

HASTINGS PLANNING COMMISSION

A meeting of the Hastings Planning Commission has been scheduled for Tuesday, September 22, 2026 at 4:00 PM at the City Hall Building, 615 W 3rd St.

AGENDA:

1. Call to Order
2. Roll Call
3. Pledge of Allegiance
4. Motion to adopt the current agenda for the Planning Commission Meeting
5. Citizen Communication
6. Public Notice -Official Notice of the Regular Meeting was published in accordance with Nebraska Revised Statute Section 84-1411. Pursuant to Nebraska Revised Statutes Section 84-1412, the public is advised that a copy of today's agenda and all reproducible written material, which will be discussed at today's meeting, is available for public review. Additionally, a current copy of the Nebraska Open Meetings Act is posted and accessible to the public. Neb. Rev. Stat 84-1411 (1bn).
7. Approval of Minutes
 - a. Meeting of September 22, 2026
8. Special Order of Business
9. Unfinished Business
 - a. Continued Applications - None
 - b. Tabled Applications - None
 - c. Postponed Applications - None
10. Public Hearings.
 - a. **2026-411.** Public hearing on an amendment to the 2025 Comprehensive Plan to update demographic and housing data and the future land use map.
 - b. **2026-408.** Public Hearing for a change of zoning for property generally located north-west of the intersection of North Wildflower Avenue and East Lochland Road, from A-Agriculture District to R-1A Single Family Large Lot Residential District, and to amend the Official Zoning District Map.

Motion to recommend approval of an ordinance and amendment to the Official Zoning District Map from A-Agriculture District to R-1A Single Family Large Lot Residential District.
 - c. **2026-409.** Public hearing for a request to annex property generally located north-west of the intersection of N Wildflower Dr and E Lochland Rd in the City of Hastings, Adams County, Nebraska.

Motion to recommend approval of an ordinance to annex property generally located

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north-west of the intersection of N Wildflower Dr and E Lochland Rd in the City of Hastings, Adams County, Nebraska.

11. Subdivisions

- a. **2026-410.** Preliminary/Final Plat for the Reinhard Addition, generally located north-west of the intersection of N Wildflower Ave and E Lochland Rd.

Motion to recommend approval of the Preliminary/Final Plat for the Reinhard Addition to the City Council.

- b. **2026-423.** Preliminary/Final Plat for Golden Triangle Third Subdivision, generally located Southeast of the intersection of Industry Circle and South Industry Circle.

Motion to recommend approval of the Preliminary Plat for the Golden Triangle Third Subdivision to the City Council.

12. Reports

- a. Committee Reports
- b. Chairman Comments
- c. Staff Reports
 - i. Discussion of 2026 Housing Dashboard
 - ii. Discussion of Residential Zoning & Missing Middle

Adjourn

CITY OF HASTINGS, NEBRASKA
MINUTES OF PLANNING COMMISSION
TUESDAY, AUGUST 18, 2026

Pursuant to due call and notice thereof, a meeting of the Hastings Planning Commission was conducted at the Hastings Municipal Airport, 3300 W 12th Street, Hastings, Nebraska, Tuesday, August 18, 2026

Chair Rosenberg called the meeting to order at 4:04 p.m. in Regular Session. Chair Rosenberg welcomed James Carson to the Planning Commission.

The following members were present: Craig Hubbard, Chuck Rosenberg, Greg Sinner, Shannon Adler, Lou Kully, Shawn Rossi, James Carson, and Sarah Bruce. Absent: Rick Schnase and Joe Kindig. The following City Officials were present: City Attorney Jesse Oswald; Director/City Engineer, Lee Vrooman; City Mayor Jay Beckby; Director of Development Services, Kevin Kubo; City Planner, Ember Batelaan; Chief Building Inspector, Danny Graves; Fire Inspector, Travis Nolan; IT Director Erik Nielsen; and Public Information Manager Tony Herrman.

Chair Rosenberg asked everyone to observe a moment of silence for former Planning Commissioner and former Chairman, Marshall Gaines, who served for many years and passed away recently.

Chair Rosenberg led the Commission in reciting the Pledge of Allegiance to the United States of America.

Chair Rosenberg welcomed our new Commissioner, James Carson, who was at his first meeting and was also appointed to the Commission.

Chair Rosenberg called for a motion to adopt the current agenda for the August 18, 2026, meeting. Moved by Sinner, seconded by Kully, to adopt the current agenda. Ayes: Kindig, Kully, Hubbard, Adler, Sinner, Rossi, Bruce, and Rosenberg. Nays: None. Motion carried: 8-0.

Citizen Communications: None

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APPROVAL OF MINUTES

Meeting of June 16, 2026

Chair Rosenberg called for a motion to approve the minutes of June 16, 2026.

Moved by Sinner, seconded by Hubbard: Roll Call: Ayes: Kindig, Kully, Hubbard, Adler, Sinner, Rossi, Bruce, and Rosenberg. Nays: None. Motion Carried: 8-0.

Special Order of Business

- a. "Presentation of the City of Hastings One and Six-Year Street Improvement Plan"

- ☐ **Completed projects:** Lee Vrooman reviewed street projects completed during the last fiscal year, including resurfacing projects. The City also made its first payment toward its **20% share of the Hastings Southeast Project** last October.

- ☐ **One-Year Street Improvement Plan:** Projects proposed for Year One are included in the current street budget and will be presented to the City Council in September for approval. Projects in Years Two through Six remain subject to change.

- ☐ **Funding:** Upcoming asphalt resurfacing projects will be funded through the City's **half-cent sales tax**.

- ☐ **Quiet Crossings:** The Quiet Crossings projects are anticipated to be completed in **2027**.

- ☐ **Hastings Avenue/Baltimore Avenue improvements:** Two projects not completed this year remain priorities. The City plans to re-stripe and improve the roadway from Hastings Avenue to Baltimore Avenue, creating a three-lane section with dedicated turn lanes at Burlington. The City will seek state safety funding in January 2027, aiming to secure 80% of the **funding**.

- ☐ **Central Hastings Drainage Improvements:** The storm sewer design work addressing flooding was funded through a **FEMA BRIC grant**. The City has applied for construction funding through the same program. If approved, approximately **70% of construction costs** would be covered by the grant.

- ☐ **Hastings Southeast Project:** The project is anticipated to be completed in **spring 2028**. The City has made its second and final payment, with our share being **20%**.

- ☐ **Project costs:** In response to Chair Rosenberg's question about the City's actual cost for the Southeast Corridor, Vrooman said each street-related payment was approximately **\$3.2 million**. The **utility portion totaled approximately \$8.5 million**, of which the State will pay 80%. The **street portion is approximately \$6.3 million**, all funded through the City's street fund. Chair Rosenberg asked what the city's actual cost was on the SE Corridor. Lee stated each payment is roughly 3.2 million, street portion only. The Utility payments were 8.5 million total, with the State paying 80 percent of that 8.5 million. The Street portion is roughly 6.3 million, which is all paid from the street fund.

Bruce asked about the Colorado Crossing project and whether it included completing the bike trail. Vrooman explained that bike trails across railroad crossings present significant challenges. A sidewalk will be included in the project; however, it may not be wide enough to meet the standard for a trail.

Chair Rosenberg asked Vrooman whether the City plans to work on Elm Street while the Southeast Project is under construction. Vrooman explained that because Elm Street is a quad-gate crossing, the work must be coordinated with the railroad and its contractor. He stated that the City hopes to have the roundabout completed within the next two months, but the timeline for the quad-gate remains dependent on the railroad.

b. Micro-TIF Amendment to revise the required age from 69 years to 25 years to align with State Statutes 18-2155

Batelaan presented the staff report on the Micro-TIF Amendment. Micro-TIF was approved in 2025 and is a 30-day process. Batelaan explained how to apply for the Micro-TIF. Under the previous State Statutes, Micro-TIF properties were required to be within City limits for at least 60 years. This requirement was reduced to 25 years in last year's amendment. Batelaan presented the updated amendment to the Planning Commission to inform them before it proceeds to City Council.

Bruce asked for an estimate of the additional properties that will become eligible under the amendment. Batelaan indicated that staff had identified the properties on a map, and it's posted on Engage Hastings, which will allow more properties to become eligible. Chair Rosenberg believes allowing more properties to use Micro-TIF will be beneficial.

Hubbard asked whether the Micro-TIF amendment would expand eligibility beyond owner-occupied properties. Batelaan explained that the program remains limited to single-family residential projects. The Micro-TIF program is not limited to owner-occupied properties; it's limited to single-family homes. Staff's recommendation to the City Council will be to change only the property age requirement from 60 years to 25 years.

Hubbard thought limiting the program to single-family homes was beneficial as it would also allow investors to make improvements to those properties.

Unfinished Business

- a. Continued Applications – None
- b. Tabled Applications- None
- c. Postponed Applications – None

Chair Rosenberg opened the Public Hearing.

Chair Rosenberg read the Public Hearing Rules.

Public Hearings

- a. **2026-312 Public hearing to consider the request from John Ferrone, Johnny the Knife, LLC (JtK), for a conditional use permit for convenience retail, automobile for property commonly addressed as 223 E 14th Street, City of Hastings, Adams County, Nebraska.** Batelaan pointed out that convenience retail, automobile, was the most similar use in our zoning code; thus, that is the use listed. Batelaan continued presenting the Staff Report to consider a request from John Ferrone, Johnny the Knife, LLC (JtK), for a conditional use permit for convenience retail addressed as 223 E 14th Street, City of Hastings, Adams County, Nebraska. Staff recommended that the Planning Commission recommend approval to the City Council, based on the findings provided in the staff report, with the following conditions of approval: the hours of operation shall be limited to 8 am to 1 am and the use shall be established within 180 days of approval for the property at 223 E 14th Street, City of Hastings, Adams County, Nebraska.

John Ferrone, 1126 Country Club Drive, Hastings, NE, presented information regarding the proposed **Johnny the Knife**, a speakeasy-themed Martini Social Club concept.

Mr. Ferrone thanked City staff for their hard work, understanding, and assistance throughout the application process. He explained that he is a management consultant by profession and is not attempting to open a *traditional* bar. The concept would be open to the public by reservation only, made through the establishment's website. There would be no admission charge; however, a dress code would be required, and cell phones would need to be turned off.

Mr. Ferrone clarified that the space is small. His previous reference to accommodating 30 people was intended primarily for private events. He anticipates typical attendance of approximately 15-22 people. The establishment is expected to operate on Thursday, Friday, and Saturday evenings.

Mr. Ferrone describes himself as a hobby bartender and mixologist and stated that he has been involved in the hobby for approximately ten years, including hosting parties at his home. He estimates 90 percent of the drink menu would consist of his own creations, with local craft beers and wine. Also specializing in bourbon and whiskey.

Mr. Ferrone stated that while he appreciates the 8:00 a.m. opening option, he does not anticipate using it due to his day job. He is aware of other businesses and services in the building and wants to avoid conflicts with tenants or parking needs. He requested flexibility to hold private events, such as retirement parties, between noon and 5:00 p.m., when feasible. He emphasized that he would use prudent judgment regarding days and hours of operation.

Regarding the 180-day requirement, Mr. Ferrone requested an extension to one year, citing uncertainty about the liquor license process and the anticipated time needed to complete remodeling, much of which he plans to do himself with assistance from Barney and the Crosier Professional Center team.

Mr. Ferrone stated that the establishment would offer live entertainment and provide a unique gathering experience distinct from other area venues.

Bradley Starling, 1135 N Lincoln Ave, representing **Wabi Sabi Behavioral Health Center, LLC**, one of the larger tenants at 223E 14th Street, addressed the Commission regarding Mr. Ferrone's Conditional Use Permit application.

Mr. Starling stated that Wabi Sabi believes Mr. Ferrone has diligently developed his application and proposed a low-impact business. Their primary concern is ensuring the Conditional Use Permit includes conditions that maintain low-impact operations and prevent adverse effects on Wabi Sabi.

Mr. Starling stated that Wabi Sabi believes Mr. Ferrone has made a diligent effort in developing his application and has proposed a business intended to have a low impact on Wabi Sabi operations. The primary concern is the conditions that would be included in the Conditional Use Permit if it is approved. They want to ensure that the operations remain low-impact and are not adversely affected by the proposed business.

Mr. Starling noted that the application includes conditions regarding hours of operation and establishment within 180 days. Wabi Sabi requested additional conditions to ensure the business remains small and has a low impact.

Mr. Starling recommended that additional conditions be included in the Conditional Use Permit to ensure the proposed use remains small and low impact. His recommendations included:

1. **Major Changes or Increased Intensity:** Any major changes to the business or an increase in the intensity of the use should require additional review by the City.
2. **Change in Ownership or Operator:** The Conditional Use Permit should address what would occur if the property changes ownership or if the business operator changes.
3. **Regular Review of the Conditional Use Permit:** Mr. Starling recommended that the permit be subject to regular review. He noted that the current code allows for a Conditional Use Permit to be reviewed.
4. **Permit Approved:** Mr. Starling requested that it reflects the use as presented in the current application, preserves the features that keep the business low impact, and provides a mechanism for reviewing the permit over time.

Hubbard asked Mr. Starling about Wabi Sabi operations at the Crosier Monastery, inquiring if they also had operations upstairs.

Mr. Starling explained that Wabi Sabi has space on the west end of the ground floor and space on the second floor.

Hubbard inquired whether Wabi Sabi operates as a school. Mr. Starling clarified that Wabi Sabi is not a licensed school but is an approved contractor through the Nebraska Department of Education providing services to the school districts.

Hubbard asked whether the services included learning services. Mr. Starling confirmed that they do and noted that students are present at the facility.

