early winter.
The Street Department will install the necessary stripping and permenant pavement markings. Scheduled completion date is July 15, 2018; prior to opening of the new school year of August, 2018.

Recommend Approval

City Administrator comments:

This should resolve most of the traffic issues along Marian Road.

Recommend Approval

Project No.: 2017 – 5 MARPTL – 5TH STREET & MARIAN ROAD TRAFFIC LIGHT STUDY

*BID TABULATION BID DATE: October 30, 2017 BID TIME: 10:00 a.m.

Bidder	Bid		Bid Security (Yes/No)
Engineer Estimate	**$152,908.50**		
IES COMMERCIAL, INC 120 SOUTH LINCOLN STREET HOLDREGE, NE 68949	$128,817.00		X

Department: Utilities
Staff Contact:
Council Meeting Date: 11/13/2017

AGENDA ITEM SUMMARY SHEET

Description of Item:

Approval of Director Appointment for PPGA

Names of People/Business affected by this action:

Electric ratepayers of Hastings Utilities, PPGA Board

Why Council action is required:

Appointments must be made by the Hastings City Council

Type of action requested:

Motion

Suggested motion:

Motion to approve the Director Appointment for PPGA

Deadlines associated with action:

The next PPGA Board meeting is December 6, 2017.

Department head comments:

Recommend approval

City Administrator comments:

Kevin Johnson will be our new representative to the PPGA BOD.

Recommend Approval

HASTINGS
UTILITIES

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

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:

Name	Title	Signature
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"):

Name	Title	Signature
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

Department: Utilities
Staff Contact:
Council Meeting Date: 11/13/2017

AGENDA ITEM SUMMARY SHEET

Description of Item:

Approval of Release of Easement for Heartland Concrete

Names of People/Business affected by this action:

Heartland Concrete

Why Council action is required:

City Council must approve to release an easement.

Type of action requested:

Motion

Suggested motion:

Move to approve Release of Easement for Heartland Concrete

Deadlines associated with action:

None

Department head comments:

Move to approve

City Administrator comments:

Recommend Approval

HASTINGS
UTILITIES

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,

Ron Sekora

Ron Sekora
Coordinating Engineer
Aspen/employees/Rsekora/HU17/letters/Memo release esmt Heartland Concrete

RELEASE OF EASEMENT

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

WHEREAS, the City of Hastings, Nebraska, 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 3RD SUBDIVISION, THENCE N00° 42' 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 Motion approved by the Mayor and City Council of the City of Hastings on the 13th day of November, 2017, 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.

Executed this _____ day of November, 2017.

City of Hastings, Nebraska

_____
Mayor

ATTEST:

_____
City Clerk

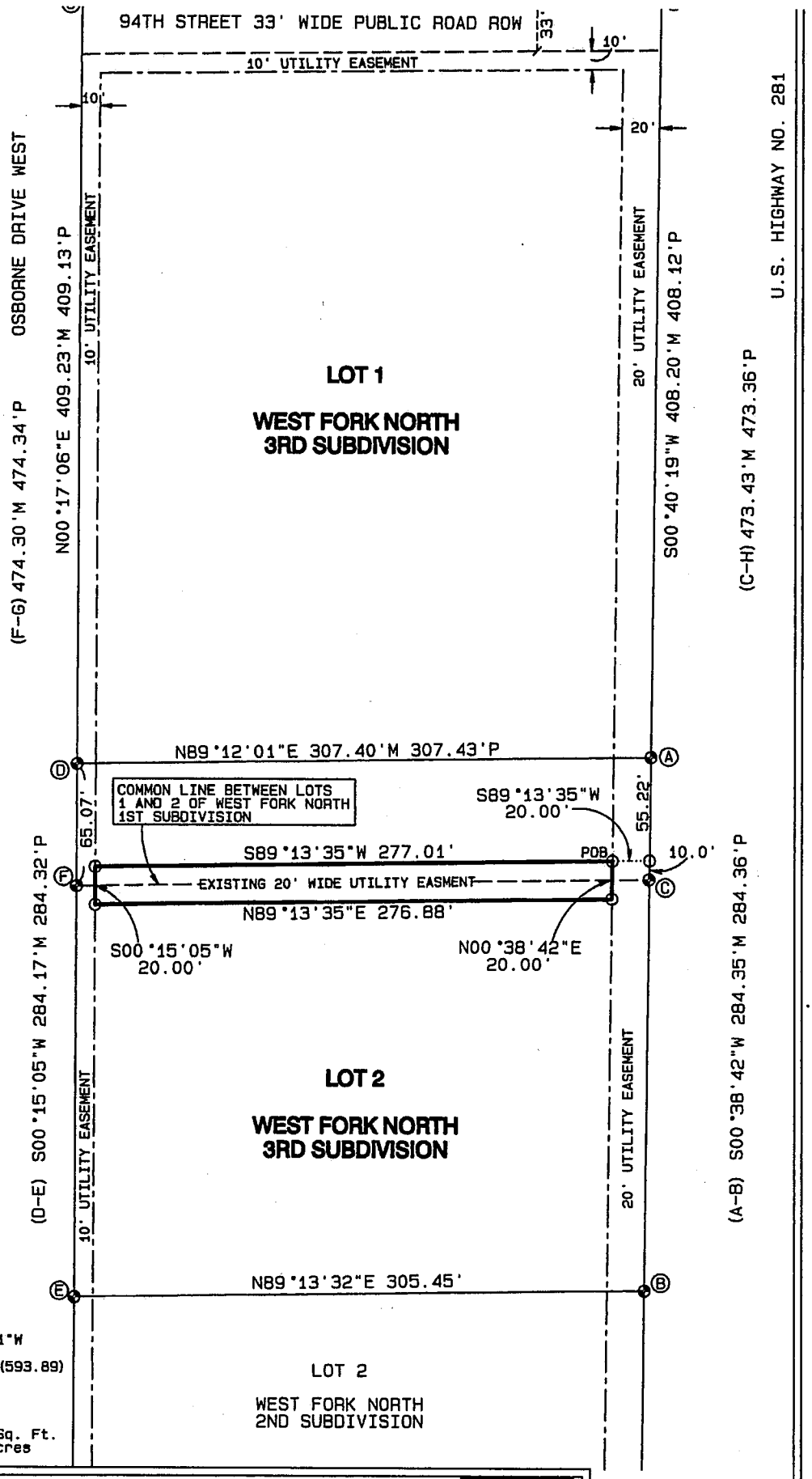
(S E A L)

STATE OF NEBRASKA)
) ss.
COUNTY OF ADAMS)

NOW ON THIS _____ day of November, 2017, Corey Stutte and Kimberly S. Jacobitz, known to me to be the Mayor and City Clerk of the City of Hastings, Nebraska, and the identical persons respectively who executed the foregoing Release of Easement, appeared before me and acknowledged execution thereof to be their voluntary act and deed on behalf of the City of Hastings, Nebraska.

_____
Notary Public

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

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

U.S. PROJECT # 030-2017

NEBRASKA REGISTERED LS-783 LAND SURVEYOR JOSHUA E. GRUMMERT

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.

JOSHUA E. GRUMMERT | LS-783

VICINITY SKETCH

SHEET 1 OF 1
60'
SCALE 1: 60

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

MED BEARING

Department: City Attorney
Staff Contact: Dave Ptak
Council Meeting Date: 11/13/2017

AGENDA ITEM SUMMARY SHEET

Description of Item:

Approval of Amended Interlocal Agreement with Adams County regarding Enhanced (E911 Emergency Telephone Service

Names of People/Business affected by this action:

Citizens of Hastings and all residents of Adams County

Why Council action is required:

Interlocal Agreements are required to be approved by the Mayor and City Council.

Type of action requested:

Suggested motion:

Move to approve the Amended Interlocal Agreement with Adams County regarding Enhanced (E911 Emergency Telephone Service

Deadlines associated with action:

No specific deadline

Department head comments:

This amended Interlocal Agreement is a result of audits by both the Nebraska Public Service Commission and the State Auditor's office concerning the workings of the current Interlocal Agreement which was originally adopted back in October 1993. E911 funds have to be kept in a separate fund and can only be expended for 911 related activities. Initially the County received the surcharge on telephone land lines and the City received the surcharge on cell phones. The 911 center was moved from the basement of the Highland Park Fire Station in 2000 to the Police Department. Since the City operates and staffs the 911 center, the amended Interlocal Agreement would consolidate the funding for E911 services with the City. The funds will be kept in a separate fund and as previously stated can only be used for E911 related activities and expenses. The other municipal subdivisions in the County will be asked to join with the City and County in Interlocal Agreement.

City Administrator comments:

This inter-local agreement will help stream line the processes when dealing with the needs of our 911 Center and related expenses for equipment upgrades.
This is also best practices across the State.
The County Board of Supervisors approved this action at their November 7th meeting. The Adams County Sheriff is also in agreement with this change.

Recommend Approval

INTERLOCAL AGREEMENT FOR ESTABLISHMENT OF ENHANCED (E-911) EMERGENCY TELEPHONE SERVICE

WHEREAS, local governmental subdivisions in the State of Nebraska are authorized under the provisions of the Interlocal Cooperation Act to enter into agreements with one another for joint or cooperative action which are in the best interests of their residents and of the general public;

WHEREAS, such local governmental subdivisions are authorized by the provisions of the 911 Service System Act, Neb. Rev. Stat. §86-1001 et seq., and the Enhanced Wireless 911 Services Act, Neb. Rev. Stat. §86-442 et seq., to establish an emergency 911 telephone service comprised of basic 911 service, enhanced 911 service, enhanced wireless 911 service, next-generation 911 service, and any emerging technologies, networks, and systems that allow access to 911 service, hereinafter referred to collectively as "emergency 911 telephone service", and to pay the costs thereof by imposition of a uniform service surcharges on both landline and wireless telephone services; and

WHEREAS, it is in the public interest of the residents of Adams County and for their safety to establish an emergency 911 telephone service for the residents of Adams County.

WHEREFORE, the undersigned hereby stipulate and agree as follows:

1. The duration of this agreement shall be indefinite, subject however, to the rights to withdraw or terminate as hereinafter set forth.

2. The administrator of this cooperative undertaking shall be the person who, from time to time, holds the position of City Administrator of the City of Hastings, Nebraska. No other legal or administrative entity shall be created hereby.

3. The purpose of this Agreement shall be to establish an emergency 911 telephone service for the residents of Adams County and for those political subdivisions of general jurisdiction within Adams County participating in this Agreement as authorized by their respective governing bodies and their execution of this Agreement.

4. The emergency 911 telephone service established hereby shall be financed in accordance with the provisions of Neb. Rev. Stat. §86-435 et seq. by imposition of a uniform service surcharge in an amount not to exceed the amount permitted by Nebraska statutes on each local exchange access line and wireless service (cell phones) which provides a service user with the ability to reach a public safety answering point by dialing the digits 911 for the purpose of reporting emergencies in the service area of the jurisdictions participating herein within Adams County, Nebraska. In the event, however, that the costs of non-recurring or recurring charges for the installation, maintenance, and operation of the emergency 911 telephone service

will exceed the funds generated by the service surcharge, the parties hereto will meet and agree upon additional sums to be appropriated by, the respective parties on a proportional basis, subject however, to the rights of the parties to withdraw or terminate as set forth herein.

5. The City of Hastings agrees to accept the emergency 911 telephone service equipment from Adams County as previously provided to Adams County by Windstream Nebraska, Inc., f/k/a Lincoln Telephone and Telegraph Company, the service supplier.