Sinner asked how the 30-person figure was determined. Mr. Starling clarified that he did not originally cite 30 people and that his comments referred only to Fire Code occupancy.

Bernard Goff, 15130 W 70th St, Kenesaw, NE, the Vice President of Operations for **Talon Properties**, which owns and manages the property, addressed the Commission in support of the Conditional Use Permit.

Mr. Goff stated that Talon Properties provides limited assistance with improvements and has discussed the proposed use extensively with Mr. Ferrone. Based on those discussions, Talon Properties does not believe the business would negatively impact on other tenants.

Mr. Goff mentioned that Talon Properties has discussed the proposal with Mr. Starling and carefully considers the building's tenant mix. He noted that, while the property is primarily medical, it also includes social businesses.

Mr. Goff offered that he has attended social events at Mr. Ferrone's home and described them as enjoyable, quiet, and respectful. Based on his experience with Mr. Ferrone, he could envision the proposed **Johnny the Knife** establishment providing a quiet and respectful atmosphere for people to gather.

Mr. Goff stated that he has attended social events at Mr. Ferrone's home and described them as enjoyable gatherings that were not loud or disruptive. Based on his experience, he believes the proposed **Johnny the Knife** establishment would provide a quiet and respectful atmosphere for patrons.

Sinner asked whether Mr. Goff had personally spoken with each tenant who could potentially be affected by the proposed use.

Mr. Goff had not spoken with every tenant but had discussed the proposal with several tenants, including those who had approached him

Sinner asked whether the tenants were aware that this proposal was currently before the City. Mr. Goff was aware that Mr. Ferrone had invited everyone in the building, as well as members of the surrounding community, to learn about the proposed establishment.

Chair Rosenberg asked about the number of windows in the proposed space. Mr. Goff stated that there were a couple of windows.

Chair Rosenberg inquired about the insulation and construction of space. Mr. Goff noted that the building's substantial stone construction, including walls approximately two feet thick, generally keeps the space quiet.

Gloriann Peddicord, 112 E 14th St, lives cattycorner from Crosier Park and would be directly affected. Ms. Peddicord addressed the Commission in support of Mr. Ferrone's application. Ms. Peddicord spoke highly of Mr. Ferrone and his family, citing their integrity and professionalism. She expressed confidence that he would operate the establishment responsibly and maintain a non-disruptive environment, noting the intentional business model and reservation system.

She encouraged approval of the application, stating that diverse experiences and support for local entrepreneurs contribute to Hastings' growth and vitality.

Chair Rosenberg invited Mr. Ferrone to provide rebuttal.

Mr. Ferrone thanked Gloriann for her comments and expressed appreciation for the support received.

Mr. Ferrone provided clarification regarding two items: First, that the 30-person figure was based on his proposed seating layout, and second, while he did not invite every tenant, he posted a flyer inviting the surrounding area to discuss the proposed business; no one attended.

In response to Mr. Starling's comments, Mr. Ferrone stated that he would like flexibility to host groups for closed sessions and private events between 5:00 p.m. and 1:00 a.m. He thanked Mr. Starling for his comments and feedback.

Kully asked Mr. Ferrone to clarify the proposed hours of operation. Mr. Ferrone stated that he would not be open to the public until 5:00 p.m. Kully asked whether Mr. Ferrone had interest in utilizing the 8:00 a.m. opening time. Mr. Ferrone stated that he had no interest in opening at 8:00 a.m.

Mr. Ferrone clarified that the establishment would be open to the public beginning at 5:00 p.m.; however, private groups could hold events earlier in the afternoon, even non-alcoholic parties. Kully noted the morning hours could be used to clean the space.

Kully stated that Mr. Ferrone should be allowed to operate his business at whatever times are appropriate for the proposed use. Mr. Kully stated that the primary concern in Mr. Starling's letter was use of the common areas. He disagreed with restricting his guests from the hallways, stating that such a restriction would be discriminatory. Kully spoke about the annual review mentioned in the letter, stating that, with no complaints, the review would be a waste of City time and money. Kully asked what Mr. Ferrone's thoughts were and if he had read the letter. Mr. Ferrone had read it, and knowing how he operates, there would be no need for a review, so it didn't bother him. Mr. Ferrone

agreed that loitering should not be permitted but stated that guests should be allowed to wait in common areas shortly before events, particularly during inclement weather.

Kully requested Oswald's legal opinion, and Oswald stated he would investigate further.

Mr. Ferrone noted that the building previously housed a daycare and a church, which are no longer there. He also researched the definition of a school and feels strongly that it shouldn't hinder his application.

Hubbard asked if Mr. Ferrone had reached out to the Liquor Commission about this location. Mr. Ferrone had not.

Hubbard inquired if Mr. Ferrone had reached out to the Fire Department for occupancy. Mr. Ferrone submitted a packet with a floor plan provided.

Hubbard questioned the fit and the zoning for the proposed Conditional Use Permit. The business itself is a great idea; he just questions the location.

Hubbard spoke on Wabi Sabi Behavioral Health Center services for vulnerable youth working with school districts and has concerns about liquor within that area. City Attorney Oswald interrupted, saying those are great points; however, with the new Commissioners, he wanted to point out that we haven't had a Conditional Use Permit before, and to outline in the City Code what you are approving today, as outlined by Batelaan. These points for consideration by the Commission during this process are as follows:

- 1. Pedestrian and Vehicular Traffic Circulation and Safety.**
- 2. Reasonable and Economic Extension of Public Utilities and Facilities**
- 3. Will there be additional noise, fumes, dust, or other environmental pollution**
- 4. The Maintenance of Logical and Efficient Development Patterns and Land Use Mixtures**
- 5. The Maintenance of Property Values in Accordance with Established and Permitted Land Uses**

Oswald reminded the Commission to stay focused on these items as they continued their discussion.

Batelaan added that the 150 feet is not currently in the City Code, but in the Liquor Commission's. The Liquor Commission will determine if the liquor license would be approved for that location. All we are looking at is Conditional Use at this point. Once he has the Conditional Use permit, then he will move forward with the other processes for Fire Codes and Liquor License. If revisions are necessary, they will be made at that time.

Chair Rosenberg asked Mr. Ferrone how guests who wish to smoke would be accommodated. Mr. Ferrone stated that he would abide by the building's smoking requirements.

Mr. Goff explained the building's smoking requirements to the Commission, including the expectations for guests who smoke.

Chair Rosenberg asked if Mr. Ferrone would agree to the conditions being asked of him, and he had mentioned extending the 180 days to a year. Mr. Ferrone then asked what was expected in those 180 days.

Batelaan clarified that the 180-day requirement is intended to show progress toward opening. Mr. Ferrone agreed to the 180-day timeframe. Batelaan noted the language could be clarified, and Chair Rosenberg stated the timeframe was reasonable. Mr. Ferrone asked about contacting the Liquor Commission, but Batelaan stated it was not required prior to Conditional Use approval.

Mayor Beckby questioned whether the location was appropriate and why the use was classified as Convenience Retail, automobile, rather than a bar. Batelaan explained that the City's current zoning code does not define bars or alcohol-related uses, making Convenience Retail the closest applicable classification. Mr. Ferrone stated that he chose the location because of its smaller size, lower investment, and support from the property owner, and envisioned a reservation-based, private, low-profile venue. Batelaan noted the City is revising its zoning code and that the proposed 150-foot buffer did not apply because the property is not near a school, church, or other protected use; the nearest residence is more than 150 feet away.

Mr. Goff addressed Mayor Beckby's 150-foot question regarding Wabi Sabi Behavioral Health Center. Mr. Goff stated that the distance from Mr. Ferrone's door to Wabi Sabi's door could be 155 feet, or 135 feet; they are on opposite sides of the building.

Carson clarified that just because you serve a school does not define you as a school.

Sinner stated that ultimately, the State will have final authority.

Chair Rosenberg asked Mr. Starling if he wanted to address the school comment, and Mr. Starling declined.

Shawn Rossi left the meeting at 5:23 p.m.

Chair Rosenberg closed the Public Hearing.

Chair Rosenberg, Sinner, and Hubbard discussed the two uses or adding more before voting.

Hubbard stated he would abstain from the vote. Batelaan suggested adding a condition that the business operate as presented as a Micro-Social Club, limited to 30 registered members. Chair Rosenberg recommended adding the condition before the City Council

hearing. Oswald advised the Commission to vote separately on the amendment.

Hubbard asked for a motion to add the condition that the business operate as presented, as a Micro-Social Club, with registration and membership limited to 30 people. Moved by Sinner, seconded by Kully. Ayes: Kully, Hubbard, Adler, Sinner, Carson, Bruce, and Rosenberg. Nays: None. Motion carried: 7-0.

Chair Rosenberg asked for a motion to approve the request from John Ferrone, Johnny the Knife, LLC (JtK), for a conditional use permit for convenience retail, automobile for property commonly addressed as 223 E 14th Street, City of Hastings, Adams County, Nebraska, with the conditions of being limited to 8 am to 1 am hours of operation, and the use shall be established within 180 days of approval. Moved by Kully, seconded by Sinner. Ayes: Carson, Kully, Adler, Sinner, Bruce, and Rosenberg. Nays: None. Abstain: Hubbard. Motion carried: 6-0-1.

Subdivisions: None

Reports

- a. **Committee Reports:** None.
- b. **Chairman Comments:** Chairman Rosenberg hopes to be in City Hall next month.
- c. **Staff Reports:**
 - i. Work session-Discussion of Comprehensive Plan Update. Batelaan gave a PowerPoint presentation on updating the Comprehensive Plan and the three reasons why.
 - ii. Update demographic data in the 2025 Comprehensive Plan.
 - iii. Update housing data, including new construction.
 - iv. Update future land use maps to better reflect the community's needs for the future.

Kubo explained the details of the Future Land Use Map, showing examples of areas being updated and explaining the reasons behind those decisions by the Planning and Zoning department as well as citizens' suggestions.

Chair Rosenberg stated he liked the change by the feedlot.

Adjourn

Chair Rosenberg called for a motion to adjourn at 5:42 p.m. Motioned by Sinner, seconded by Hubbard. Roll Call: Ayes: Carson, Kully, Hubbard, Rosenberg, Sinner, Bruce, and Adler. Nays: None. Motion carried: 7-0.

Chair Chuck Rosenberg

Department: Development Services
Staff Contact: Ember Batelaan, Kevin Kubo
Planning Commission Meeting Date: 9/22/2026
File No: 2026-411
Prepared By: Ember Batelaan, City Planner

AGENDA ITEM SUMMARY SHEET

Description of Item:

Public hearing on an amendment to the 2025 Comprehensive Plan to update the demographic and housing data as well as the future land use map. This update is part of the annual review process for the Comprehensive Plan to ensure it remains relevant to the community and reflects the community.

Names of People/Business affected by this action:

the citizens, the city, and adams county

Why Planning Commission action is required:

As per State Statutes 19-901, "Such powers shall be exercised only after the city council or village board of trustees has established a planning commission, received from its planning commission a recommended comprehensive development plan as defined in section 19-903, adopted such comprehensive development plan, and received the specific recommendation of the planning commission on the adoption or amendment of zoning regulations."

Type of action requested:

Motion

Suggested motion:

Deadlines associated with action:

The City Council is scheduled to hear the item at their October 12, 2026 Regular Meeting.

Department head comments:

As part of the process of rewriting the zoning regulations, city staff reviewed the adopted comprehensive plan and noticed areas of the community in which the future land use map did not reflect the reality of the area. Additionally, the US census had released newer data for housing and demographics that are also included in this update.

Recommendation:

Motion to recommend approval for an amendment to the 2025 Comprehensive Plan to update the demographic and housing data as well as the future land use map.

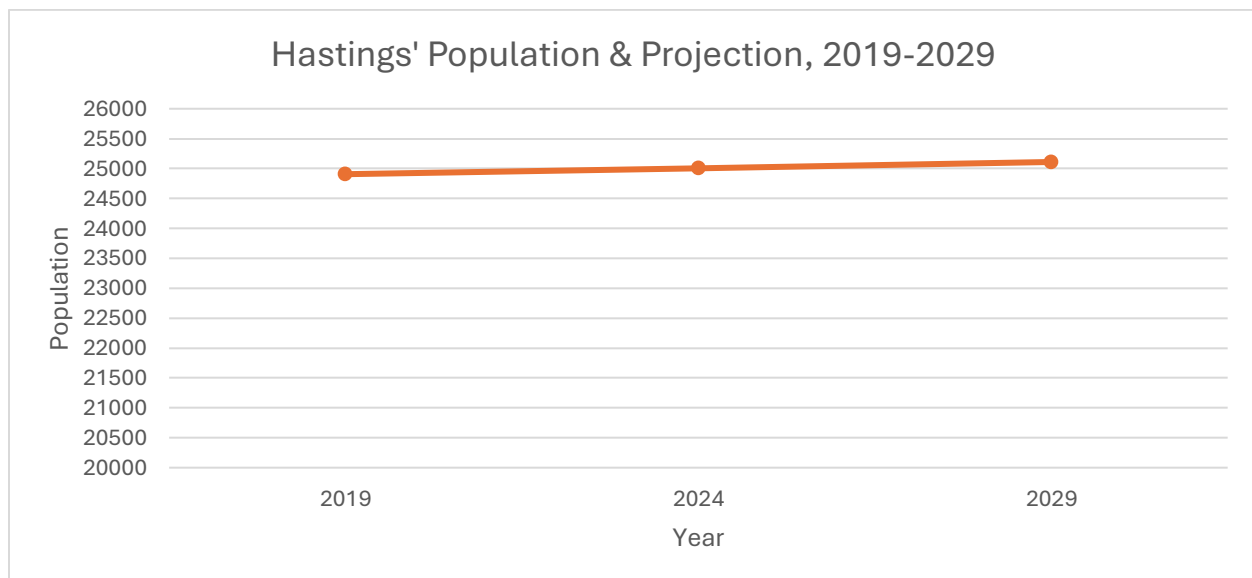
Appendix C - 2026 Comprehensive Plan Update

This Comprehensive Plan Update addresses population, housing, economic, land use, and transportation data as part of the annual review identified in the Implementation Chapter of the Comprehensive Plan. This is intended to incorporate the most current data from the Census and American Community Survey, as well as other data sources, to ensure the continued relevance of the Comprehensive Plan.

Population

The American Community Survey Estimates provides annual data about social, economic, housing, and demographic characteristics of communities. The 5-year estimates provide data collected over a 5-year time period and are the most reliable. This data is released on a yearly basis. The comprehensive plan used data from the 2012-2022 American Community Survey (ACS) 5-Year Estimates. This update includes the most current data from the 2024 ACS 5-Year Estimates. The Census Bureau recommends comparing data that do not have overlapping years. The 2024 ACS 5-year estimates contain data from 2020 through 2024, which is compared to the 2019 ACS 5-year estimates with data from 2015-2019. The trend lines of this data was examined both linearly and exponentially to determine the projected 2029 population. This projection estimates slight growth in Hastings' population, which is consistent with the estimates in the 2025 Comprehensive Plan. This information should be reviewed every few years to account for changes that may not have been anticipated when the 2025 Comprehensive Plan was developed.

Figure 1: Population & Projection, 2019-2029



Source: 2019 & 2024 5-Year American Community Survey Estimates & City of Hastings

The American Community Survey Estimates from 2019 and 2024 identified an age breakdown of the population and City Staff grouped them into 5-year increments. Table 1, below, presents this age breakdown and indicates the percentage each category represents of the total. This data identified that the largest segments of the population fall within the “15 to 19” and “20 to 24” age categories. This reaffirms the data in the 2025 Comprehensive Plan, which identified the largest cohort of men and women as those in the “15 to 19” and “20 to 24” age categories in the 2012 and 2022 American Community Survey Estimates.

This Table also shows the change in age of the various categories, such as the “5 to 9” age category in 2019 ages to be “10 to 14” in 2024, which shows that the number of children in this age category increased between 2019 and 2024. The “0 to 4” age category in 2024 were not alive yet in 2019.

Table 1: Age Characteristics, 2019 & 2024

Age in 2019 2019 Population Percent of Total			Age in 2024 2024 Population Percent of Total		
			0 to 4	1617	6%
0 to 4	1625	7%	5 to 9	1426	6%
5 to 9	1695	7%	10 to 14	1905	8%
10 to 14	1571	6%	15 to 19	1907	8%
15 to 19	2089	8%	20 to 24	2014	8%
20 to 24	1974	8%	25 to 29	1558	6%
25 to 29	1584	6%	30 to 34	1338	5%
30 to 34	1607	6%	35 to 39	1623	6%
35 to 39	1511	6%	40 to 44	1488	6%
40 to 44	989	4%	45 to 49	1320	5%
45 to 49	1268	5%	50 to 54	1260	5%
50 to 54	1415	6%	55 to 59	1327	5%
55 to 59	1618	6%	60 to 64	1579	6%
60 to 64	1617	6%	65 to 69	1307	5%
65 to 69	1196	5%	70 to 74	1419	6%
70 to 74	1088	4%	75 to 79	983	4%
75 to 79	730	3%	80 to 84	414	2%
80 & older	1329	5%	85 & older	523	2%
Total	24906	100%	Total	25008	100%
Source: 2019 & 2024 5-Year American Community Survey Estimates					

Table 2, below, identifies the population change for each age category from Table 1. This identifies the largest increase in population in the “45 to 49” age category and the largest decrease in population in the “80 & older” age categories. These changes in population were projected linearly and exponentially to 2029 and then the average of these two values was input into the table. The projected population has the largest population in the “15 to 19” and “20 to 24” age categories, which remains consistent with past years. The projected population has the largest increase in population in the “50 to 54” age category which is attributed to the aging of the 2024 age category of “45 to 49”.

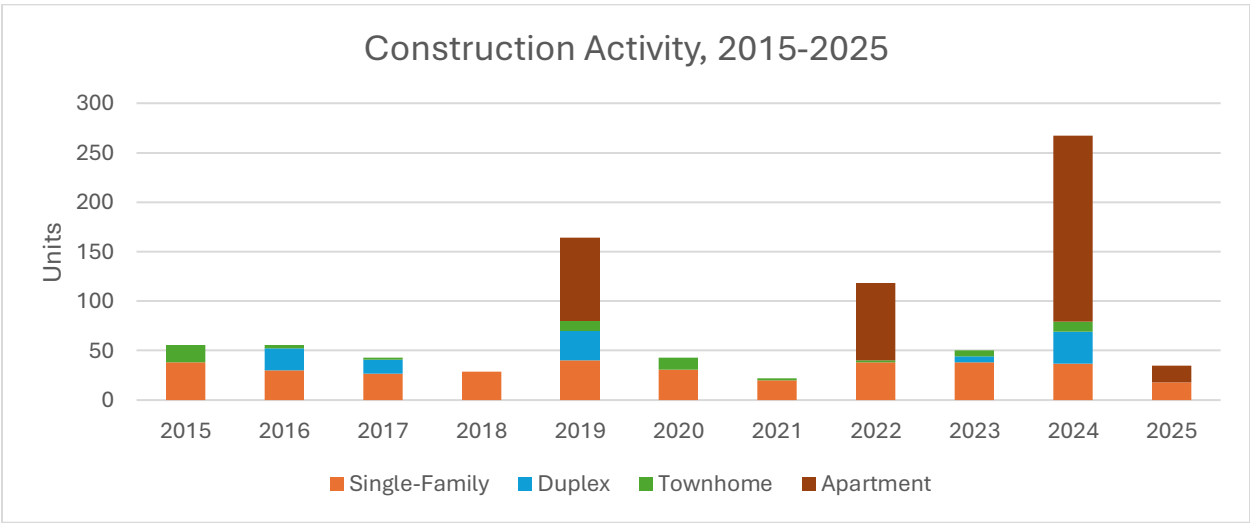
Table 2: Age Characteristics Projections, 2029

Age Categories	2019 to 2024 Population Change	2019 to 2024 Percent Change	Age in 2029	2029 Population	2024 to 2029 Percent Change
			0 to 4	1468	-
0 to 4	-	-	5 to 9	1175	-27%
5 to 9	-199	-12%	10 to 14	1239	-13%
10 to 14	210	12%	15 to 19	2128	12%
15 to 19	336	21%	20 to 24	2279	20%
20 to 24	-75	-4%	25 to 29	1940	-4%
25 to 29	-416	-21%	30 to 34	1186	-24%
30 to 34	-246	-16%	35 to 39	1111	-17%
35 to 39	16	1%	40 to 44	1639	1%
40 to 44	-23	-2%	45 to 49	1465	-2%
45 to 49	331	33%	50 to 54	1706	29%
50 to 54	-8	-1%	55 to 59	1252	-1%
55 to 59	-88	-6%	60 to 64	1242	-6%
60 to 64	-39	-2%	65 to 69	1540	-2%
65 to 69	-310	-19%	70 to 74	1027	-21%
70 to 74	223	19%	75 to 79	1663	17%
75 to 79	-105	-10%	80 to 84	883	-10%
80 to 84	-316	-43%	85-89	166	-60%
85 & older	-806	-61%	90 & older	0	-100%
Total	102	0%	Total	25110	0%
Source: 2019 & 2024 5-Year American Community Survey Estimates & City of Hastings					

Housing

Hastings’ completed a Housing Assessment in August 2025, which reiterated Hastings’ population growth as slow growth. The Housing Assessment also indicated the construction activity in the community, which likely suggests a larger increase in population than identified by American Community Survey Estimates. Figure 2, below, provides an update on construction activity from 2025, which identifies continued construction activity in single-family and multi-family housing options. In 2026 up until March, building permits have been received for one duplex and two single-family homes.

Figure 2: Construction Activity, 2015-2025



Source: 2015-2025 City of Hastings’ Building Permits

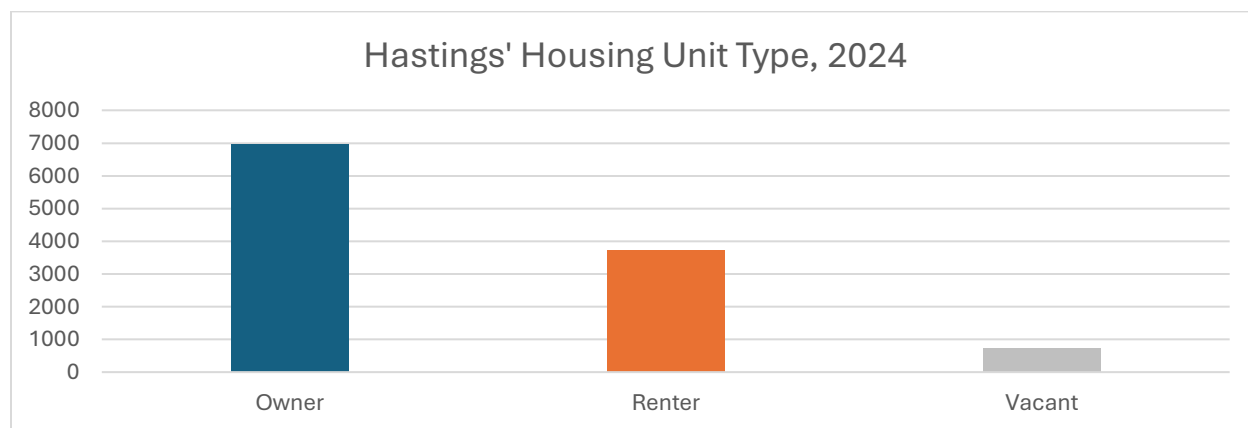
The 2025 Comprehensive Plan identified the number of units in a structure as a percentage of the total number of housing units. This update includes the most current data from the 2024 ACS 5-Year Estimates, as shown in Table 3, below, which identifies that 67% of the housing units in Hastings are single-family detached units. The high percentage of single-family detached units indicates a need to develop alternative housing types to provide for a variety of household needs. The 2025 Comprehensive Plan and 2025 Housing Assessment identified a variety of housing types as an important aspect of the housing market.

Table 3: Hastings’ Housing Units, 2024

Label	Total:	1, detached	1, attached	2	3 or 4	5 to 9	10 to 19	20 to 49	50 or more	Mobile home
#	11408	7616	650	606	736	492	151	280	324	553
%	100%	67%	6%	5%	6%	4%	1%	2%	3%	5%
Source: 2024 5-Year American Community Survey Estimates										

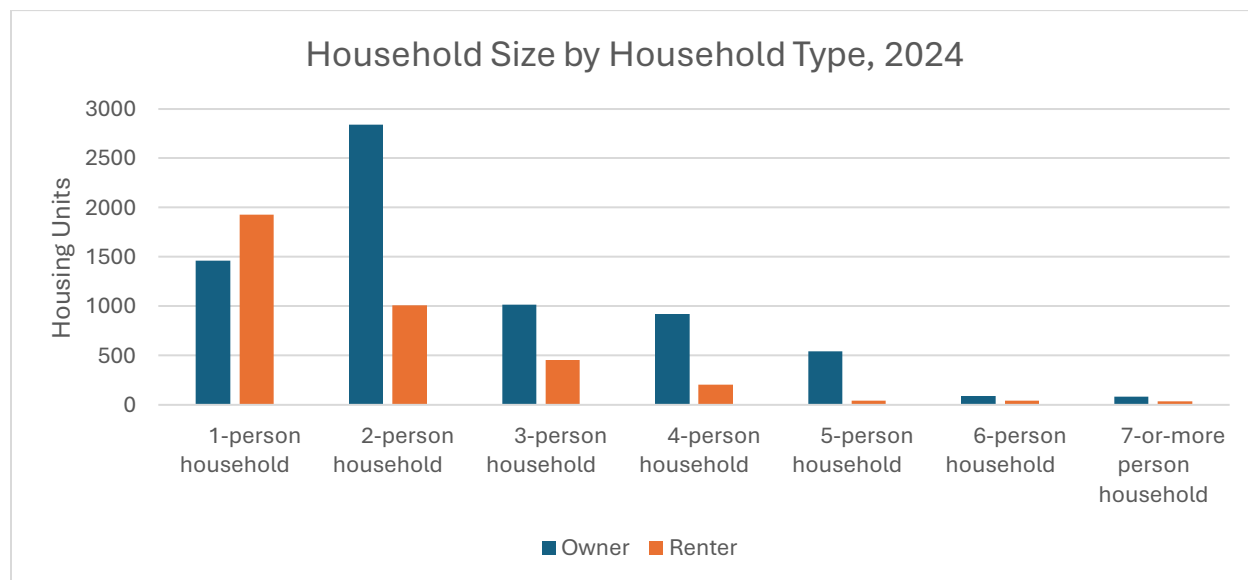
The 2025 Comprehensive Plan identified Household Size by Household Type from the 2022 5-Year American Community Survey. This update includes the most current data from the 2024 ACS 5-Year Estimates. The total number of housing units in 2024 was estimated to be 10,677, consisting of 6,955 owner-occupied and 3,722 renter-occupied housing units, as shown in Figure 3, below. Figure 4, below, identifies household size by household type from the 2024 5-year ACS Estimates, which reiterates the findings from the 2025 Comprehensive Plan. The 2022 findings, included in the 2025 Comprehensive Plan, indicate that the largest group of owner-occupied housing units consisted of two-person households, while the largest group of renter-occupied housing units consisted of one-person households.