6. The City of Hastings further agrees to operate the emergency 911 telephone equipment. Specifically, the City of Hastings Emergency Communications Center located in the City of Hastings' Police Department shall be the public safety answering point for all 911 service calls placed from participating jurisdictions within Adams County, Nebraska.

7. Except as otherwise provided by Nebraska statutes, the uniform service surcharge created hereunder shall be imposed upon each local exchange access line and on all active telephone numbers or functional equivalents every month from users of wireless service within participating jurisdictions subsequent to the execution of this Agreement and any agreement for 911 service with Windstream Nebraska, Inc., f/k/a Lincoln Telephone and Telegraph Company, the service supplier.

8. Each general political subdivision of Adams County may indicate its decision to participate in this Agreement by the authorized action of its governing body, and subsequent execution of the original or a copy of this Agreement.

9. Any party may withdraw from this Agreement upon one (1) year's notice to all other parties. This Agreement may be terminated at any time by mutual agreement of all parties. Upon termination, all property acquired for administration of the emergency 911 telephone service shall be distributed equitably among the participating jurisdictions by the City of Hastings, Nebraska.

10. The parties hereby designate the City of Hastings, Nebraska, as the governing body to which funds collected from the imposition of the service surcharges shall be paid. That governing body shall credit those funds to a separate fund apart from the general revenue of that governing body, and said funds shall be used solely for payment of the costs of installation, maintenance and operation of the emergency 911 telephone service, including operation of the public safety answering point.

11. This Agreement shall be binding upon the successors and assignees of each party hereto. No party may assign its interests in this Agreement without the written consent of all other parties.

SIGNATURE PAGE TO FOLLOW.

ADAMS COUNTY, NEBRSKA

By _____
Chairperson, Adams County
Board of Supervisors

Dated _____

VILLAGE OF KENESAW, NEBRASKA

_____
Chairperson, Board of Trustees

Dated _____

CITY OF HASTINGS, NEBRASKA

By _____
Mayor

Dated _____

VILLAGE OF JUNIATA, NEBRASKA

_____
Chairperson, Board of Trustees

Dated _____

VILLAGE OF ROSELAND

_____
Chairperson, Board of Trustees

Dated _____

VILLAGE OF HOLSTEIN

_____
Chairperson, Board of Trustees

Dated _____

Department: Development Services
Staff Contact: Donald Threewitt
Council Meeting Date: 11/13/2017

AGENDA ITEM SUMMARY SHEET

Description of Item:

Consideration of Ordinance No. 4526, an amendment to Section 15-419 of Hastings City Code dealing with placing of dumpsters and roll-off containers on public streets.

Names of People/Business affected by this action:

Sanitation businesses, the people of Hastings, and the City.

Why Council action is required:

Amendments to City Code require passage of an Ordinance by the Mayor and City Council.

Type of action requested:

Ordinance

Suggested motion:

Motion to approve Ordinance No. 4526, an amendment to Section 15-419 of Hastings City Code.

Deadlines associated with action:

None.

Department head comments:

This Ordinance provides for permitting requirements to temporarily place roll-off containers and dumpsters on city streets. Permits are valid for 30 days, and are renewable for an additional 30 days with written justification.

This item was discussed at the October 9, 2017 City Council work session, and was presented by Mark Evans. Per the discussion, the permit fee of $25 will be waived for the first 72 hours following permit application.

The application process, to be completed by the firm providing dumpster service, will be online only. Permits will be issued at the time of application via a printable document--no permits will be prepared or mailed by the Development Services office.

The Ordinance stipulates provisions for dumpster placement, reflective material requirement, pavement protection, and illicit discharge.

Staff recommends approval of Ordinance No. 4526 as written.

City Administrator comments:

This issue has been a problem for some time. This will give staff a tool to help regulate dumpsters placed on public property for protracted periods of time.

Recommend Approval

ORDINANCE NO. 4526

AN ORDINANCE OF THE CITY OF HASTINGS, NEBRASKA, TO AMEND SECTION 15-419 OF THE OFFICIAL CITY CODE OF THE CITY OF HASTINGS, NEBRASKA, TO PROVIDE FOR PERMIT REQUIREMENTS FOR THE PLACING DUMPSTERS ON PUBLIC STREETS; TO REPEAL ANY ORDINANCE IN CONFLICT HEREWITH; TO PROVIDE WHEN THIS ORDINANCE SHALL BE IN FULL FORCE AND EFFECT; AND TO PROVIDE FOR THE PUBLICATION OF THIS ORDINANCE IN PAMPHLET FORM.

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

SECTION 1. That Section 15-419 of the Official City is hereby amended to read as follows:

15-419. Parking- Dumpsters and roll-off containers

1) For the purposes of this section, a roll-off/dumpster shall be defined as any container used in the normal course of demolition, construction or other work for the purpose of storing, containing and/or carting debris, or similar container provided to property owners by a hauler on a temporary basis or for a rental fee, but shall not include residential totes or trash cans.

2) For the purposes of this section a hauler shall be defined as any person, firm or corporation, permitted by the City of Hastings for such business, that provides a roll-off/dumpster to a property owner, contractor or other individual for the purpose of storing, containing or removing debris from a property.

3) No person shall place or cause to be placed a roll-off/dumpster on or along any City Street, Right of Way, or other City Property in the City without first obtaining a permit from the Development Services Department. No such permit shall be issued until a fee has been paid, as set forth in the most recent Council Fee Resolution, and is in conformity in every aspect with all the provisions of Hastings City Code. There shall be a separate permit for each roll-off/dumpster. A permit may be revoked by the Building Inspector at any time, when found not in conformity with the permit. Application for a dumpster permit shall be on a form prescribed by the Development Services Department. Permits shall be obtained by the hauler prior to placing the roll-off/dumpster. The permit shall be prominently displayed on the roll-off/dumpster. Permits shall be valid for 30 days, and may be extended for an additional 30 days upon written request with adequate justification for the extension.

4) Roll-off/Dumpsters shall be located in accordance with the following:

A) Roll-off/Dumpsters shall not be placed in a location that obstructs vision clearance at an intersection or driveway, as described in Hastings City Code 34-305.

B) Roll-off/Dumpsters shall not be placed in a location that obstructs the normal flow of traffic.

C) Roll-off/Dumpsters shall be placed so as to minimize disruption to parking and vision for vehicular traffic and pedestrians. Roll-off/Dumpsters shall not be placed blocking sidewalks on the Right of Way.

D) Roll-off/Dumpsters placed on a City Street, ROW or other City property shall be marked with approved reflective material having a minimum area of 48 square inches, with the smallest dimension not less than 4 inches. Such reflective area shall be applied to all sides of the dumpster, not more than 16 inches from each corner of the dumpster. Reflective material shall be maintained and replaced as needed. The reflective material shall be oriented so the long dimension is vertical.

E) Roll-off/Dumpsters placed on a City Street, ROW or other City property shall post the permit on the dumpster, so that it is visible to the street.

F) Roll-off/Dumpsters placed on asphalt paving shall be provided with dunnage or blocking that will prevent the roll-off/dumpster from sinking into the asphalt, gouging the asphalt or otherwise damaging the asphalt. Damage to paving shall be repaired by the City of Hastings and the cost thereof charged to the hauler responsible for the roll-off/dumpster.

G) Roll-off/Dumpsters shall not create an illicit discharge as defined in Hastings City Code 42-102 and 42-107.

H) The City of Hastings reserves the right to have any roll-off/dumpster removed from site if deemed necessary for unforeseen reasons.

SECTION 2. That any ordinance passed and approved prior to the passage, approval and publication or posting of this ordinance, and in conflict herewith is hereby repealed.

SECTION 3. This ordinance shall take effect and be in full force from and after its passage, approval and publication in pamphlet form, said effective date being the ____day of _____, 20___, and this ordinance shall be included in the Hastings City Code Book.

PASSED AND APPROVED by the Mayor and City Council of the City of Hastings, Nebraska, this_____day of_____, 20__.

_____

Mayor

ATTEST:

_____

City Clerk

(S E A L)

APPROVED TO FORM:

_____

City Attorney

Department: Development Services
Staff Contact: Donald Threewitt
Council Meeting Date: 11/13/2017

AGENDA ITEM SUMMARY SHEET

Description of Item:

Consideration of Ordinance No. 4535, an amendment to Section 15-101 and addition of Section 15-422.5 to Hastings City Code dealing with parking on vacant lots.

Names of People/Business affected by this action:

The people and businesses of Hastings, and the City.

Why Council action is required:

Amendments to City Code require passage of an Ordinance by the Mayor and City Council.

Type of action requested:

Suggested motion:

Motion to approve Ordinance No. 4535 amending Section 15-101 and adding Section 15-422.5 to Hastings City Code.

Deadlines associated with action:

None.

Department head comments:

This item was discussed at the October 9, 2017 City Council work session. The Ordinance enacts a prohibition of parking on vacant lots and clarifies the definition of "vehicles."

The Ordinance provides exceptions for agricultural districts, vehicle sales lots, temporary event parking, designated parking lots, city parks, the Prairie Ridge Softball Complex, and land under construction.

This addresses a growing concern in the city of empty lots being used for the long-term parking of cars, trailers, and other vehicles. There is currently no code provision addressing this concern if the vehicle licensing is current.

City Administrator comments:

As indicated by staff parking vehicles and other items such as trailers etc. has become a problem in

residential and some commercially zoned properties.
My office has observed and received complaints from residents on this issue.
Obviously we will work with property owners to come into compliance should this ordinance be approved by the Council.

Recommend Approval

ORDINANCE NO. 4535

AN ORDINANCE OF THE CITY OF HASTINGS, NEBRASKA, TO AMEND SECTION 15-101 OF THE OFFICIAL CITY CODE BY ADDING A DEFINITON OF A "VACANT LOT"; TO ADD A NEW SECTION 422.5 TO THE OFFICIAL CITY CODE TO PROHIBIT PARKING ON CERTAIN VACANT LOTS; TO REPEAL ANY ORDINANCE IN CONFLICT HEREWITH; TO PROVIDE WHEN THIS ORDINANCE SHALL BE IN FULL FORCE AND EFFECT; AND TO PROVIDE FOR THE PUBLICATION OF THIS ORDINANCE IN PAMPHLET FORM.

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

SECTION 1. That Hastings City Code Section 15-101 is hereby amended to add a definition of "vacant lot" and to read as follows:

15-101. Definitions.

For the purposes of this Chapter, the following words and phrases shall have the meanings respectively ascribed to them by this Section:

Alley. The entire width between the property lines of every way or place of whatever nature, when any part thereof is open to the use of the public as a matter of right for vehicular traffic, when the entire width between property lines of such way or place does not exceed twenty feet.

Alley entrance. The extension of the alley from the lot line to the street curb line.

Arterial street. A street designated as such by resolution duly adopted by the City Council.

Authorized emergency vehicle. Vehicles of the Fire Department and of the Police Department of the City, and ambulances.

Automatic traffic signals. Any signal electrically or mechanically controlled, by which traffic is alternately directed to stop and proceed.

Crosswalk. That portion of a roadway included within the prolongation or connection of the lateral lines of sidewalks at intersections.

Curb. The lateral boundaries of that portion of a street designated for the use of vehicles whether marked by curb stones or not so marked.

Driver. Every person who drives or is in actual physical control of a vehicle.

Highway. The entire width between the boundary limits of any street, road, avenue, boulevard, or way which is publicly maintained when any part thereof is open to the use of the public for purposes of vehicular travel.

Intersection or street intersection. The space occupied by two streets at the point where they cross each other, bounded by the lot lines extended and shall include the sidewalk space as well as the roadway.