Figure 3: Hastings' Housing Unit Type, 2024



Source: 2024 5-Year American Community Survey Estimates

Figure 4: Household Size by Household Type, 2024

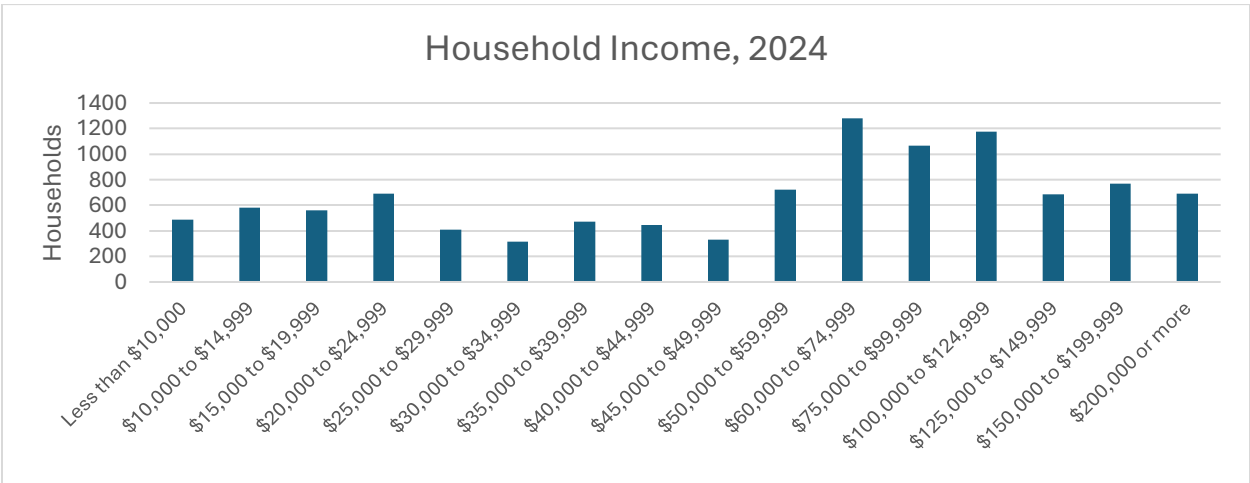


Source: 2024 5-Year American Community Survey Estimates

Economy

The American Community Survey Estimates identify household income in Hastings for the income brackets shown in Figure 5, below. This indicates that the majority of households are in the “\$60,000 to \$74,999” income bracket, followed by households in the “\$100,000 to \$124,999” and “\$75,000 to \$99,999” income brackets.

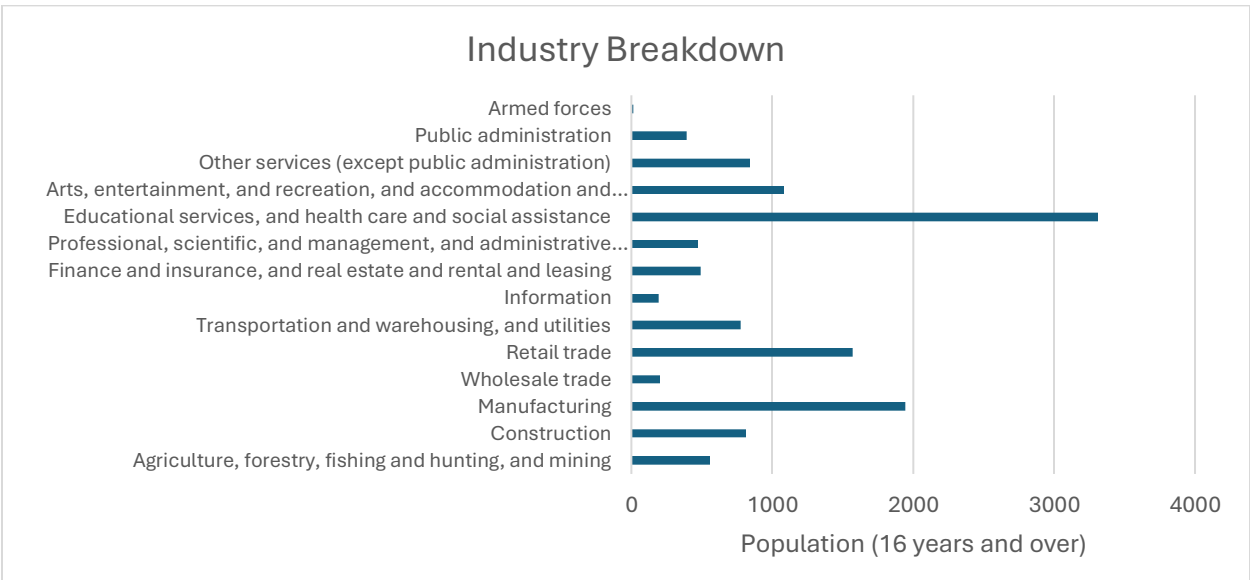
Figure 5: Household Income, 2024



Source: 2024 5-Year American Community Survey Estimates

The 2024 American Community Survey 5-year Estimates are the most current information available for the industry of the population 16 years and over. Figure 6, below, identifies that the majority of the employed population is in the “Educational services, and health care, and social assistance” sector.

Figure 6: Industry Sector, 2024



Source: 2024 5-Year American Community Survey Estimates

Land Use & Development

The Future Land Use Map is a policy guide, which is intended to serve as a roadmap for future development in the community and the extraterritorial jurisdiction. Rezoning and conditional use permit applications should align with the Future Land Use Map, and therefore, it is vital that the Future Land Use Map is updated regularly to ensure it accurately reflects existing development realities and guides future development. The Future Land Use Map, shown in Figure 7 on Page 141, was amended to more accurately reflect existing land uses, which would impact the future development in the area. One such example is the wetland to the west of Hastings Middle School, which would not be conducive to medium density residential development and has been corrected to parks/recreation to reflect the undevelopable character of this area.

Another example is the area located north of 12th Street and west of Baltimore Avenue. This area is identified as low-density residential in the 2025 Comprehensive Plan; however, the area is currently developed with a mixture of single-family homes, townhomes, duplexes, and apartments, which is more conducive to the medium density residential land use category.

Additionally, the area between 5th and 7th Street from Burlington Avenue to Colorado Avenue and between 3rd and 7th Street along Burlington Avenue are identified as Downtown Commercial in the 2025 Comprehensive Plan, which is not an accurate reflection of this area due to the lack of civic institutions and historic small businesses. This area is mainly comprised of churches, doctors' offices, commercial businesses, and small residential properties, which would more closely align with the general commercial land use category designation.

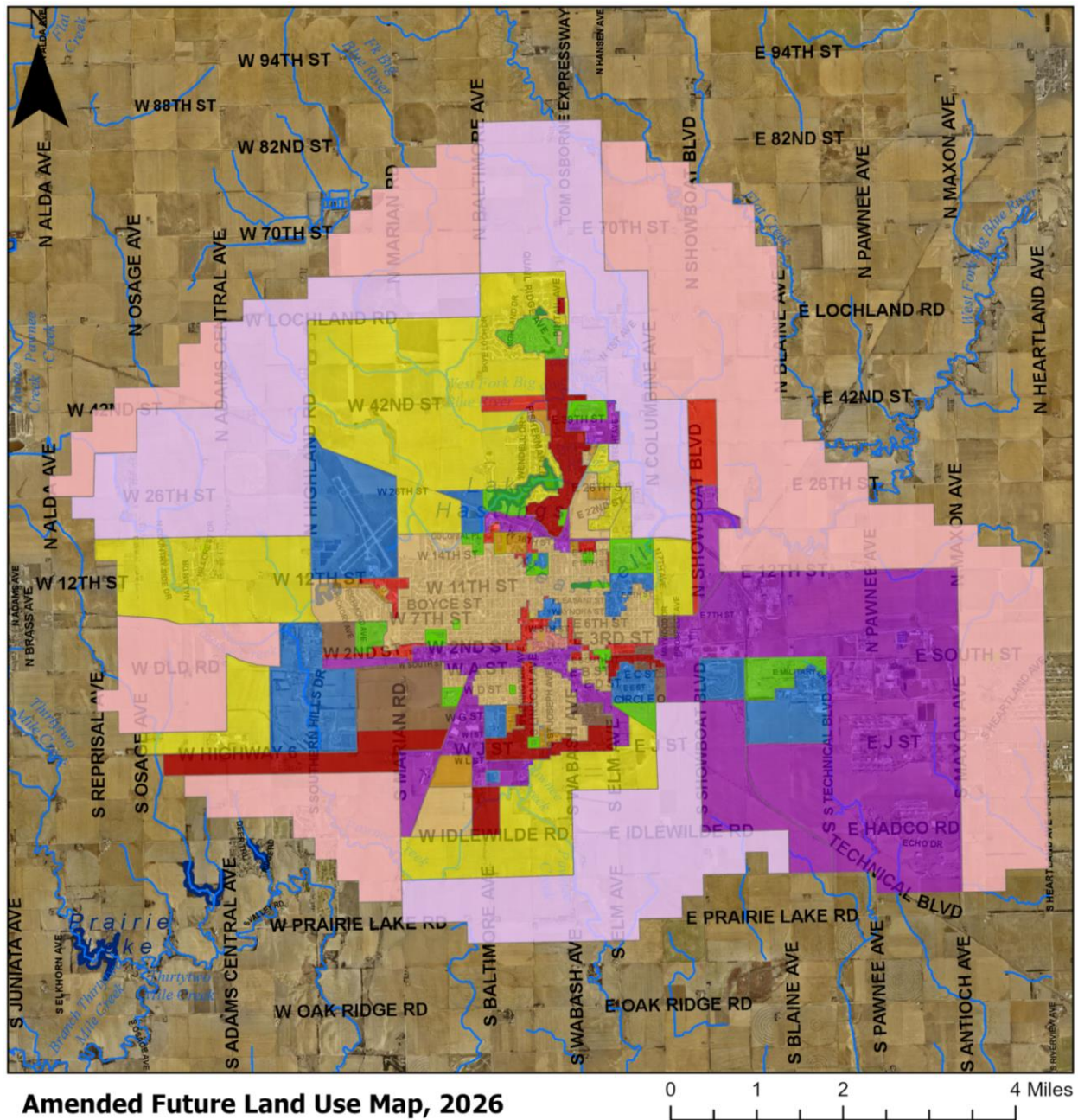
After further review in collaboration with the County, two feedlots were identified, which impact development potential in their surroundings. One feedlot is located less than one mile outside of the extraterritorial jurisdiction near Juniata, and the other is located near the Idlewilde Subdivision. Neither of these areas would be conducive to future residential development and have been changed to transitional agriculture to better reflect the intended development for that area.

Furthermore, Good Samaritan Village is identified as high density residential in the 2025 Comprehensive Plan, which does take into account the duplexes and apartment buildings in the area, but does not consider other associated uses, such as the Hastings Community Theatre and doctors' offices. This area is amended to the public/institutional land use category, allowing greater flexibility for a mix of uses to be developed in a campus setting.

The 2025 Comprehensive Plan identifies Highway 6 and Showboat Boulevard as the flex land use category, indicating an intent for a mix of uses, both commercial and industrial. These areas have been amended to the highway and general commercial land use categories due to their proximity to residential development, which would not be conducive to industrial development.

The Motorsport Park Hastings (MPH) is identified as the parks/recreation land use category, which does not reflect the nature of this business as a vehicle racetrack. This use is more closely aligned with the public/institutional land use category due to its campus setting including the racetrack and residential uses. Other minor changes were made throughout the community to better reflect existing development realities in the area.

Figure 7: Amended Future Land Use Map, 2026



Legend

Land Use

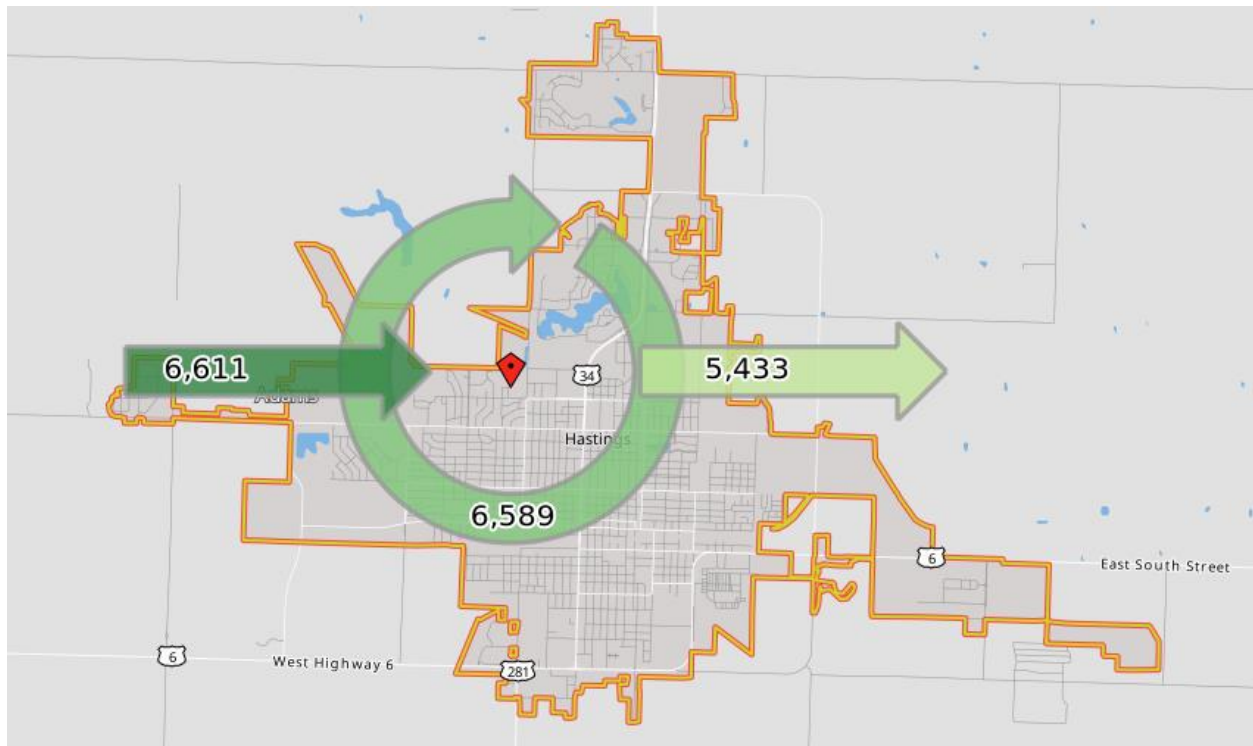
Residential Estates (RE)	Low Density Residential (LDR)	Residential Village Park (RVP)
Downtown Commercial (DC)	Medium Density Residential (MDR)	Transitional Agriculture (TA)
General Commercial (GC)	Parks/Recreation (P/R)	Two Mile
High Density Residential (HDR)	Public/Institutional (P/I)	Limits
Highway Commercial (HC)	Residential Estates (RE)	
Industrial (I)		

Source: City of Hastings

Transportation

The commuter information for Hastings is shown in Figure 8 below, which indicates that about one-third of Hastings' workforce commutes into Hastings for work, about one-third live and work in the community, and about one-third leave the community for work. The map below does not identify the location where people are commuting from or to, but merely indicates the number of commuters.