Motorcycles. Every vehicle designed to travel on not more than three wheels in contact with the ground.

Motor vehicle. Every vehicle which is self-propelled.

Official traffic signs. All signs, markings and devices, other than signals, not inconsistent with this Chapter, placed or erected by authority of the City Council, or a public body having jurisdiction for the purpose of building, directing, warning or regulating traffic.

Owner. As defined by Section 39-602(61), Revised Statutes of Nebraska, 1943 or any successor statute thereto.

Park or Parking. To stand a vehicle, whether occupied or not, upon a street or alley, otherwise than temporarily for the purpose of and while actually engaged in loading or unloading, or in obedience to traffic regulations, signs or signals.

Private driveway. Every road or driveway not open to the use of the public for purposes of vehicular travel, including driveways into gasoline filling stations and public garages.

Railroad crossing. That part of any street at which the tracks of a railroad shall cross the street and to include that part of the street within twenty-five feet of the outside of such track.

Residential district. That portion of the City not included within a Business District as defined in 15-501, or a school zone as described in Section 15-311 hereof.

Right-of-way. The privilege of the immediate use of the roadway.

Sidewalk or sidewalk space. That portion of a street between the curb lines and the adjacent property lines.

Stop. To cause complete cessation of movement of a vehicle which is occupied by at least one person.

Stop signs. Any object placed in any street at or near a street intersection with the word "stop" written or inscribed thereon.

Street or highway. The entire width between property lines of every way or place of whatever nature, when any part thereof is open to use of the public as a matter of right for purposes of vehicular traffic.

Traffic. Pedestrians, ridden or herded animals, vehicles and other conveyances, either singly or together, while using any street, alley or public way for purposes of travel.

Truck. A motor vehicle equipped or used to transport anything other than persons.

Vacant lot. A parcel of land on which there are no building improvements

Vehicle. Every device in, upon or by which any person or property is, or may be transported or drawn upon a street, and shall be deemed to include wagons; trucks; trailers; carts; cabs; carriages; horses, whether led, driven or ridden; stages; omnibuses; motors; automobiles; locomobiles; motorcycles; motor homes, bicycles; tricycles; sleighs; steam or gasoline tractors; motor buses; motor scooters and all other conveyances for persons or property, except railway trains running upon their own rails or tracks.

Watchman. Any person stationed upon a railway crossing for the purpose of directing traffic, whether employed by the city or by the railway company as a crossing watchman.

SECTION 2. That a new Section 15-422.5 to the Official City Code is hereby enacted to read as follows:

15-522.5 Parking on Vacant Lots.

It is unlawful for any person to park or leave standing any vehicle on a vacant lot as defined in this Chapter, with the exception of the following:

a) Land in an "A-Agricultural" zoned district;

b) A properly licensed vehicle sales lot;

c) Temporary, designated event parking;

d) Under a specific provision of a Conditional Use Permit;

e) An otherwise unimproved, paved parking area that is adjacent to or part of an approved development plan;

f) City parks and Prairie Ridge Softball Complex; or

g) A parcel of land under active construction."

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

SECTION 4. This ordinance shall take effect and be in full force from and after its passage, approval and publication in pamphlet form, said effective date being the ____day of _____, 20___, and this ordinance shall be included in the Hastings City Code Book.

PASSED AND APPROVED by the Mayor and City Council of the City of Hastings, Nebraska, this_____day of_____, 20__.

ATTEST:

_____
Mayor

_____

City Clerk

(S E A L)

APPROVED TO FORM:

_____

City Attorney

Department: Development Services
Staff Contact: Donald Threewitt
Council Meeting Date: 11/13/2017

AGENDA ITEM SUMMARY SHEET

Description of Item:

Public hearing at the request of the applicant for a vacation of a 60' public use/right-of-way easement contiguous to the south boundary of Lot 10, Shadow Ridge Subdivision.

Names of People/Business affected by this action:

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

Why Council action is required:

Vacations may be adopted by Ordinance of the City Council upon recommendation by the Planning Commission.

Type of action requested:

Ordinance

Suggested motion:

Motion to recommend approval of Ordinance No. 4532 to vacate the 60' public use/right-of-way easement in Shadow Ridge Subdivision.

Deadlines associated with action:

This item is scheduled to be heard by the City Council on November 13, 2017.

Department head comments:

The easement in question had been reserved on Shadow Ridge Subdivision as a "Proposed Future 60 Foot Wide ROW for 38th Street." In subsequent references, the easement was referred to as "60 Foot Wide Public Use Easement."

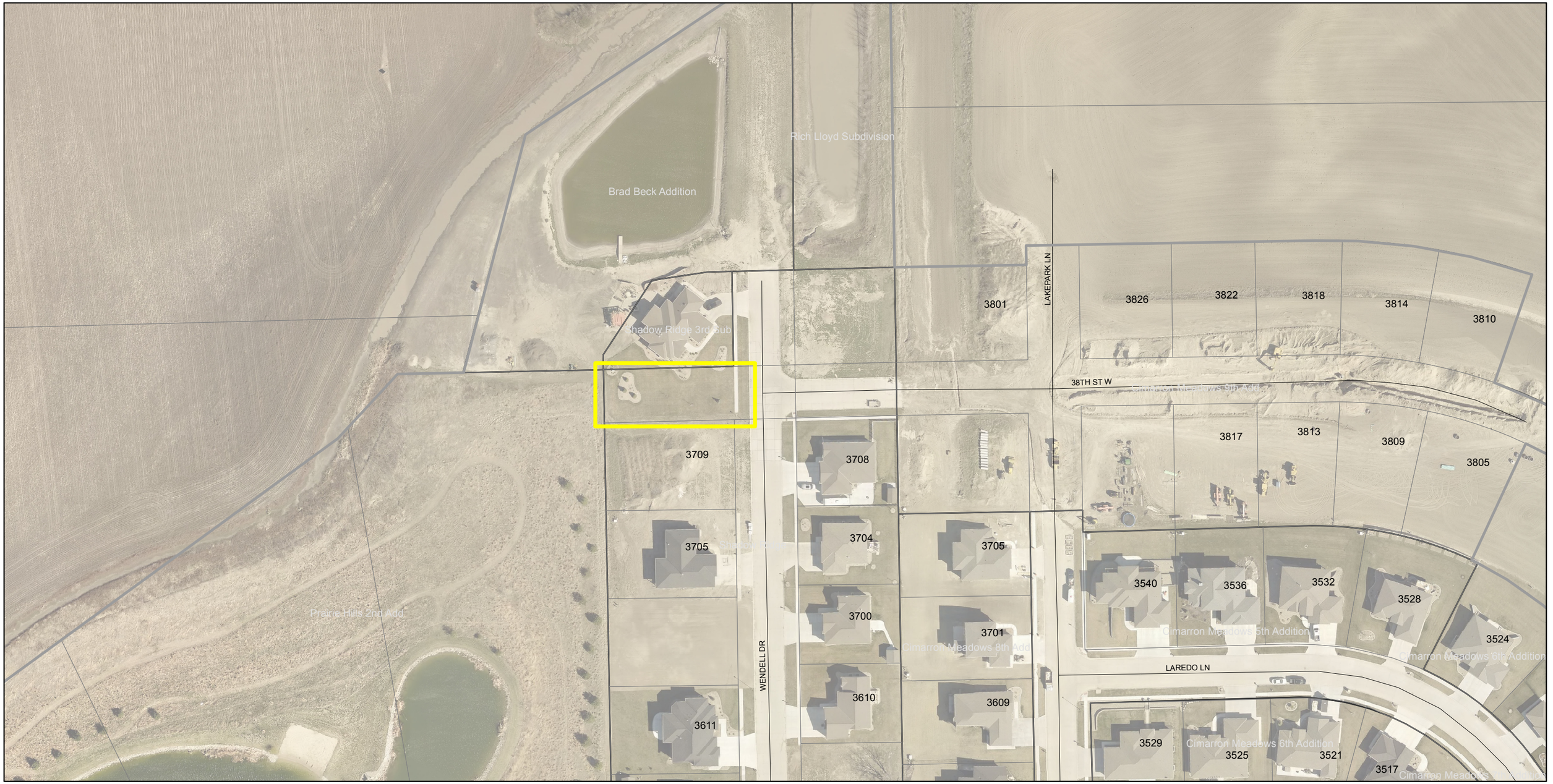
The westward extension of 38th Street is no longer contemplated, and the subdivision to the west, Prairie Hills 2nd Addition shows the remaining easement as public use. Additionally, the easement terminates at the boundary of Prairie Hills 2nd and does not continue into the proposed Shadow Ridge 7th Addition. Therefore, a westward extension of 38th street is no longer warranted or likely.

Hastings Utilities will reserve a 30' public utility easement on the subsequent plat. At the October 16, 2017 regular meeting of the Planning Commission, Commissioners voted 5-0 in favor of a

recommendation to approve Ordinance No. 4532.

City Administrator comments:

Recommend Approval



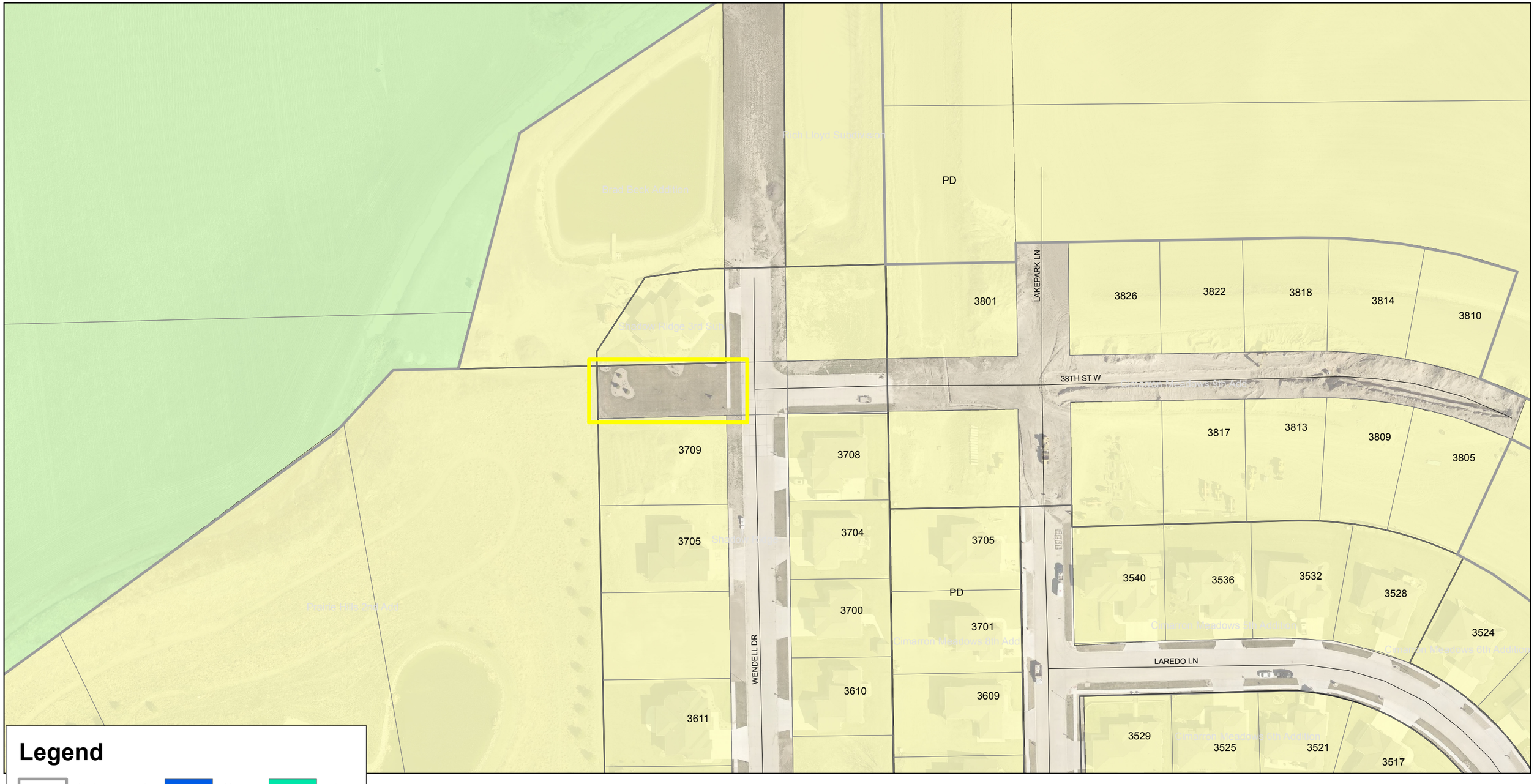
Beck Vacation Aerial Map

Legend

City Limits

N W E S

HASTINGS
DEVELOPMENT SERVICES



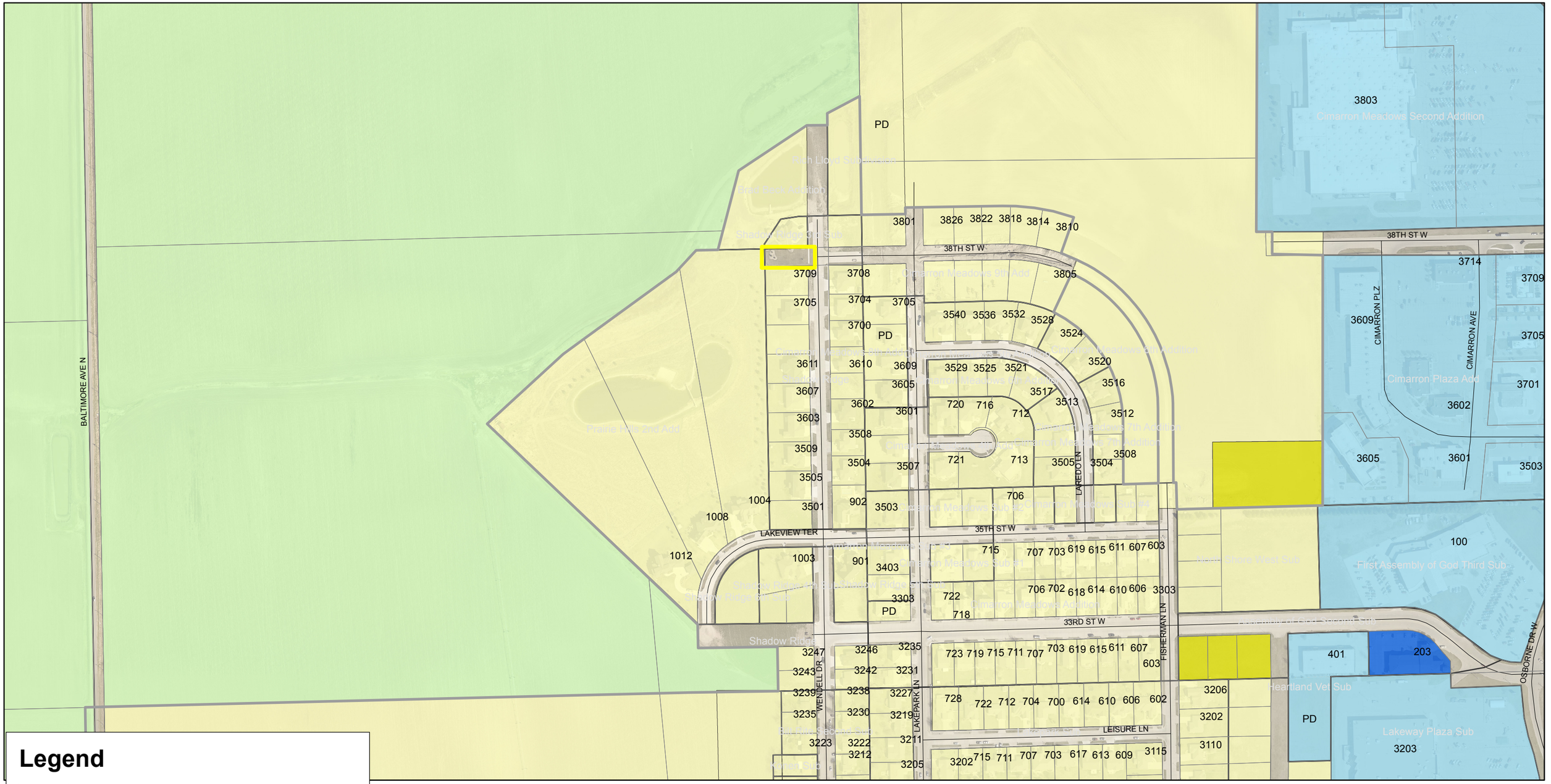
Legend

- City Limits
- **Zoning**
- **ZONE_**
- A
- AG
- C-0
- C-1
- C-2
- C-3
- CMP
- I-1
- I-2
- MU
- R-1
- R-2
- R-3
- R-5

Beck Vacation Zoning Map

N W E S

HASTINGS
DEVELOPMENT SERVICES



Legend

City Limits

Zoning

ZONE_

- A
- AG
- C-0
- C-1
- C-2
- C-3
- CMP
- I-1
- I-2
- MU
- R-1
- R-2
- R-3
- R-5

Beck Vacation Area Context Map

N W E S

HASTINGS
DEVELOPMENT SERVICES

ORDINANCE NO. 4532

AN ORDINANCE OF THE CITY OF HASTINGS, NEBRASKA, TO VACATE A 60 FOOT PUBLIC USE/RIGHT-OF-WAY EASEMENT LOCATED NORTH OF LOT 9, SOUTH OF LOT 10, EAST OF THE WEST SUBDIVISION BOUNDARY AND WEST OF WENDELL DRIVE IN SHADOW RIDGE SUBDIVISION TO THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA; TO PROVIDE FOR THE FILING OF SAME WITH THE ADAMS COUNTY REGISTER OF DEEDS; TO REPEAL PROVISIONS INCONSISTENT HEREWITH; TO ESTBLISH AN EFFECTIVE DATE OF THIS ORDINANCE; AND TO PROVIDE FOR THE PUBLICATION OF THIS ORDINANCE IN PAMPHLET FORM.

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

SECTION 1. That the property, legally described as follows:

A 60 foot public use/right-of-way easement located north of Lot 9, south of Lot 10, east of the west subdivision boundary and west of Wendell Drive in Shadow Ridge Subdivision to the City of Hastings, Adams County, Nebraska,

be and the same is hereby vacated.

SECTION 2. The City Clerk is hereby directed to certify this ordinance to the Adams County Register of Deeds to be recorded, as provided by law.

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

SECTION 4. This Ordinance shall take effect and be in full force from and after its passage, approval and publication in pamphlet form, said effective date being the _____ day of _____, 2017, and this Ordinance shall not be included in the Hastings City Code Book.

PASSED AND APPROVED by the Mayor and City Council of the City of Hastings, Nebraska, this _____ day of _____, 2017.

ATTEST: _____
Mayor

_____
City Clerk

(S E A L)

APPROVED TO FORM:

_____

City Attorney

Department: Development Services
Staff Contact: Donald Threewitt
Planning Commission Meeting Date: 11/13/2017
File No: 2017-043
Prepared By: Donald Threewitt, Development Services Director

AGENDA ITEM SUMMARY SHEET

Description of Item:

Consideration of a final plat for Madi-Park Subdivision, a replat of Brad Beck Subdivision, a portion of Shadow Ridge 3rd Subdivision, and a vacated 60-foot Right-of-way and public use easement of the City of Hastings, Nebraska, containing 2.28 acres more or less.

Names of People/Business affected by this action:

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

Why Planning Commission action is required:

No plat of or instruments effecting the subdivision of real property shall be recorded or have any force and effect unless the same be approved by the City Council, subject however, to the exceptions set forth in Section 34-106 of Code. The City Council shall hold no public meeting, nor take any action upon any plat or instrument effecting a subdivision until it has received the recommendation of the Hastings Planning and Zoning Commission (38-201).

Type of action requested:

Motion

Suggested motion:

Motion to approve Madi-Park Acres, a 2.28 acre subdivision of the City of Hastings, Adams County, Nebraska.

Deadlines associated with action:

This item is scheduled to be considered at the next regular meeting of City Council on November 13, 2017.

Department head comments:

This final plat is a replat of an existing residential property, adding adjacent lands and an adjacent vacated easement to create a single lot. The residence was platted in Shadow Ridge 3rd Subdivision, the adjacent land was platted in Brad Beck Subdivision, and the proposed future 60' Right-of-way and public use easement was platted in Shadow Ridge Addition and vacated by Ordinance 4532.

Current Zoning: "R-1 Single-family Residential"
Proposed Zoning: no change.

Comp Plan: The future land use designation in Imagine Hastings calls for Suburban Residential.

Surrounding Land Uses are:
North: "A- Agricultural" currently developed with agricultural uses;
South: "R-1 Single Family Residential" developed with single-family housing;
East: "R-1 Single Family Residential" developed with single-family housing;
West: "A- Agricultural" currently developed with agricultural uses.

All requirements set forth in Section 38-203 of Hastings City Code have been fulfilled, and the plat may be approved without condition. At the October 16, 2017 regular meeting of the Planning Commission, Commissioners voted 5-0 in favor of a recommendation to approve Madi-Park Subdivision final plat.

Recommendation:

Staff supports a motion to recommend approval of the final plat for Madi-Park Acres Subdivision of the City of Hastings, Adams County, Nebraska.