Figure 8: Commuter Information, 2023



Source: US Census, Center for Economic Studies, On The Map

Considering that a large percentage of the population commutes into and out of the community, it is not surprising that Table 4, below, identifies the majority of the population uses a car as their means of transportation to work. Additionally, a small percentage of the population either walks or works from home. This information reaffirms the importance of multi-modal infrastructure, which should be designed with multiple types of road users in mind.

Table 4: Means of Transportation, 2024

Label	Total:	Car	Carpool	Transit	Walked	Taxi, Bike, Motorcycle	Worked from Home
#	12,668	10,431	1,226	11	442	61	497
%	100%	82.3%	9.7%	0.1%	3.5%	0.5%	3.9%
Source: 2024 5-Year American Community Survey Estimates							

Department: Development Services
Staff Contact: Kevin Kubo
Planning Commission Meeting Date: 9/22/2026
File No: 2026-408
Prepared By: Ember Batelaan, City Planner

AGENDA ITEM SUMMARY SHEET

Description of Item:

The applicant, Mark Reinhard, has applied to rezone a 1.4-acre tract of land generally located Northwest of the intersection of North Wildflower Avenue and East Lochland Road, from A Agriculture District, to R-1A Single Family Large Lot Residential District.

Names of People/Business affected by this action:

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

Why Planning Commission action is required:

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

Type of action requested:

Motion

Suggested motion:

Deadlines associated with action:

The request to rezone is scheduled to be heard at the City Council Regular meeting on October 12, 2026.

Department head comments:

Development Services staff has reviewed the application to rezone property generally located north-west of the intersection of N Wildflower Dr and E Lochland Rd from A, Agriculture Drive to R1-A, Single-Family Large Lot Residential District. The complete details of the staff review and recommendation are in the attached staff report.

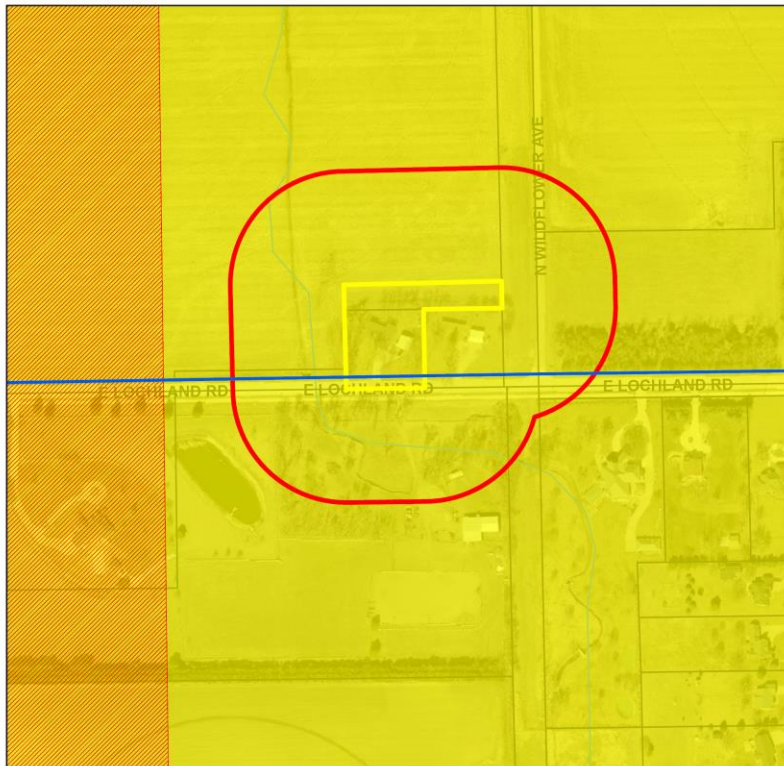
Recommendation:



City of Hastings Planning Commission

STAFF REPORT

Request to Rezone:	Rezone to R1-A Single-Family Large-Lot Residential District.
Case #	2026-408
Applicant	Mark Reinhard
Property Location:	Generally located at the intersection of North Wildflower Avenue and East Lochland Road.
Lot Size:	1.47 acres
Date of Public Hearing:	September 22, 2026
Current Zoning	A, Agricultural District
Adjacent Zoning:	North: A, Agricultural District
	East: A, Agricultural District
	South: A, Agricultural District
	West: A, Agricultural District



Reinhart notice Boundaries



DESCRIPTION OF REZONING REQUESTS:

The property is currently zoned A, Agricultural District. The applicant has requested to rezone the property to R-1a, Single Family Large Lot Residential District.

The applicant is requesting to rezone the property to R-1a to bring the existing Tax Lot into conformance with the Municipal Code.

The Minimum for Agricultural Zoning is five acres, and this parcel is 1.47 acres.

The rezoning request is in conjunction with the platting and annexation of this parcel.

Property Description:

The property is generally located at the intersection of North Wildflower Avenue and East Lochland Road. The land is generally flat and is in a mapped floodplain.

STANDARDS TO REZONE PROPERTY:

The provisions of Article X regulate the process to rezone property within the City and its extraterritorial jurisdiction.

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

- a) The existing use of the property, its physical and environmental characteristics, its zoning history, and its suitability for the zoning district it currently is within.**

The existing use of the property is for a single-family structure and accessory structures. The parcel is relatively flat, with a floodplain on a portion of the parcel. The zoning history has been A, Agriculture since 1899. This new parcel is not suitable for this Agriculture District based on the parcel not meeting the minimum lot size of five acres.

- b) Conformity of the proposed change with the Comprehensive Plan.**

The City of Hastings, Nebraska Comprehensive Plan 2025, adopted in March 2025, shows the site as a Low Density land use category. The policy statement for this use designation is:

Due to the mixture and blending of different residential uses and densities, the Hastings Future Land Use Plan recognizes this blending through a multi-level density approach. The Low Density Residential land use district includes both existing and new residential neighborhoods, including the Missing Middle concept. Some areas within Hastings where this land use district is identified are ideal for infill development and redevelopment.

The proposed zoning is in conformance with the 2025 Comprehensive Plan.

- c) Adequacy of sewer, water, streets, and other needed facilities and services for permitted uses in the proposed zoning district.**

The sanitary sewer, water, streets, and other infrastructure are present adjacent to and on the site.

d) The character of the neighborhood, including the zoning and uses of nearby property.

The character of this new parcel is not changing and is similar to that of adjacent parcels.

e) Compatibility of the proposed zoning district with nearby property.

The proposed rezoning is generally compatible with the nearby properties. Properties to the west, north, east, and south are currently zoned A, Agricultural District. The parcel does not meet the required five -acre size and is therefore proposed to be rezoned to R-1a.

f) Additional matters as might apply in individual cases.

Not Applicable

STAFF COMMENTS: Staff recommends that the Planning Commission recommend **APPROVAL** to the City Council for the Request to rezone the property generally located at the intersection of North Wildflower Avenue and East Lochland Road from A, Agricultural, to R-1a, Single Family Large Lot Residential District.

PREPARED BY: Kevin Kubo, Development Services Director

DATE: September 9, 2026

ATTACHMENTS:

1. Application materials



Department: Development Services
Staff Contact: Kevin Kubo
Planning Commission Meeting Date: 9/22/2026
File No: 2026-409
Prepared By: Ember Batelaan, City Planner

AGENDA ITEM SUMMARY SHEET

Description of Item:

Public hearing for a request to annex property generally located north-west of the intersection of N Wildflower Dr and E Lochland Rd in the City of Hastings, Adams County, Nebraska. The applicant is requesting to annex the property as well as subdivide the property to include the tree line within the property boundaries. The property is adjacent to the city limits.

Names of People/Business affected by this action:

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

Why Planning Commission action is required:

Sec. 46-104 of the City Code gives the City the authority to annex land adjacent to the City limits. The Planning Commission should review the annexation request to ensure conformance with City development policies.

Type of action requested:

Motion

Suggested motion:

Deadlines associated with action:

The request to annex is scheduled to be heard at the City Council Regular meeting on October 12, 2026.

Department head comments:

Development Services staff have reviewed the application to annex the property generally located north-west of the intersection of N Wildflower Dr and E Lochland Rd. The complete details of the staff review and recommendation are in the attached staff report.

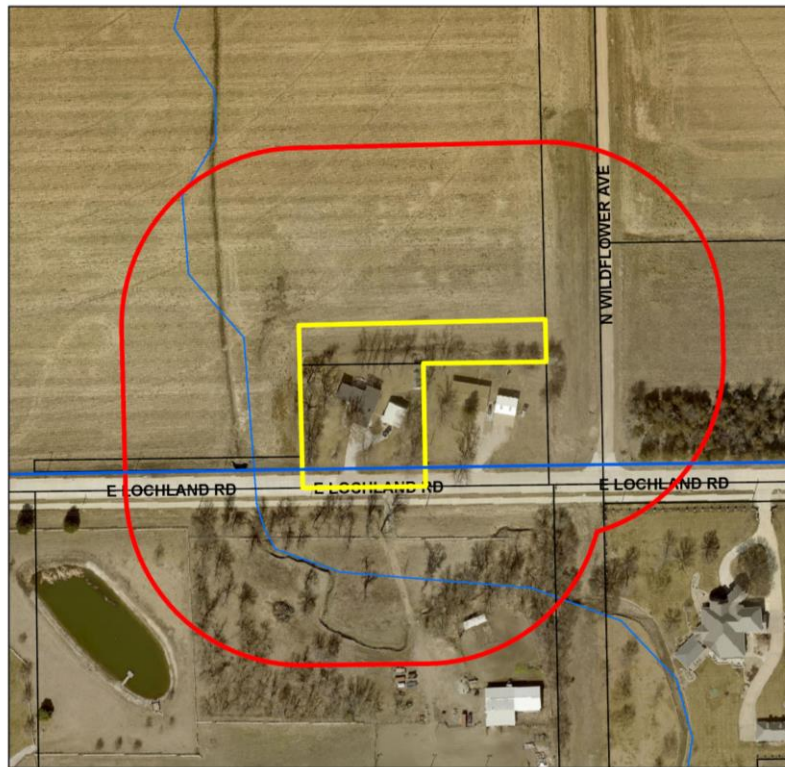
Recommendation:

City of Hastings Planning Commission



STAFF REPORT

Annexation	Reinhard Addition
File No.	2026-409
Applicant	Mark Reinhard
Property Location:	Generally located Northwest of the intersection of North Wildflower Avenue and East Lochland Road
Lot Size:	1.47 acres
Date of Public Hearing:	September 22, 2026
Zoning	A, Agricultural District
Adjacent Zoning:	North: A, Agricultural District
	East: A, Agriculture District
	South: A, Agriculture District
	West: A, Agriculture District



SECTION AND REQUIREMENTS OF HASTINGS CODE OF ORDINANCE: CONSIDERATION OF AN ANNEXATION OF SUBDIVIDED LAND:

- **Sec. 46-104: – Annexation of Subdivided Land – Authorized.**

DESCRIPTION OF ANNEXATION REQUESTED:

The applicant, Mark Reinhard, has requested that the area be annexed into the Hastings city limits in conjunction with the Preliminary/Final Plat and rezoning of the Reinhard Addition. The area to be annexed is 1.47 acres. The site is zoned A- Agricultural District. The subdivision will create one single-family residential lot in conformance with the zoning regulations.

Please note: In the past, these requests were combined with the subdivision process to create an “annexation by plat” procedure where the approval of the Final Plat also annexed the land. However, the city has recently discovered that the “annexation by plat” process created some unintended consequences for land outside city limits.

To address this potential issue in the future, City staff will concurrently follow the process established by Sec. 46-104. Annexation of subdivided land Authorized that requires the Hastings Planning Commission and City Council to consider and pass an ordinance to annex the land. The approved ordinance will be filed with the Register of Deeds. This concurrent step will create documentation that will easily verify whether land is annexed or not.

Property Descriptions

The site is a 1.47-acre, developed tract of land. The land is relatively flat, with a gentle slope from the northwest to the southeast. The land currently consists of a single-family structure and accessory structures.

CONSIDERATIONS OF ANNEXATION:

1. *The land is contiguous or adjacent to the corporate limits of Hastings and is urban or suburban in character.*

The land is contiguous and adjacent to the Hastings corporate limits. The land is suburban in character due to the existence of a single-family residential structure on a lot that does not meet the minimum lot size for the Agricultural District.

2. *The location, circulation, and access to the property to be annexed align with the policy guidance of the adopted Comprehensive Plan and the Future Land Use Map.*

The site is shown on the Future Land Use Map of the 2025 Comprehensive Plan as Low Density Residential land use category.

The location of the property, adjacent to city limits, is identified in the Comprehensive Plan's Annexation Policy as an area that should be annexed when it receives an urban zoning designation.

Circulation and access to the property are provided from East Lochland Road, which is within city limits. The Comprehensive Plan's Annexation Policy also identifies receiving city services, such as streets, as a reason to annex a property. The proposed annexation conforms with the policy guidance of the adopted Comprehensive Plan.

3. The site can be served by City utilities.

There is an existing gas and water main to the south of the property. There is a stormwater main to the south of the property, and a Sewer main to the east of the property. The property is currently served by electricity.

Staff Recommendation

Staff recommends **APPROVAL** of the request to annex the Reinhard Addition, which is adjacent to the City limits, based on its general conformance with the adopted Comprehensive Plan and its ability to be served by public utilities.

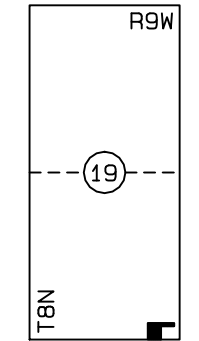
PREPARED BY: Kevin Kubo, Development Services Director

DATE: September 9, 2026

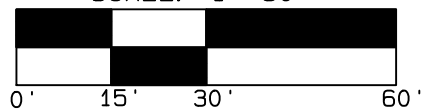
ATTACHMENTS:

1. Applicant's request to annex
2. Preliminary/Final plat Reinhard Addition

VICINITY SKETCH
ADAMS COUNTY
FAC. SECTION



ASSUMED BEARINGS
SCALE: 1"=30'



REINHARD ADDITION "PRELIMINARY/ FINAL PLAT"

AN ADDITION TO THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA.
LOCATED IN THE SOUTH 1/2 OF FRACTIONAL SECTION 19—T8N—R9W, OF
THE 6TH P.M., ADAMS COUNTY, NEBRASKA.

INST. NO. 20121816

INST. NO. 20132923



INST. NO. 20121816

M-D
20.00'
INST. NO.
20111307

SOUTHWEST CORNER FRAC. SECTION 19—T8N—R9W
FOUND 5/8" REBAR
NE 41.43' FOUND NAIL X IN P.P.
NW 81.17' TOP SW CORNER ROW MARKER
SW 97.50' TOP CENTER NUT ON FIRE HYD.

Legal Description:

A tract of land located in the South One—Half (S.1/2) of Fractional Section Nineteen (19), Township Eight (8) North, Range Nine (9) West of the 6th P.M., Adams County, Nebraska; being more particularly described as follows:

Commencing at the Southeast Corner of said Fractional Section 19; thence N89°41'11"W (assumed bearing) on the South line of said Section 19 a distance of 293.00 feet to the point of beginning; thence continuing on said South line N89°41'11"W a distance of 208.00 feet; thence N00°06'24"W a distance of 258.00 feet; thence S89°41'11"E parallel with said South line of Section 19 a distance of 416.00 feet; thence S00°06'24"E a distance of 50.09 feet; thence N89°44'31"W a distance of 208.06 feet; thence S00°07'29"E a distance of 207.70 feet to the point of beginning. Containing 1.47 acres more or less; of which 0.16 acres more or less is currently being occupied as a public road right of way. Described property is subject to any easements or right of way of record.

GPS PROJECT # 049—2026 SHEET 1 OF 1

SURVEYOR'S CERTIFICATE:

I, HEREBY CERTIFY THAT THIS PLAT OF A SURVEY WAS MADE BY ME OR UNDER MY SUPERVISION AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE, AND THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEBRASKA. COMPLETED ON MAY 7TH, 2026.
SIGNED ON JULY 15TH, 2026.

JOSHUA E. GRUMMERT | PLS—783

GRUMMERT PROFESSIONAL SERVICES, LLC
P.O. BOX 37, KENESAW, NE 68956
PHONE 402-879-5701 EMAIL jmgrummert@yahoo.com
WEBSITE www.grummertsurveying.com

SEAL

LEGEND :

- M—MEASURED DISTANCE
- R—RECORD DISTANCE
- G—GOVERNMENT DISTANCE
- P—PLATTED DISTANCE
- D—DEED DISTANCE
- FOUND CORNER
- CALCULATED POINT
- DRILL HOLE IN CONCRETE
- SET 1/2" X 24" REBAR WITH BLUE PLS-783 CAP UNLESS NOTED OTHERWISE

LOT 1
1.47 ACRES

RESIDENCE

BUILDING

INST. NO. 20144283

33.00' STATUTORY
PUBLIC ROAD R.O.W.

EXISTING DRAINAGE
EASEMENT
INST. NO. 20111432

EXISTING DRAINAGE
EASEMENT
INST. NO. 20111307

N89°41'11"W
208.00' M—D—R

P.O.B.

LOCHLAND ROAD

(A—B) N89°41'11"W 2370.72' M 2370.67' R

CITY ENGINEER'S APPROVAL:

THIS PLAT OF REINHARD ADDITION TO THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA HAS BEEN RECEIVED AND REVIEWED BY ME AND IS IN COMPLIANCE WITH THE PROVISIONS OF CHAPTER 46 OF THE CITY CODE FOR THE CITY OF HASTINGS, ADAMS COUNTY NEBRASKA, PROVIDING FOR THE APPROVAL OF SUBDIVISIONS AND PLATS BY THE CITY ENGINEER UNDER CERTAIN CIRCUMSTANCES.

APPROVED THIS _____ DAY OF _____, 2026.

CITY ENGINEER

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

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

OWNERS CERTIFICATE AND DEDICATION:

KNOW ALL MEN BY THESE PRESENTS, THAT CINDY GOTTSCH FAMILY, LLC, A NEBRASKA LIMITED LIABILITY COMPANY, AND MARK REINHARD AND KIMBERLY REINHARD, HUSBAND AND WIFE, BEING THE OWNER(S) OF RECORD OF THE LAND SHOWN ON THIS PLAT AND DESCRIBED IN THE LEGAL DESCRIPTION HEREON, HAVE CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED, PLATTED AND DESIGNATED AS "REINHARD ADDITION", AN ADDITION TO THE CITY OF HASTINGS, LOCATED IN THE S. 1/2 OF FRACTIONAL SECTION 19, TOWNSHIP 8 NORTH, RANGE 9 WEST OF THE 6TH, 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.

SIGNED THIS _____ DAY OF _____, 2026.

CINDY GOTTSCH FAMILY, LLC

CINDY GOTTSCH, MANAGING MEMBER

MARK REINHARD

KIMBERLY REINHARD

ACKNOWLEDGEMENT :

STATE OF NEBRASKA }
COUNTY OF ADAMS } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____ DAY OF _____, 2026, BY CINDY GOTTSCH (MANAGING MEMBER), MY COMMISSION

EXPIRES THE _____ DAY OF _____, _____

NOTARY _____ (SEAL)

ACKNOWLEDGEMENT :

STATE OF NEBRASKA }
COUNTY OF ADAMS } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____ DAY OF _____, 2026, BY MARK REINHARD AND KIMBERLY REINHARD, HUSBAND AND WIFE, MY COMMISSION

EXPIRES THE _____ DAY OF _____, _____

NOTARY _____ (SEAL)

SOUTHEAST CORNER FRAC. SECTION 19—T8N—R9W
FOUND STEM OF SURVEY MARKER IN CONCRETE
SE 43.95' FOUND P.K. NAIL IN P.P.
SW 94.42' FOUND P.K. NAIL IN P.P.
NW 163.14' NGS B.M. D—250
N. 3.90' TO CENTERLINE JOINT

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 _____, 2026.

CINDY GOTTSCH FAMILY, LLC

CINDY GOTTSCH, MANAGING MEMBER

MARK REINHARD

KIMBERLY REINHARD

CITY PLANNING COMMISSION RECOMMENDATION

THIS PLAT OF REINHARD ADDITION, AN ADDITION TO 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

MAYOR AND CITY COUNCIL ACTION:

THIS PLAT OF REINHARD ADDITION, AN ADDITION TO THE CITY OF HASTINGS, ADAMS COUNTY

NEBRASKA, IS HEREBY _____, DATED THIS _____ DAY OF _____, 2026.

MAYOR

CITY CLERK

Department: Development Services
Staff Contact: Kevin Kubo
Planning Commission Meeting Date: 9/22/2026
File No: 2026-410
Prepared By: Ember Batelaan, City Planner

AGENDA ITEM SUMMARY SHEET

Description of Item:

Preliminary/Final Plat for Reinhard Addition, generally located north-west of the intersection of N Wildflower Ave and E Lochland Rd. The applicant is requesting to subdivide the land to include the tree line within his property boundaries.

Names of People/Business affected by this action:

The applicant, the City of Hastings, and Adams County

Why Planning Commission action is required:

Neb. Rev. Stat. 19-929 states that the city council shall not take final action on subdivision development matters without the recommendation of the Planning Commission.

Type of action requested:

Motion

Suggested motion:

Deadlines associated with action:

The Preliminary/Final Plat is scheduled to be reviewed by the City Council on October 12, 2026.

Department head comments:

The Development Services Department and Plat Track review teams (including County officials) have reviewed this subdivision plat, and the applicant has incorporated all recommendations found to be relevant to subdivision design standards and regulations in City Code Section 46-203. All related utility easement locations have been reviewed and approved by the Utilities Coordinator as part of this plat process.

A complete review of the Preliminary Plat can be found in the attached Staff Report.

Recommendation:

City of Hastings Planning Commission



STAFF REPORT

Preliminary/Final Plat: Reinhard Addition

Case No. 2026-410

Applicant Mark Reinhard

Property Location: 575 East Lochland Road, Hastings, NE, Adams County

A tract of land located in the South One-Half (S1/2) of the Fractional Section Nineteen (19), Township Eight (8) North, Range Nine (9) West of the 6th P.M., Adams County, Nebraska, being more particularly described as follows;

Commencing at the Southeast corner of said Fractional Section 19; thence N89°41'11" W (Assumed Bearing) on the South line of Section 19 a distance 293.00 feet to the point of beginning; thence continuing said south line N89°41'11" W a distance of 208.00; thence N00°06'24" W a distance of 258.00 feet; thence S89°41'11" E parallel with said south line of Section 19 a distance of 416.00 feet; thence S00°07'29" E a distance of 207.00 feet to the point of beginning. Containing 1.47 acres more or less, of which the South thirty-three feet (33) which contains 0.16 acres more or less will be dedicated as a public road right-of-way. The described property is subject to any easements or right-of-way of record.

Lot Size: 1.47 acres

Date of Public Meeting: September 22, 2026

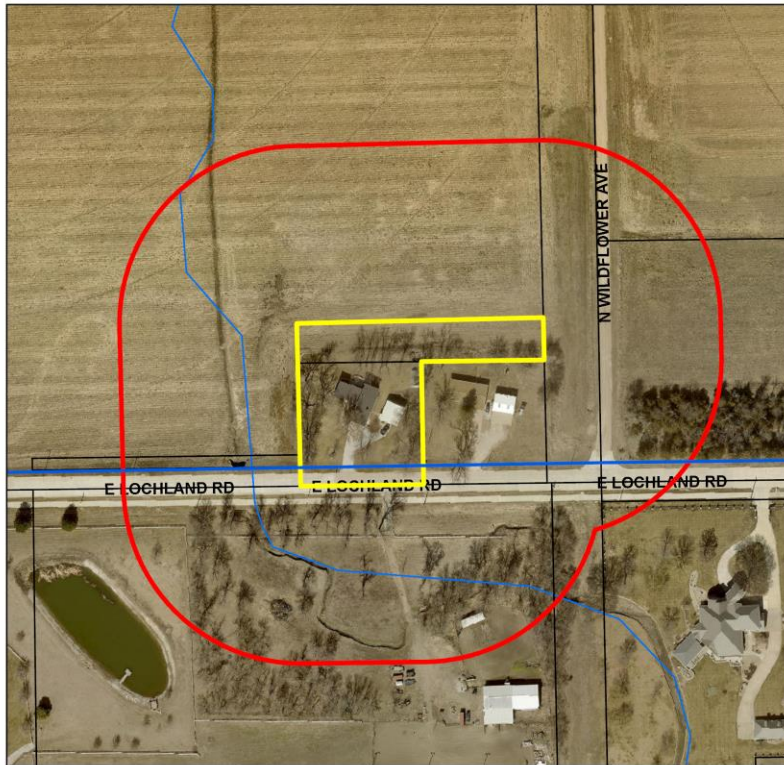
Zoning A, Agricultural District

Adjacent Zoning: North: A District

East: A District

South: A District

West: A District



Reinhart notice Boundaries

- ▬ ReinhartBounda_PairwiseBuffer
- ▬ ReinhartBoundaries
- PARCELS
- ▬ centerline
- ▬ stream
- ▬ parks
- ▬ Limits



SECTION AND REQUIREMENT OF HASTINGS CODE OF ORDINANCE CONSIDERATION OF A FINAL PLAT:

- **Sec. 46-201. – Approval of subdivision plats**
- **Chapter 46, Article III. – Planning and Community Design Standards:** describes various plat, lot, and site design requirements.
- **Chapter 46, Article IV. – Engineering and Technical Standards:** describes the technical standards for public infrastructure and other improvements.