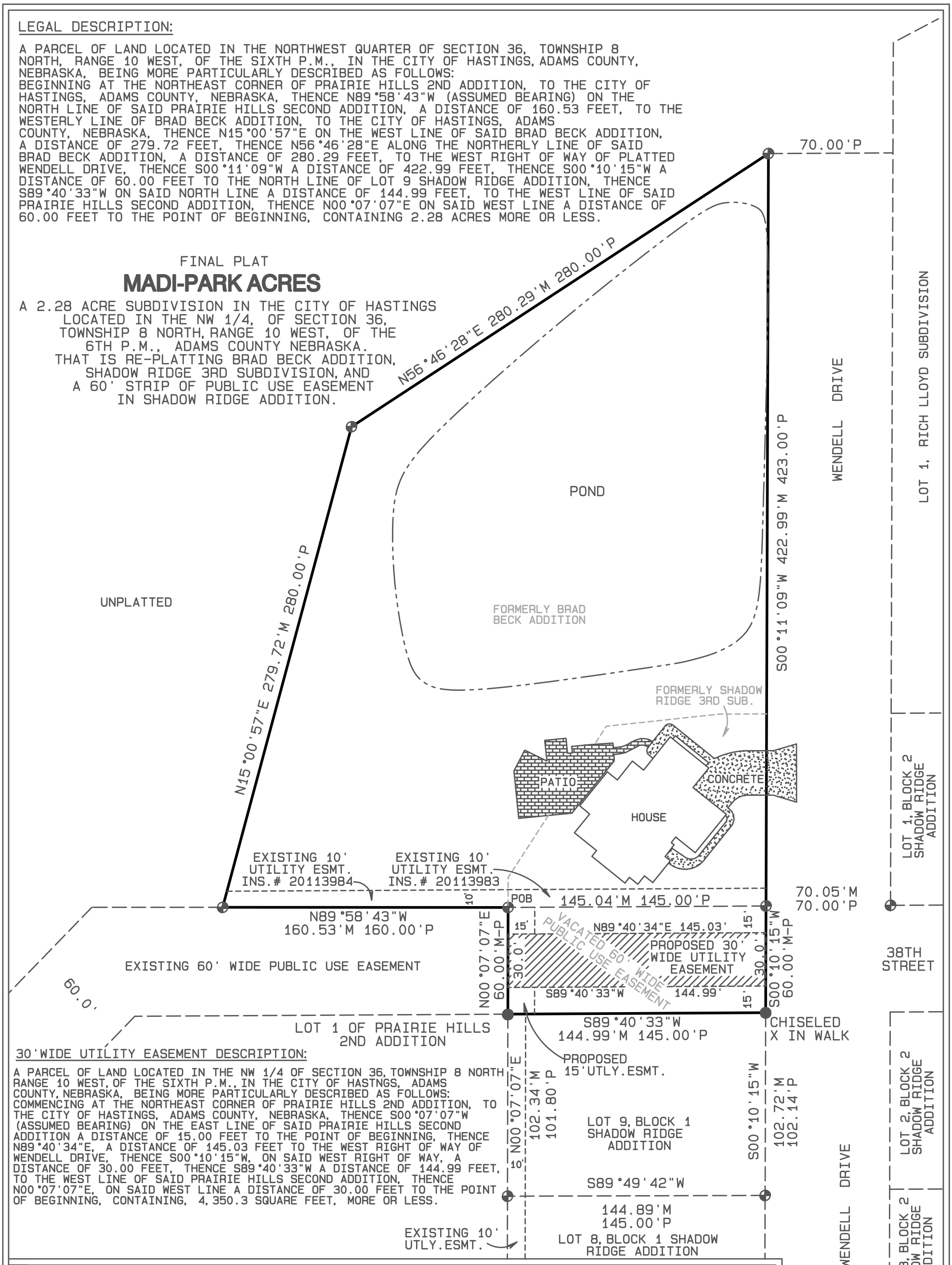
LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 8 NORTH, RANGE 10 WEST, OF THE SIXTH P.M., IN THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF PRAIRIE HILLS 2ND ADDITION, TO THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA, THENCE N89°58'43"W (ASSUMED BEARING) ON THE NORTH LINE OF SAID PRAIRIE HILLS SECOND ADDITION, A DISTANCE OF 160.53 FEET, TO THE WESTERLY LINE OF BRAD BECK ADDITION, TO THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA, THENCE N15°00'57"E ON THE WEST LINE OF SAID BRAD BECK ADDITION, A DISTANCE OF 279.72 FEET, THENCE N56°46'28"E ALONG THE NORTHERLY LINE OF SAID BRAD BECK ADDITION, A DISTANCE OF 280.29 FEET, TO THE WEST RIGHT OF WAY OF PLATTED WENDELL DRIVE, THENCE S00°11'09"W A DISTANCE OF 422.99 FEET, THENCE S00°10'15"W A DISTANCE OF 60.00 FEET TO THE NORTH LINE OF LOT 9 SHADOW RIDGE ADDITION, THENCE S89°40'33"W ON SAID NORTH LINE A DISTANCE OF 144.99 FEET, TO THE WEST LINE OF SAID PRAIRIE HILLS SECOND ADDITION, THENCE N00°07'07"E ON SAID WEST LINE A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING, CONTAINING 2.28 ACRES MORE OR LESS.

FINAL PLAT

MADI-PARK ACRES

A 2.28 ACRE SUBDIVISION IN THE CITY OF HASTINGS LOCATED IN THE NW 1/4, OF SECTION 36, TOWNSHIP 8 NORTH, RANGE 10 WEST, OF THE 6TH P.M., ADAMS COUNTY NEBRASKA. THAT IS RE-PLATTING BRAD BECK ADDITION, SHADOW RIDGE 3RD SUBDIVISION, AND A 60' STRIP OF PUBLIC USE EASEMENT IN SHADOW RIDGE ADDITION.



30'WIDE UTILITY EASEMENT DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE NW 1/4 OF SECTION 36, TOWNSHIP 8 NORTH RANGE 10 WEST, OF THE SIXTH P.M., IN THE CITY OF HASTNGS, ADAMS COUNTY, NEBRASKA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF PRAIRIE HILLS 2ND ADDITION, TO THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA, THENCE S00°07'07"W (ASSUMED BEARING) ON THE EAST LINE OF SAID PRAIRIE HILLS SECOND ADDITION A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING, THENCE N89°40'34"E, A DISTANCE OF 145.03 FEET TO THE WEST RIGHT OF WAY OF WENDELL DRIVE, THENCE S00°10'15"W, ON SAID WEST RIGHT OF WAY, A DISTANCE OF 30.00 FEET, THENCE S89°40'33"W A DISTANCE OF 144.99 FEET, TO THE WEST LINE OF SAID PRAIRIE HILLS SECOND ADDITION, THENCE N00°07'07"E, ON SAID WEST LINE A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING, CONTAINING, 4,350.3 SQUARE FEET, MORE OR LESS.

G.P.S. PROJECT # 029-2017

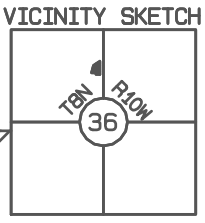
NEBRASKA REGISTERED LS-783 LAND SURVEYOR JOSHUA E. GRUMMERT

SURVEYOR'S CERTIFICATE:

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

JOSHUA E. GRUMMERT | LS-783

VICINITY SKETCH



SHEET 1 OF 3

50'

SCALE 1:50

ASSUMED BEARING

LEGEND :
M-MEASURED DISTANCE
R-RECORD DISTANCE
G-GOVERNMENT DISTANCE
P-PLATTED DISTANCE
D-DEED DISTANCE
FOUND 1/2" REBAR
TEMPORARY POINT
SET 1/2" X 24" REBAR WITH BLUE LS-783 CAP UNLESS NOTED OTHERWISE

NOTES:

A PORTION OF THIS SUBDIVISION DOES FALL WITHIN THE 100 YEAR FLOOD PLAIN, ACCORDING TO THE FLOOD INS. RATE MAP, DATED 08-17-1981, COMMUNITY PANEL#310001-0005-B REFERENCED FROM BRAD BECK ADDITION INSTRUMENT#20112879

PRELIMINARY PLAT REFERENCE # 09018

G.P.S website www.grummertsurveying.com

GRUMMERT PROFESSIONAL SERVICES, LLC
PO BOX 37, 501 N. FORBES AVE, KENESAW, NE 68956
PHONE 402-879-5701 EMAIL jmgrummert@yahoo.com

OWNERS CERTIFICATE AND DEDICATION:

KNOW ALL MEN BY THESE PRESENTS, THAT BRADLEY J. BECK AND DEBRA D. BECK HUSBAND AND WIFE, THE OWNERS OF RECORD OF THE LAND SHOWN ON THIS PLAT AND DESCRIBED IN THE LEGAL DESCRIPTION HEREIN, HAVE CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED, PLATTED AND DESIGNATED AS "MADI-PARK ACRES" A SUBDIVISION IN THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA, LOCATED IN THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 8 NORTH, RANGE 10 WEST OF THE SIXTH P.M., ADAMS COUNTY, NEBRASKA, AND THAT SAID SURVEYING, SUBDIVIDING, PLATTING AND DESIGNATION WAS DONE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES AND WISHES OF THE UNDERSIGNED OWNERS. BE IT FURTHER KNOWN, THAT SAID OWNERS DO HEREBY DEDICATE ALL STREETS AND EASEMENTS SHOWN ON THE PLAT TO THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA.

SIGNED THIS _____ DAY OF _____, 2017.

_____ BRADLEY J. BECK

_____ DEBRA D. BECK

ACKNOWLEDGEMENT

STATE OF } SS
COUNTY OF }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____ DAY OF _____, 2017, BY BRADLEY J. AND DEBRA D. BECK, HUSBAND AND WIFE
MY COMMISSION EXPIRES THE _____ DAY OF_____, _____.

(SEAL)

_____ NOTARY

WAIVER FOR STREET GRADES:

APPLICANTS HEREBY WAIVES ANY AND ALL CLAIMS FOR DAMAGES OCCASIONED BY THE ESTABLISHMENT OF GRADES OR THE ALTERATION OF THE SURFACE OF ANY PORTION OF THE STREETS AND ALLEYS TO CONFORM TO SAID GRADES AS ESTABLISHED.

_____ BRADLEY J. BECK

_____ DEBRA D. BECK

MAYOR AND CITY COUNCIL ACTION

THIS PLAT OF MADI-PARK ACRES, A SUBDIVISION IN THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA, IS HEREBY_____, DATED THIS _____DAY OF _____ , _____.

_____ MAYOR

_____ CITY CLERK

COUNTY TREASURER'S CERTIFICATE

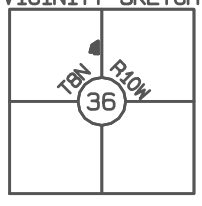
I HEREBY CERTIFY THAT THE RECORDS OF MY OFFICE SHOW NO TAXES ARE DUE OR DELINQUENT UPON THE PROPERTY IN THE LEGAL DESCRIPTION ON THIS PLAT AS OF THIS _____DAY OF _____ , _____.

_____ ADAMS COUNTY TREASURER

MADI-PARK ACRES

A 2.28 ACRE SUBDIVISION IN THE CITY OF HASTINGS
LOCATED IN THE NW 1/4, OF SECTION 36, TOWNSHIP 8 NORTH, RANGE 10 WEST, OF THE 6TH P.M., ADAMS COUNTY NEBRASKA.
THAT IS RE-PLATTING BRAD BECK ADDITION, SHADOW RIDGE 3RD SUBDIVISION, AND A 60' STRIP OF PUBLIC USE EASEMENT IN SHADOW RIDGE ADDITION.

VICINITY SKETCH



G. P .S
website
www.grummert surveying.com
GRUMMERT PROFESSIONAL SERVICES, LLC
PO BOX 37, 501 N. FORBES AVE, KENESAW, NE 68956
PHONE 402-879-5701 EMAIL jmgrummert@yahoo.com

G.P.S. PROJECT # 029-2017

CITY ENGINEER'S APPROVAL

I, THE UNDERSIGNED, DO HEREBY _____ THIS PLAT OF MADI-PARK ACRES, A SUBDIVISION IN THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA.

_____
CITY ENGINEER

CITY PLANNING COMMISSION RECOMMENDATION

THIS PLAT OF MADI-PARK ACRES, A SUBDIVISION IN THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA, HAS BEEN SUBMITTED TO AND REVIEWED BY THE CITY PLANNING COMMISSION FOR APPROVAL AND IS HEREBY TRANSMITTED TO THE GOVERNING BODY OF THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA, WITH THE RECOMMENDATION THAT SAID PLAT BE _____AS PROPOSED DATED THIS _____ DAY OF _____ , _____ .

_____
CHAIRMAN

_____
DIRECTOR

CITY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THE RECORDS OF MY OFFICE SHOW NO SPECIAL ASSESSMENTS ARE DELINQUENT UPON THE PROPERTY DESCRIBED IN THE LEGAL DESCRIPTION ON THIS PLAT.

_____
CITY OF HASTINGS TREASURER

REGISTER OF DEEDS CERTIFICATE

STATE OF NEBRASKA }
COUNTY OF ADAMS } SS
}

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE OF ADAMS COUNTY, NEBRASKA
DATE: _____ TIME: _____ INSTRUMENT NO.: _____

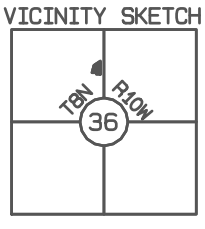
_____
REGISTER OF DEEDS

MADI-PARK ACRES

SHEET 3 OF 3

A 2.28 ACRE SUBDIVISION IN THE CITY OF HASTINGS
LOCATED IN THE NW 1/4, OF SECTION 36, TOWNSHIP 8 NORTH, RANGE 10 WEST, OF THE 6TH P.M., ADAMS COUNTY NEBRASKA.
THAT IS RE-PLATTING BRAD BECK ADDITION, SHADOW RIDGE 3RD SUBDIVISION, AND A 60' STRIP OF PUBLIC USE EASEMENT IN SHADOW RIDGE ADDITION.

VICINITY SKETCH



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G.P.S. PROJECT # 029-2017

Department: Engineering
Staff Contact: David Wacker, Dave Ptak
Council Meeting Date: 11/13/2017

AGENDA ITEM SUMMARY SHEET

Description of Item:

Ordinance No. 4534 to amend Section 15-310 of the Official City Code to provide for speed limits on Lochland Road

Names of People/Business affected by this action:

Citizens of Hastings

Why Council action is required:

Speed limits are set by ordinance approved by the City Council

Type of action requested:

Ordinance

Suggested motion:

Move to adopt Ordinance No. 4534 on First Reading and if successful, move to suspend the rules and pass on Second and Third Reading

Deadlines associated with action:

None known

Department head comments:

City Administrator comments:

My office has received concerns regarding the posted speed limits on both East and West Lochland Road. I asked the Engineering Dept. to develop a traffic study and their results indicate that the proposed changes should be recommend to the Council for approval.

ORDINANCE NO. 4534

AN ORDINANCE OF THE CITY OF HASTINGS, NEBRASKA, TO AMEND SECTION 15-310 OF THE OFFICIAL CITY CODE TO PROVIDE FOR SPEED LIMITS ON LOCHLAND ROAD; TO REPREAL ANY PROVISION OR ORDINANCE INCONSISTENT HEREWITH; TO PROVIDE AN EFFECTIVE DATE OF THIS ORDINANCE; AND TO PROVIDE FOR THE PUBLICATION OF THIS ORDINANCE IN PAMPHLET FORM.

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

Section 1. That Section 15-310 of the Official City Code of the City of Hastings, Nebraska, be and the same is hereby amended to read as follows:

15-310. Speed limits in certain zones.

It is hereby determined upon the basis of engineering and traffic investigations that the speed permitted by Section 15-309 upon the following streets is less than is necessary for safe operation of vehicles thereon by reason of the designation and sign posting of such streets as through streets, and it is hereby declared that the prima facie speed limit shall be as hereinafter set forth on those streets or parts of streets herein designated when signs are erected giving notice thereof:

(1) Burlington Avenue:	
(a) "J" Street north to "C" Street	35 m.p.h.
(b) "C" Street north to Chicago, Burlington and Quincy Viaduct	30 m.p.h.
(c) Chicago, Burlington and Quincy Viaduct north to Fourth Street	25 m.p.h.
(d) Fourth Street north to Eighth Street	30 m.p.h.
(e) Eighth Street north to Eighteenth Street	35 m.p.h.
(2) Second Street from Baltimore Avenue, west to the corporate limits of the City	35 m.p.h.
(3) Route of U.S. Highways No. 34 and 281, within the corporate limits of the City:	
(a) Eighteenth Street north to 1,200 feet north of 42nd Street	45 m.p.h.
(b) 1200 feet north of 42nd Street to Lochland Road	55 m.p.h.

(c) Lochland Road 1,476 feet north to City Limits	65 m.p.h.
(d) "M" Street north to the intersection of "J" Street and Baltimore Avenue	40 m.p.h.
(4) Route of U.S. Highway No. 6 within the corporate limits of the City:	
(a) The west corporate limits of the City east to Baltimore Avenue	45 m.p.h.
(b) Baltimore Avenue east and then continuing north to 300 feet south of "D" Street	40 m.p.h.
(c) 300 feet south of "D" Street north and then continuing east to Second Avenue	35 m.p.h.
(d) Second Avenue east to the east corporate limit of the City	40 m.p.h.
(5) Route of U.S. Highways No. 34 and 281 northeast bypass from Old U.S. Highway No. 281 east to Second Avenue	50 m.p.h.
(6) 12th Street:	
(a) The west corporate limits of the City east to Brentwood Avenue	45 m.p.h.
(b) Brentwood Avenue east to Marian Road	35 m.p.h.
(c) Marian Road east to Burlington Avenue	30 m.p.h.
(d) Burlington Avenue east to Elm Avenue	25 m.p.h.
(e) Elm Avenue east to 698 feet east of Elm Avenue	35 m.p.h.
(f) 698 feet east of Elm Avenue east to the east corporate limits of the City	45 m.p.h.
(7) Osborne Drive East from 26th Street north to 42nd Street	35 m.p.h.
(8) Lochland Road:	
(a) Baltimore Avenue to U.S. Highway 281	40 m.p.h.
(b) U.S. Highway 281 east to easterly City Limits	45 m.p.h.
(9) 42nd Street from U.S. Highway 281 and 34 east to 1450 feet east of U.S. Highway 281 and 34	35 m.p.h.
(10) Wabash Avenue from U.S. Highway 6, south to the corporate limits of the City	40 m.p.h.

(11) "A" Street from Baltimore to Woodland Avenue	30 m.p.h.
(12) Adams Central Road, north of 12th Street to City Limits	45 m.p.h.
(13) State Spur S-1C (Highland Road) from 728' south of 2nd Street to 2nd Street	40 m.p.h.
(14) Baltimore Avenue:	
(a) 12th Street to North Shore Drive	30 m.p.h.
(b) North Shore Drive north to corporate limits south of 42tnd Street	45 m.p.h.
(c) Corporate limits south of 42tnd Street to Corporate limits south of Lochland Road	55 m.p.h.
(d) Corporate limits south of Lochland Road south to the Corporate limits	45 m.p.h.

Section 2. That any provision or ordinance passed and approved prior to the passage, approval and publication or posting of this ordinance, and in conflict with its provisions is hereby repealed.

Section 3. This Ordinance shall take effect and be in full force from and after its passage, approval and publication in pamphlet form, said effective date being the _____ day of _____, 2017, and this Ordinance shall be included in the Hastings City Code Book.

PASSED AND APPROVED by the Mayor and City Council of the City of Hastings, Nebraska, this _____ day of _____, 2017.

ATTEST: _____
Mayor

_____
City Clerk

(S E A L)

APPROVED TO FORM:

_____
City Attorney

Classification Summary Report: 1

Station ID : 1
Info Line 1 :
Info Line 2 :
GPS Lat/Lon :
DB File : 1.DB

Last Connected Device Type : Apollo
Version Number : 1.53
Serial Number : 16058

Number of Lanes : 2
Posted Speed Limit : 0.0 mph

Lane Configuration

#	Dir.	Information	Vehicle Sensors	Sensor Spacing	Loop Length
1.			Axle-Axle	4.0 ft	
3.			Axle-Axle	4.0 ft	

Axle Class Summary:

(DEFAULTC)

Description	Lane	#1 Cycle	#2 Cars	#3 2A-4T	#4 Buses	#5 2A-SU	#6 3A-SU	#7 4A-SU	#8 4A-ST	#9 5A-ST	#10 6A-ST	#11 5A-MT	#12 6A-MT	#13 Other	Total
Total Count :	#1.	36	2686	1395	0	12	19	1	8	1	1	0	0	0	4159
	#3.	1	32	9	0	1	1	0	2	0	0	0	0	0	46
		37	2718	1404	0	13	20	1	10	1	1	0	0	0	4205
Percents :	#1.	1%	65%	34%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	99%
	#3.	2%	70%	20%	0%	2%	2%	0%	4%	0%	0%	0%	0%	0%	1%
		1%	65%	33%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	

Speed Class Summary:

(DEFAULTX)

		#1 0.0 - 19.9	#2 20.0 - 24.9	#3 25.0 - 29.9	#4 30.0 - 34.9	#5 35.0 - 39.9	#6 40.0 - 44.9	#7 45.0 - 49.9	#8 50.0 - 54.9	#9 55.0 - 59.9	#10 60.0 - 64.9	#11 65.0 - 69.9	#12 70.0 - 74.9	#13 75.0 - 79.9	#14 80.0 - 84.9	#15 85.0 - 89.9	#16 Other	Total
Total Count :	#1.	25	18	67	387	1213	1631	676	134	8	0	0	0	0	0	0	0	4159
	#3.	4	1	4	8	14	12	3	0	0	0	0	0	0	0	0	0	46
		29	19	71	395	1227	1643	679	134	8	0	0	0	0	0	0	0	4205
Percents :	#1.	1%	0%	2%	9%	29%	39%	16%	3%	0%	0%	0%	0%	0%	0%	0%	0%	99%
	#3.	9%	2%	9%	17%	30%	26%	7%	0%	0%	0%	0%	0%	0%	0%	0%	0%	1%
		1%	0%	2%	9%	29%	39%	16%	3%	0%	0%	0%	0%	0%	0%	0%	0%	
Avg, 50, 67, 85 :	#1.	40.7	41.1	43.3	46.5	Pace (pace %) :			35.0 - 44.9	68.4%				Days & ADT :	#1.	7.9	525	
	#3.	35.0	37.5	37.9	42.6				37.1 - 47.0	56.5%					#3.	7.9	6	
		40.6	41.1	43.2	46.5				35.0 - 44.9	68.3%						7.9	530	

Classification Summary Report: 3

Station ID : 3
Info Line 1 :
Info Line 2 :
GPS Lat/Lon :
DB File : 3.DB

Last Connected Device Type : Apollo
Version Number : 1.53
Serial Number : 15966
Number of Lanes : 2
Posted Speed Limit : 0.0 mph

Lane Configuration

#	Dir.	Information	Vehicle Sensors	Sensor Spacing	Loop Length
1.			Axle-Axle	4.0 ft	
3.			Axle-Axle	4.0 ft	

Axle Class Summary:

(DEFAULTC)

Description	Lane	#1 Cycle	#2 Cars	#3 2A-4T	#4 Buses	#5 2A-SU	#6 3A-SU	#7 4A-SU	#8 4A-ST	#9 5A-ST	#10 6A-ST	#11 5A-MT	#12 6A-MT	#13 Other	Total
Total Count :	#1.	60	590	445	0	10	5	2	7	2	0	0	0	0	1121
	#3.	6	58	42	0	2	1	1	2	1	0	1	0	0	114
		66	648	487	0	12	6	3	9	3	0	1	0	0	1235
Percents :	#1.	5%	53%	40%	0%	1%	0%	0%	1%	0%	0%	0%	0%	0%	91%
	#3.	5%	51%	37%	0%	2%	1%	1%	2%	1%	0%	1%	0%	0%	9%
		5%	52%	39%	0%	1%	0%	0%	1%	0%	0%	0%	0%	0%	

Speed Class Summary:

(DEFAULTX)