DESCRIPTION OF PRELIMINARY/FINAL PLAT REQUESTED:

The applicant has requested to subdivide the 1.47-acre tract from the 265-acre tract of land. The parcel will be annexed into the City of Hastings and will be rezoned to R-1a to comply with the 2025 Comprehensive Plan and regulations for size of parcel.

Property description: The parent tract is 265 acres, and the majority of row-crop farmland. On the southeast corner of the tract is a home site with a single-family home. Both the agricultural land and the home site gain access from E. Lochland Road.

The grades have been established for the farmland and the house. No changes to the grades are proposed.

Preliminary/Final Plat Design: The parcel has an additional fifty feet to the north and 208 feet to the east of the original property line. This parcel was originally a tax lot and is now being annexed into the city limits.

CONSIDERATIONS OF THE FINAL PLAT:

Subsection 46-201. – Approval of subdivision plats states,

“No plat of or instruments affecting the subdivision of real property shall be recorded or have any force and effect unless the same be approved by the city council. The city council shall hold no public meeting, nor take any action upon any plat or instrument affecting a subdivision, until it has received the recommendation of the planning commission.

A combined preliminary and final plat may be considered by the planning commission and the city council when the following conditions are met by the proposed plat:

1. *The proposed plat contains three or fewer lots;*
2. *All property in the proposed plat is in common ownership; and*
3. *There are no liens against any property in the proposed plat.”*

City staff reviews the following topics to ensure that the proposed final plat conforms to the minimum standards of Chapter 46, Article III. – Planning and Community Design Standards and Chapter 46, Article IV. – Engineering and Technical Standards, and to provide a recommendation to the City of Hastings Planning Commission and Hastings City Council.

STAFF COMMENTS: Staff recommends the Planning Commission **APPROVE** the **Preliminary/Final Plat of Reinhard Addition**

PREPARED BY: Kevin Kubo Development Services Director

DATE: September 9, 2026

ATTACHMENTS:

1. Preliminary/Final Addition

VICINITY SKETCH
ADAMS COUNTY
FAC. SECTION

ASSUMED BEARINGS
SCALE: 1"=30'



INST. NO. 20121816

INST. NO. 20111307

SOUTHWEST CORNER FRAC. SECTION 19-T8N-R9W
FOUND 5/8" REBAR
NE 41.43' FOUND NAIL X IN P.P.
NW 81.17' TOP SW CORNER ROW MARKER
SW 97.50' TOP CENTER NUT ON FIRE HYD.

Legal Description:

A tract of land located in the South One-Half (S.1/2) of Fractional Section Nineteen (19), Township Eight (8) North, Range Nine (9) West of the 6th P.M., Adams County, Nebraska; being more particularly described as follows:

Commencing at the Southeast Corner of said Fractional Section 19; thence N89°41'11"W (assumed bearing) on the South line of said Section 19 a distance of 293.00 feet to the point of beginning; thence continuing on said South line N89°41'11"W a distance of 208.00 feet; thence N00°06'24"W a distance of 258.00 feet; thence S89°41'11"E parallel with said South line of Section 19 a distance of 416.00 feet; thence S00°06'24"E a distance of 50.09 feet; thence N89°44'31"W a distance of 208.06 feet; thence S00°07'29"E a distance of 207.70 feet to the point of beginning. Containing 1.47 acres more or less; of the South thirty-three feet (33') which contains 0.16 acres more or less will be dedicated as a public road right of way. Described property is subject to any easements or right of way of record.

GPS PROJECT # 049-2026 SHEET 1 OF 1

SURVEYOR'S CERTIFICATE:

I, HEREBY CERTIFY THAT THIS PLAT OF A SURVEY WAS MADE BY ME OR UNDER MY SUPERVISION AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE, AND THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEBRASKA, COMPLETED ON MAY 7TH, 2026.
SIGNED ON AUGUST 25TH, 2026.

JOSHUA E. GRUMMERT | PLS-783

GRUMMERT PROFESSIONAL SERVICES, LLC
P.O. BOX 37, KENESAW, NE 68956
PHONE 402-879-5701 EMAIL jmgrummert@yahoo.com
WEBSITE www.grummertsurveying.com

SEAL

LEGEND :

- M-MEASURED DISTANCE
- R-RECORD DISTANCE
- G-GOVERNMENT DISTANCE
- P-PLATTED DISTANCE
- D-DEED DISTANCE
- FOUND CORNER
- CALCULATED POINT
- DRILL HOLE IN CONCRETE
- SET 1/2" X 24" REBAR WITH BLUE PLS-783 CAP UNLESS NOTED OTHERWISE

REINHARD ADDITION "PRELIMINARY/ FINAL PLAT"

AN ADDITION TO THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA.
LOCATED IN THE SOUTH 1/2 OF FRACTIONAL SECTION 19-T8N-R9W, OF THE 6TH P.M., ADAMS COUNTY, NEBRASKA.

INST. NO. 20121816

S89°41'11"E 416.00'

100 YEAR FLOODPLAIN

LOT 1
1.31 ACRES

RESIDENCE

BUILDING

100 YEAR FLOODPLAIN

EXISTING DRAINAGE EASEMENT
INST. NO. 20111432

EXISTING DRAINAGE EASEMENT
INST. NO. 20111305

33.00' DEDICATED PUBLIC ROAD R.O.W.

33.00' STATUTORY PUBLIC ROAD EASEMENT

0.16 ACRES R.O.W. DEDICATION

N89°41'11"W
208.00' M-D-R

P.O.B.

LOCHLAND ROAD

(A-B) N89°41'11"W 2370.72' M 2370.67' R

CITY ENGINEER'S APPROVAL:

THIS PLAT OF REINHARD ADDITION TO THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA HAS BEEN RECEIVED AND REVIEWED BY ME AND IS IN COMPLIANCE WITH THE PROVISIONS OF CHAPTER 46 OF THE CITY CODE FOR THE CITY OF HASTINGS, ADAMS COUNTY NEBRASKA, PROVIDING FOR THE APPROVAL OF SUBDIVISIONS AND PLATS BY THE CITY ENGINEER UNDER CERTAIN CIRCUMSTANCES.

APPROVED THIS _____ DAY OF _____, 2026.

CITY ENGINEER

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

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

OWNERS CERTIFICATE AND DEDICATION:

KNOW ALL MEN BY THESE PRESENTS, THAT CINDY GOTTSCH FAMILY, LLC, A NEBRASKA LIMITED LIABILITY COMPANY, AND MARK REINHARD AND KIMBERLY REINHARD, HUSBAND AND WIFE BEING THE OWNER(S) OF RECORD OF THE LAND SHOWN ON THIS PLAT AND DESCRIBED IN THE LEGAL DESCRIPTION HEREON, HAVE CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED, PLATTED AND DESIGNATED AS "REINHARD ADDITION", AN ADDITION TO THE CITY OF HASTINGS, LOCATED IN THE S. 1/2 OF FRACTIONAL SECTION 19, TOWNSHIP 8 NORTH, RANGE 9 WEST OF THE 6TH, 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.

SIGNED THIS _____ DAY OF _____, 2026.

CINDY GOTTSCH FAMILY, LLC

CINDY GOTTSCH, MANAGING MEMBER

MARK REINHARD

KIMBERLY REINHARD

ACKNOWLEDGEMENT :

STATE OF NEBRASKA }
COUNTY OF ADAMS } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____ DAY OF _____, 2026, BY CINDY GOTTSCH (MANAGING MEMBER), MY COMMISSION

EXPIRES THE _____ DAY OF _____, _____.

NOTARY _____ (SEAL)

ACKNOWLEDGEMENT :

STATE OF NEBRASKA }
COUNTY OF ADAMS } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____ DAY OF _____, 2026, BY MARK REINHARD AND KIMBERLY REINHARD, HUSBAND AND WIFE, MY COMMISSION

EXPIRES THE _____ DAY OF _____, _____.

NOTARY _____ (SEAL)

SOUTHEAST CORNER FRAC. SECTION 19-T8N-R9W
FOUND STEM OF SURVEY MARKER IN CONCRETE
SE 43.95' FOUND P.K. NAIL IN P.P.
SW 94.42' FOUND P.K. NAIL IN P.P.
NW 163.14' NGS B.M. D-250
N. 3.90' TO CENTERLINE JOINT

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 _____, 2026.

CINDY GOTTSCH FAMILY, LLC

CINDY GOTTSCH, MANAGING MEMBER

MARK REINHARD

KIMBERLY REINHARD

CITY PLANNING COMMISSION RECOMMENDATION

THIS PLAT OF REINHARD ADDITION, AN ADDITION TO 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

MAYOR AND CITY COUNCIL ACTION:

THIS PLAT OF REINHARD ADDITION, AN ADDITION TO THE CITY OF HASTINGS, ADAMS COUNTY

NEBRASKA, IS HEREBY _____, DATED THIS _____ DAY OF _____, 2026.

MAYOR

CITY CLERK

LIMITED TITLE REPORT

File No.: 2601522

Customer: Josh Grummert, PLS

The undersigned, a Registered Nebraska Abstracter, operating under the Certificate of Authority granted unto it by the Abstracters Board of Examiners, has examined the records of Adams County, Nebraska, solely with regard to a tract of land legally described as:

LEGAL DESCRIPTION:

See "Exhibit A" attached hereto and by this reference made a part hereof

Address: 575 E Lochland Road, No Situs, Hastings, NE 68901

OWNER OF RECORD:

Mark Reinhard and Kimberly Reinhard and Cindy Gottsch Family, LLC, a Nebraska limited liability company

LIENS OF RECORD/JUDGMENTS:

None of Record

TAXES/ASSESSMENTS/EASEMENTS:

The lien of the real estate taxes for the year 2026 and all subsequent years. Taxes for the year 2025 and all prior years are shown as paid in full.

Key Number: 0010000072 (Tract 1)

Total 2025 Taxes: \$3,419.67 - \$885.91 = \$2,533.76 – PAID

The lien of the real estate taxes for the year 2026 and all subsequent years. Taxes for the year 2025 and all prior years are shown as paid in full.

Key Number: 0010000068

Total 2025 Taxes: \$19,079.60 - \$5,374.70 = \$13,704.90 – PAID

Terms and conditions set forth in the Permanent Easement Deed for drainage area to the City of Hastings, Nebraska filed April 11, 2011 as Inst. No. 20111432; records of Adams County, Nebraska.

Terms and conditions set forth in the Warranty Deed for the Control of Ingress and Egress by Gottsch Enterprises to the City of Hastings, Nebraska filed April 04, 2011 as Inst. No. 20111306; records of Adams County, Nebraska.

Terms and conditions set forth in the Right-Of-Way Grant to Kansas-Nebraska Natural Gas Company, Inc., a Kansas corporation filed August 14, 1961 in Book 32, Page 51; records of Adams County, Nebraska. General Conveyance, Assignment, and Bill of Sale by and among Kinder Morgan Inc., a Delaware Corporation (formerly known as K N Energy, Inc., also formerly known as Kansas-Nebraska Natural Gas Company, Inc. (successor in interest to North Central Gas Company and successor in interest to Nebraska Natural Gas Company), also formerly known as Kansas Pipe Line & Gas Company and successor in interest to Northern Gas Company (successor in interest to Northern Utilities, Inc. "Assignor" and Kinder Morgan Interstate Gas Transmission LLC, a Colorado limited liability company "Assignee" filed August 17, 2012 as Inst. No. 20123452. Memorandum Regarding History of Easement Contracts by Tallgrass Interstate Gas Transmission, LLC, a Colorado limited liability company filed January 8, 2018 as Inst. No. 20180079.

Reservation of "all mineral lands" by the United States of America in Patent filed July 29, 1884 in Book 20, Page 376; records of Adams County, Nebraska.

This limited title report is not an abstract of title in that it is not a complete compilation of all facts of record relative to the real estate; further, it is not an opinion on the title, or a summary, nor is it a policy of title insurance. The undersigned does not guarantee or



include any warranty of any kind whether expressed or implied, about the validity of the information included in the limited title report since this information is retrieved as it is recorded from the public records of said county. This limited title report is not a guaranty of title, nor is it a guaranty of the legality or sufficiency of any instrument shown herein.

This limited title report does not include or cover county or city zoning regulations.

This limited title report does not extend to or cover filings under the Uniform Commercial Code ("U.C.C.") unless the same are indexed against the real estate. A separate search of the computerized U.C.C. filings can be obtained from the Secretary of State, U.C.C. Division.

This limited title report is limited to the facts relative to the property only as is specifically set out above. Liability to the undersigned is limited to the amount received for preparation of this limited title report. This limited title report is limited to the information of record only to the date as set forth below:

Effective Date: June 29, 2026 @ 8:00 A.M.

Charter Title & Escrow Services, Inc.
Certificate of Authority No. 607

A handwritten signature in black ink that reads "Melanie L. Hoffman". The signature is written in a cursive, flowing style.

By:

Melanie L. Hoffman
Registered Abstractor

Exhibit A

Tract 1:

Commencing at a point on the South line of Section 19, Township 8 North, Range 9 West of the 6th P.M., Adams County, Nebraska, which is 293 feet West of the Southeast Section Corner; thence North parallel with the center line of St. Joseph & Grand Island Railroad 208 feet; thence West parallel with the South Section line 208 feet; thence South 208 feet to said South Section line; and thence East thereon to the point of beginning, subject to county road on the South thereof.