		#1 0.0 - 19.9	#2 20.0 - 24.9	#3 25.0 - 29.9	#4 30.0 - 34.9	#5 35.0 - 39.9	#6 40.0 - 44.9	#7 45.0 - 49.9	#8 50.0 - 54.9	#9 55.0 - 59.9	#10 60.0 - 64.9	#11 65.0 - 69.9	#12 70.0 - 74.9	#13 75.0 - 79.9	#14 80.0 - 84.9	#15 85.0 - 89.9	#16 Other	Total
Total Count :	#1.	131	81	77	202	314	208	72	23	7	3	2	1	0	0	0	0	1121
	#3.	44	34	20	11	3	1	1	0	0	0	0	0	0	0	0	0	114
		175	115	97	213	317	209	73	23	7	3	2	1	0	0	0	0	1235
Percents :	#1.	12%	7%	7%	18%	28%	19%	6%	2%	1%	0%	0%	0%	0%	0%	0%	0%	91%
	#3.	39%	30%	18%	10%	3%	1%	1%	0%	0%	0%	0%	0%	0%	0%	0%	0%	9%
		14%	9%	8%	17%	26%	17%	6%	2%	1%	0%	0%	0%	0%	0%	0%	0%	
Avg, 50, 67, 85 :	#1.	33.7	36.2	39.1	43.4	Pace (pace %) :			35.0 - 44.9		46.6%			Days & ADT :	#1.	7.1	158	
	#3.	20.3	22.3	23.5	28.0				21.5 - 31.4		47.4%				#3.	7.1	16	
		32.4	35.4	38.6	43.1				30.9 - 40.8		42.9%					7.1	174	

Classification Summary Report: 7

Station ID : 7
Info Line 1 :
Info Line 2 :
GPS Lat/Lon : 40 38.4360,N / 098 23.1832,W
DB File : 7.DB

Last Connected Device Type : OmegaX3
Version Number : 1.41
Serial Number : XC34368
Number of Lanes : 2
Posted Speed Limit : 45.0 mph

Lane Configuration

#	Dir.	Information	Vehicle Sensors	Sensor Spacing	Loop Length
1.		South	Axle-Axle	4.0 ft	
2.		North	Axle-Axle	4.0 ft	

Axle Class Summary:

(DEFAULTC)

Description	Lane	#1 Cycle	#2 Cars	#3 2A-4T	#4 Buses	#5 2A-SU	#6 3A-SU	#7 4A-SU	#8 4A-ST	#9 5A-ST	#10 6A-ST	#11 5A-MT	#12 6A-MT	#13 Other	Total
Total Count :	#1.	34	4333	2085	0	23	24	5	12	10	1	0	0	0	6527
	#2.	4	47	31	0	1	2	1	1	0	0	0	0	0	87
		38	4380	2116	0	24	26	6	13	10	1	0	0	0	6614
Percents :	#1.	1%	66%	32%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	99%
	#2.	5%	54%	36%	0%	1%	2%	1%	1%	0%	0%	0%	0%	0%	1%
		1%	66%	32%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	

Speed Class Summary:

(DEFAULTX)

	Lane	#1 0.0 - 19.9	#2 20.0 - 24.9	#3 25.0 - 29.9	#4 30.0 - 34.9	#5 35.0 - 39.9	#6 40.0 - 44.9	#7 45.0 - 49.9	#8 50.0 - 54.9	#9 55.0 - 59.9	#10 60.0 - 64.9	#11 65.0 - 69.9	#12 70.0 - 74.9	#13 75.0 - 79.9	#14 80.0 - 84.9	#15 85.0 - 89.9	#16 Other	Total
Total Count :	#1.	74	119	275	827	1681	2128	1128	235	47	12	1	0	0	0	0	0	6527
	#2.	18	10	6	17	18	9	6	2	0	1	0	0	0	0	0	0	87
		92	129	281	844	1699	2137	1134	237	47	13	1	0	0	0	0	0	6614
Percents :	#1.	1%	2%	4%	13%	26%	33%	17%	4%	1%	0%	0%	0%	0%	0%	0%	0%	99%
	#2.	21%	11%	7%	20%	21%	10%	7%	2%	0%	1%	0%	0%	0%	0%	0%	0%	1%
		1%	2%	4%	13%	26%	32%	17%	4%	1%	0%	0%	0%	0%	0%	0%	0%	
Avg, 50, 67, 85 :	#1.	39.9	40.7	43.2	47.0	Pace (pace %) :			35.0 - 44.9	58.4%				Days & ADT :	#1.	8.0	817	
	#2.	30.2	32.5	37.4	42.4				31.9 - 41.8	40.2%					#2.	8.0	11	
		39.8	40.6	43.2	47.0				35.0 - 44.9	58.0%						8.0	828	

Classification Summary Report: 8 - two

Station ID : 8 - two

Info Line 1 :

Info Line 2 :

GPS Lat/Lon : 40 38.4389,N / 098 23.4927,W

DB File : 8 - two.DB

Last Connected Device Type : OmegaX3

Version Number : 1.41

Serial Number : XC34370

Number of Lanes : 2

Posted Speed Limit : 45.0 mph

Lane Configuration

#	Dir.	Information	Vehicle Sensors	Sensor Spacing	Loop Length
1.			Axle-Axle	4.0 ft	
2.			Axle-Axle	4.0 ft	

Axle Class Summary:

(DEFAULTC)

Description	Lane	#1 Cycle	#2 Cars	#3 2A-4T	#4 Buses	#5 2A-SU	#6 3A-SU	#7 4A-SU	#8 4A-ST	#9 5A-ST	#10 6A-ST	#11 5A-MT	#12 6A-MT	#13 Other	Total
Total Count :	#1.	58	3699	2017	0	20	26	4	7	2	1	0	0	0	5834
	#2.	7	122	76	0	0	0	0	0	0	0	0	0	0	205
		65	3821	2093	0	20	26	4	7	2	1	0	0	0	6039
Percents :	#1.	1%	63%	35%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	97%
	#2.	3%	60%	37%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	3%
		1%	63%	35%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	

Speed Class Summary:

(DEFAULTX)

		#1 0.0 - 19.9	#2 20.0 - 24.9	#3 25.0 - 29.9	#4 30.0 - 34.9	#5 35.0 - 39.9	#6 40.0 - 44.9	#7 45.0 - 49.9	#8 50.0 - 54.9	#9 55.0 - 59.9	#10 60.0 - 64.9	#11 65.0 - 69.9	#12 70.0 - 74.9	#13 75.0 - 79.9	#14 80.0 - 84.9	#15 85.0 - 89.9	#16 Other	Total
Total Count :	#1.	64	26	64	355	1110	1857	1624	586	119	22	4	3	0	0	0	0	5834
	#2.	20	2	4	9	36	61	40	24	7	2	0	0	0	0	0	0	205
		84	28	68	364	1146	1918	1664	610	126	24	4	3	0	0	0	0	6039
Percents :	#1.	1%	0%	1%	6%	19%	32%	28%	10%	2%	0%	0%	0%	0%	0%	0%	0%	97%
	#2.	10%	1%	2%	4%	18%	30%	20%	12%	3%	1%	0%	0%	0%	0%	0%	0%	3%
		1%	0%	1%	6%	19%	32%	28%	10%	2%	0%	0%	0%	0%	0%	0%	0%	
Avg, 50, 67, 85 :	#1.	43.1	43.5	46.4	49.5													
	#2.	40.3	42.5	46.6	51.9													
		43.0	43.4	46.4	49.6													

Pace (pace %) :

#1.	40.0 - 49.9	59.7%	
#2.	40.6 - 50.5	49.3%	
	40.0 - 49.9	59.3%	

Days & ADT :

#1.	8.0	731
#2.	8.0	26
	8.0	757

Classification Summary Report: 9

Station ID : 9
Info Line 1 :
Info Line 2 :
GPS Lat/Lon : 40 38.1601,N / 098 23.5108,W
DB File : 9.DB

Last Connected Device Type : OmegaX3
Version Number : 1.41
Serial Number : XC34369
Number of Lanes : 1
Posted Speed Limit : 45.0 mph

Lane Configuration

#	Dir.	Information	Vehicle Sensors	Sensor Spacing	Loop Length
1.			Axle-Axle	4.0 ft	

Axle Class Summary:

(DEFAULTC) Description	Lane	#1 Cycle	#2 Cars	#3 2A-4T	#4 Buses	#5 2A-SU	#6 3A-SU	#7 4A-SU	#8 4A-ST	#9 5A-ST	#10 6A-ST	#11 5A-MT	#12 6A-MT	#13 Other	Total
Total Count :	#1.	41	3597	1951	0	17	17	6	11	5	0	0	0	0	5645
Percents :		1%	64%	35%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	100%

Speed Class Summary:

(DEFAULTX)	#1 0.0 - 19.9	#2 20.0 - 24.9	#3 25.0 - 29.9	#4 30.0 - 34.9	#5 35.0 - 39.9	#6 40.0 - 44.9	#7 45.0 - 49.9	#8 50.0 - 54.9	#9 55.0 - 59.9	#10 60.0 - 64.9	#11 65.0 - 69.9	#12 70.0 - 74.9	#13 75.0 - 79.9	#14 80.0 - 84.9	#15 85.0 - 89.9	#16 Other	Total
Total Count : #1.	47	16	29	194	773	1752	1852	758	180	28	12	4	0	0	0	0	5645
Percents :	1%	0%	1%	3%	14%	31%	33%	13%	3%	0%	0%	0%	0%	0%	0%	0%	100%
Avg, 50, 67, 85 :	44.6	45.1	47.7	50.9	Pace (pace %) :		40.0 - 49.9	63.8%		Days & ADT :			8.0	708			

Classification Summary Report: 10

Station ID : 10
Info Line 1 :
Info Line 2 :
GPS Lat/Lon : 40 38.4459,N / 098 23.1981,W
DB File : 10.DB

Last Connected Device Type : OmegaX3
Version Number : 1.41
Serial Number : XC34367
Number of Lanes : 1
Posted Speed Limit : 45.0 mph

Lane Configuration

#	Dir.	Information	Vehicle Sensors	Sensor Spacing	Loop Length
1.			Axle-Axle	4.0 ft	

Axle Class Summary:

(DEFAULTC) Description	Lane	#1 Cycle	#2 Cars	#3 2A-4T	#4 Buses	#5 2A-SU	#6 3A-SU	#7 4A-SU	#8 4A-ST	#9 5A-ST	#10 6A-ST	#11 5A-MT	#12 6A-MT	#13 Other	Total
Total Count :	#1.	57	4467	2033	0	21	33	3	11	8	1	0	0	1	6635
Percents :		1%	67%	31%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	100%

Speed Class Summary:

(DEFAULTX)		#1 0.0 - 19.9	#2 20.0 - 24.9	#3 25.0 - 29.9	#4 30.0 - 34.9	#5 35.0 - 39.9	#6 40.0 - 44.9	#7 45.0 - 49.9	#8 50.0 - 54.9	#9 55.0 - 59.9	#10 60.0 - 64.9	#11 65.0 - 69.9	#12 70.0 - 74.9	#13 75.0 - 79.9	#14 80.0 - 84.9	#15 85.0 - 89.9	#16 Other	Total
Total Count :	#1.	70	158	382	1296	2339	1807	513	58	9	1	2	0	0	0	0	0	6635
Percents :		1%	2%	6%	20%	35%	27%	8%	1%	0%	0%	0%	0%	0%	0%	0%	0%	100%
Avg, 50, 67, 85 :		37.5	38.0	40.6	43.9	Pace (pace %) :		35.0 - 44.9		62.5%		Days & ADT :			8.0	830		

Classification Summary Report: 11

Station ID : 11
Info Line 1 :
Info Line 2 :
GPS Lat/Lon : 40 38.4332,N / 098 23.7715,W
DB File : 11.DB

Last Connected Device Type : OmegaX3
Version Number : 1.41
Serial Number : XC34366
Number of Lanes : 1
Posted Speed Limit : 0.0 mph

Lane Configuration

#	Dir.	Information	Vehicle Sensors	Sensor Spacing	Loop Length
1.			Axle-Axle	4.0 ft	

Axle Class Summary:

(DEFAULTC)

Description	Lane	#1 Cycle	#2 Cars	#3 2A-4T	#4 Buses	#5 2A-SU	#6 3A-SU	#7 4A-SU	#8 4A-ST	#9 5A-ST	#10 6A-ST	#11 5A-MT	#12 6A-MT	#13 Other	Total
Total Count :	#1.	29	2654	1338	0	10	12	2	10	4	0	0	1	0	4060
Percents :		1%	65%	33%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	100%

Speed Class Summary:

(DEFAULTX)

		#1 0.0 - 19.9	#2 20.0 - 24.9	#3 25.0 - 29.9	#4 30.0 - 34.9	#5 35.0 - 39.9	#6 40.0 - 44.9	#7 45.0 - 49.9	#8 50.0 - 54.9	#9 55.0 - 59.9	#10 60.0 - 64.9	#11 65.0 - 69.9	#12 70.0 - 74.9	#13 75.0 - 79.9	#14 80.0 - 84.9	#15 85.0 - 89.9	#16 Other	Total
Total Count :	#1.	42	59	62	298	907	1666	843	160	18	3	1	0	0	0	0	1	4060
Percents :		1%	1%	2%	7%	22%	41%	21%	4%	0%	0%	0%	0%	0%	0%	0%	0%	100%
Avg, 50, 67, 85 :		41.2	42.0	44.1	47.5	Pace (pace %) :		35.0 - 44.9		63.4%		Days & ADT :				7.9	511	

Classification Summary Report: 12

Station ID : 12
Info Line 1 :
Info Line 2 :
GPS Lat/Lon : 40 38.4459,N / 098 22.6258,W
DB File : 12.DB

Last Connected Device Type : OmegaX3
Version Number : 1.41
Serial Number : XC34365
Number of Lanes : 2
Posted Speed Limit : 35.0 mph

Lane Configuration

#	Dir.	Information	Vehicle Sensors	Sensor Spacing	Loop Length
1.			Axle-Axle	4.0 ft	
2.			Axle-Axle	4.0 ft	

Axle Class Summary:

(DEFAULTC)

Description	Lane	#1 Cycle	#2 Cars	#3 2A-4T	#4 Buses	#5 2A-SU	#6 3A-SU	#7 4A-SU	#8 4A-ST	#9 5A-ST	#10 6A-ST	#11 5A-MT	#12 6A-MT	#13 Other	Total
Total Count :	#1.	3	762	653	0	15	3	7	11	5	0	1	0	0	1460
	#2.	2	796	606	0	13	8	5	7	2	0	0	0	0	1439
		5	1558	1259	0	28	11	12	18	7	0	1	0	0	2899
Percents :	#1.	0%	52%	45%	0%	1%	0%	0%	1%	0%	0%	0%	0%	0%	50%
	#2.	0%	55%	42%	0%	1%	1%	0%	0%	0%	0%	0%	0%	0%	50%
		0%	54%	43%	0%	1%	0%	0%	1%	0%	0%	0%	0%	0%	

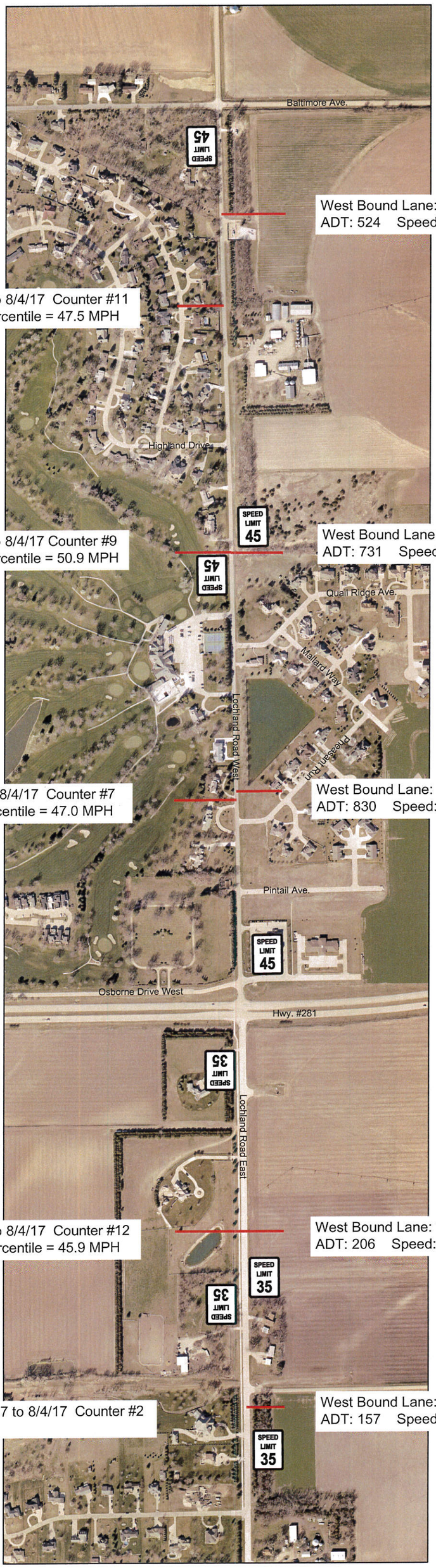
Speed Class Summary:

(DEFAULTX)

		#1 0.0 - 19.9	#2 20.0 - 24.9	#3 25.0 - 29.9	#4 30.0 - 34.9	#5 35.0 - 39.9	#6 40.0 - 44.9	#7 45.0 - 49.9	#8 50.0 - 54.9	#9 55.0 - 59.9	#10 60.0 - 64.9	#11 65.0 - 69.9	#12 70.0 - 74.9	#13 75.0 - 79.9	#14 80.0 - 84.9	#15 85.0 - 89.9	#16 Other	Total
Total Count :	#1.	8	6	24	162	399	502	251	76	23	2	3	1	0	3	0	0	1460
	#2.	14	24	58	184	472	445	177	50	13	0	0	1	0	0	1	0	1439
		22	30	82	346	871	947	428	126	36	2	3	2	0	3	1	0	2899
Percents :	#1.	1%	0%	2%	11%	27%	34%	17%	5%	2%	0%	0%	0%	0%	0%	0%	0%	50%
	#2.	1%	2%	4%	13%	33%	31%	12%	3%	1%	0%	0%	0%	0%	0%	0%	0%	50%
		1%	1%	3%	12%	30%	33%	15%	4%	1%	0%	0%	0%	0%	0%	0%	0%	
Avg, 50, 67, 85 :	#1.	41.3	41.3	43.7	47.8	Pace (pace %) :			35.0 - 44.9		61.7%			Days & ADT :	#1.	7.1	206	
	#2.	39.4	39.6	42.4	45.9				35.0 - 44.9		63.7%				#2.	7.1	203	
		40.3	40.5	43.1	47.0				35.0 - 44.9		62.7%					7.1	409	

Baltimore Avenue to US HWY 281

40 MPH



West Bound Lane: 7/27/17 to 8/4/17 Counter #1
ADT: 524 Speed: 85th Percentile = 46.5 MPH

East Bound Lane: 7/27/17 to 8/4/17 Counter #11
ADT: 509 Speed: 85th Percentile = 47.5 MPH

East Bound Lane: 7/27/17 to 8/4/17 Counter #9
ADT: 705 Speed: 85th Percentile = 50.9 MPH

West Bound Lane: 7/27/17 to 8/4/17 Counter #8
ADT: 731 Speed: 85th Percentile = 49.5 MPH

East Bound Lane: 7/27/17 to 8/4/17 Counter #7
ADT: 814 Speed: 85th Percentile = 47.0 MPH

West Bound Lane: 7/27/17 to 8/4/17 Counter #10
ADT: 830 Speed: 85th Percentile = 43.9 MPH

East Bound Lane: 7/28/17 to 8/4/17 Counter #12
ADT: 202 Speed: 85th Percentile = 45.9 MPH

West Bound Lane: 7/28/17 to 8/4/17 Counter #12
ADT: 206 Speed: 85th Percentile = 47.8 MPH

East Bound Lane: 7/28/17 to 8/4/17 Counter #2
Counter Malfunction

West Bound Lane: 7/28/17 to 8/4/17 Counter #3
ADT: 157 Speed: 85th Percentile = 43.4 MPH

US HWY 281 East to Easterly City Limits 45 MPH

PROPOSED APPOINTMENTS

BOARD OR COMMISSION	APPOINTEE	DATES OF TERM	REPLACING OR REAPPOINTMENT
Airport Advisory Bd.	Christopher Thom	2-22-16 to 2-1-19	Appoint as Chairman
Board of Appeals	Heath Lemke	11-6-17 to 11-1-22	Reappointment
Business Improvement District	Tim Jacobi	11-6-17 to 11-10-20	Reappointment
	John Hamburger	11-6-17 to 11-10-20	Reappointment
	Mike Nevrivy	11-6-17 to 11-10-20	Reappointment
	Roy DeMars	11-6-17 to 11-10-20	Reappointment
	Jeb Brant	11-6-17 to 11-10-20	Reappointment
	Bob Murphy	11-6-17 to 11-10-20	Reappointment
City Tree Board	Ethan Stout	11-6-17 to 11-15-20	Reappointment
	Matt Fong	11-6-17 to 11-15-20	Reappointment
	David Glass	11-6-17 to 11-15-20	Reappointment
Comm. Redevelopment Authority	Roger Coffman	11-6-17 to 11-1-22	Reappointment
	Dick Hysell	11-6-17 to 11-1-22	Reappointment

State statutes and the Hastings City Code require that the incumbent officeholder shall serve until they resign or a replacement is named and approved by the City Council.

HASTINGS
CITY CLERK

REQUEST FOR PUBLIC COMMENT ON COUNCIL AGENDA

Citizens wishing to address the Council during the "Public Comments" item on the Agenda must contact the City Clerk no later than seven days prior to the scheduled commencement of the meeting. Individuals will be allowed up to five (5) minutes to speak. Any handouts or videos must be submitted no later than two work days prior to the meeting. Individuals are to state the topic to be addressed and will be required to comment only on that topic. The Mayor will time all individuals to ensure they adhere to these time limits. Please be advised that if your request would include requested action by the Mayor and City Council, that it would considered as a possible agenda item at a subsequent Council meeting.

NAME: Brad Hedrick (State Operations President)

BUSINESS NAME: Windstream

ADDRESS: 321 North St. Joseph, Hastings and 1440 M St. Lincoln

TELEPHONE #: 402-436-5064

DATE OF REQUEST: 11/3/2017

DESCRIPTION OF REQUESTED TOPIC: I would like to review Windstream's plans overbuild fiber optic telecommunications facilities in Hastings in order to bring 1 Gig access service and Kinetic IPTV service to Hastings. I would like to do this at the Hastings City Council meeting.

eSigned via SeamlessDocs.com
Brad S. Hedrick
Key: 0576f654cb2854b1679a682ae470d5e

Attachment:

ADMINISTRATIVE POLICY: PUBLIC COMMENTS AT CITY COUNCIL MEETINGS