Tract 2:

Fractional Section 19, Township 8 North, Range 9 West of the 6th P.M., Adams County, Nebraska;

EXCEPT abandoned former railroad right-of-way on the East side thereof;

AND EXCEPTING a strip of land conveyed to the State of Nebraska for highway purposes lying over and across the western part of Fractional North Half of Section 19, Township 8 North, Range 9 West of the 6th P.M., Adams County, Nebraska, described as follows: Beginning at the northwest corner of said Section 19; thence southerly on the West line of Fractional North Half of said Section 19 a distance of 2644.8 feet to the southwest corner of said Fractional North Half; thence easterly on the South line of said Fractional North Half a distance of 33.0 feet; thence northerly on a line 33.0 feet easterly from and parallel to said West line a distance of 2644.8 feet to a point on the North line of said Fractional North Half; thence westerly on said North line a distance of 33.0 feet to the point of beginning. Also, a strip of land lying over and across the western part of Fractional South Half of Section 19, Township 8 North, Range 9 West of the 6th P.M., Adams County, Nebraska, described as follows: Beginning at the southwest corner of said Section 19; thence northerly on the West line of Fractional South Half of said Section 19 a distance of 2646.9 feet to the northwest corner of said Fractional South Half; thence easterly on the North line of said Fractional South Half a distance of 33.0 feet; thence southerly on a line 33.0 feet easterly from and parallel to said West line a distance of 2646.9 feet to a point on the South line of said Fractional South Half; thence westerly on said South line a distance of 33.0 feet to the point of beginning;

AND FURTHER EXCEPTING a tract of land taken by condemnation by the State of Nebraska for Highway purposes located in part of Section 19, Township 8 North, Range 9 West of the 6th P.M., Adams County, Nebraska, being more particularly described as follows: Beginning at the southwest corner of said Section; thence Northerly a distance of 2647.09 feet along the West line of said Section; thence Northerly deflecting 000°01'29" right, a distance of 2321.91 feet along the West line of said Section; thence easterly deflecting 090°13'03" right, a distance of 43.85 feet along the North line of the property owned by the condemnee(s); thence Southerly deflecting 088°53'14" right, a distance of 2322.19 feet; thence Southerly deflecting 002°06'04" right, a distance of 559.72 feet; thence Southerly deflecting 007°00'21" left, a distance of 1449.27 feet; thence Southerly deflecting 004°25'21" right, a distance of 645.36 feet; thence Westerly deflecting 091°17'59" right, a distance of 229.18 feet along the South line of said Section to the point of beginning;

AND FURTHER EXCEPTING that part conveyed to the City of Hastings for road purposes on the South being a tract of land located in part of the South Half (S1/2) of Fractional Section 19, Township 8 North, Range 9 West of the 6th P.M., Adams County, Nebraska, and more particularly described as follows:

Commencing at the southeast corner of said Fractional Section 19; thence N89°14'39"W (assumed bearing) along the South line of said Fractional Section 19 a distance of 501.42 feet; thence N00°45'21"E perpendicular to the South line of said Fractional Section 19 a distance of 33.0 feet to the North right-of-way line of Lochland Road and the point of beginning; thence N89°14'39"W parallel with the South line of said Fractional Section 19 a distance of 469.29 feet; thence N00°45'21"E perpendicular to the South line of said Fractional Section 19 a distance of 20.0 feet; thence S89°14'39"E parallel with the South line of said Fractional Section 19 a distance of 469.11 feet; thence S00°14'39"W a distance of 20.00 feet to the North right-of-way line of Lochland Road and to the point of beginning;

AND FURTHER EXCEPTING THE FOLLOWING: Commencing on the North line of Fractional Section 19, Township 8 North, Range 9 West of the 6th P.M., Adams County, Nebraska at a point 33 feet East of the Northwest corner thereof; running thence South 323.4 feet to a point 33 feet East of the West line of said Section; thence East on a line parallel with the North Section line 150 feet; thence North, parallel to the West Section line 323.4 feet to the North line of said Section; and thence West on said North Section line, 150 feet to the place of beginning;

AND FURTHER EXCEPTING THE FOLLOWING: Commencing 183 feet East of the Northwest corner of Fractional Section 19, Township 8 North, Range 9 West of the 6th P.M., Adams County, Nebraska and on the North line thereof; running thence South parallel with the West Section line 323.4 feet; thence East 300 feet; thence North parallel with said West Section line 323.4 feet to the North Section line; and thence West 300 feet to the place of beginning;

AND FURTHER EXCEPTING THE FOLLOWING: Commencing at a point on the South line of Section 19, Township 8 North, Range 9 West of the 6th P.M., Adams County, Nebraska which is 85 feet West of the Southeast corner; thence North parallel with the center line of the former St. Joseph & Grand Island Railroad a distance of 208 feet; thence West parallel with the South line of said Section, 208 feet; thence South 208 feet to said South line of Section; and thence East thereon 208 feet to the point of commencement;

AND FURTHER EXCEPTING THE FOLLOWING: Commencing at a point on the South line of Section 19, Township 8 North, Range 9 West of the 6th P.M., Adams County, Nebraska, which is 293 feet West of the Southeast corner; thence North parallel with the center line of former St. Joseph & Grand Island Railroad, 208 feet; thence West parallel with the South Section line, 208 feet; thence South 208 feet to said South Section line; and thence East thereon to the point of beginning;

AND, subject to public roads and/or highways.

Department: Development Services
Staff Contact: Ember Batelaan
Planning Commission Meeting Date: 9/22/2026
File No: 2026-423
Prepared By: Ember Batelaan, City Planner

AGENDA ITEM SUMMARY SHEET

Description of Item:

Preliminary/Final Plat for Golden Triangle Third Subdivision, generally located Southeast of the intersection of Industry Circle and South Industry Circle. The applicant wants to subdivide the property to sell it separately.

Names of People/Business affected by this action:

The applicant, the City of Hastings, and Adams County

Why Planning Commission action is required:

Neb. Rev. Stat. 19-929 states that the city council shall not take final action on subdivision development matters without the recommendation of the Planning Commission.

Type of action requested:

Motion

Suggested motion:

Deadlines associated with action:

The Preliminary/Final Plat is scheduled to be reviewed by the City Council on October 12, 2026.

Department head comments:

The Development Services Department and Plat Track review teams (including County officials) have reviewed this subdivision plat, and the applicant has incorporated all recommendations found to be relevant to subdivision design standards and regulations in City Code Section 46-203. All related utility easement locations have been reviewed and approved by the Utilities Coordinator as part of this plat process. A complete review of the Preliminary Plat can be found in the attached Staff Report.

Recommendation:

City of Hastings Planning Commission



STAFF REPORT

Preliminary/Final Plat:	Golden Triangle Third Subdivision
Case No.	2026-423
Applicant	Alan Anderson
Property Location:	A tract of land located in the southeast quarter of Section west half of Section 29, Township 7 North, Range 9 West of the 6 th p.m., Adams County, Nebraska
Lot Size:	3.74 acres
Date of Public Meeting:	September 22, 2026
Zoning	I-2, Heavy Industrial District with a County Industrial Overlay District
Adjacent Zoning:	North: I-2, Heavy Industrial District with a County Industrial Overlay District East: I-2, Heavy Industrial District with a County Industrial Overlay District South: I-2, Heavy Industrial District with a County Industrial Overlay District West: I-2, Heavy Industrial District with a County Industrial Overlay District



SECTION AND REQUIREMENT OF HASTINGS CODE OF ORDINANCE CONSIDERATION OF A FINAL PLAT:

- **Sec. 46-201. – Approval of subdivision plats**
- **Chapter 46, Article III. – Planning and Community Design Standards:** describes various plat, lot, and site design requirements.
- **Chapter 46, Article IV. – Engineering and Technical Standards:** describes technical standards of public infrastructure and other improvements.

DESCRIPTION OF PRELIMINARY/FINAL PLAT REQUESTED:

The applicant has requested to subdivide the 3.74-acre tract of land from the 34.55-acre unplatted parcel. The intent is to sell off the 3.74-acre lot.

Property description: The property has agricultural buildings.

The site is outside of the Hastings City Limits but within the Hastings Extra-territorial jurisdiction.

Preliminary/Final Plat Design: The applicant is not requesting any additional easements or access points for the property. The I-2 District does not have a minimum lot size requirement.

CONSIDERATIONS OF THE FINAL PLAT:

Subsection 46-201. – Approval of subdivision plats states,

“No plat of or instruments affecting the subdivision of real property shall be recorded or have any force and effect unless the same be approved by the city council. The city council shall hold no public meeting, nor take any action upon any plat or instrument affecting a subdivision, until it has received the recommendation of the planning commission.

A combined preliminary and final plat may be considered by the planning commission and the city council when the following conditions are met by the proposed plat:

- 1. The proposed plat contains three or fewer lots;*
- 2. All property in the proposed plat is in common ownership; and*
- 3. There are no liens against any property in the proposed plat.”*

City staff reviews the following topics to ensure that the proposed final plat conforms to the minimum standards of Chapter 46, Article III. – Planning and Community Design Standards and

Chapter 46, Article IV. – Engineering and Technical Standards and to provide a recommendation to City of Hastings Planning Commission and Hastings City Council.

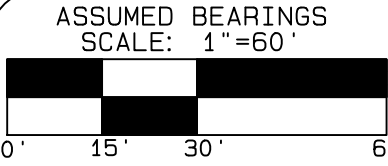
STAFF COMMENTS: Staff recommends the Planning Commission **APPROVE** the **Preliminary/Final Plat** of the **Golden Triangle Third Subdivision**.

PREPARED BY: Ember Batelaan, AICP, City Planner

DATE: September 9, 2026

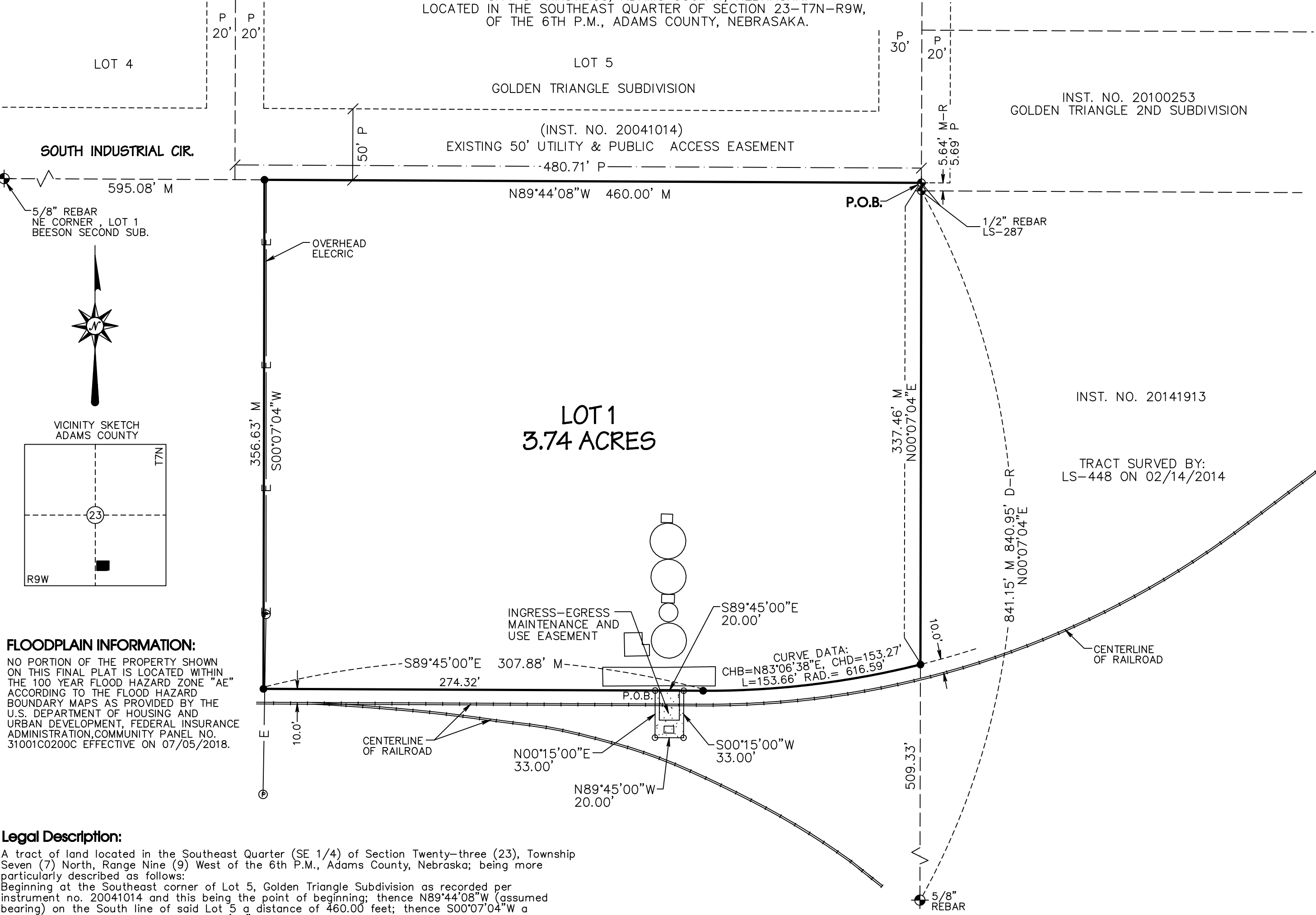
ATTACHMENTS:

1. Preliminary/Final Plat of the Golden Triangle Third Subdivision



GOLDEN TRIANGLE 3RD SUBDIVISION "PRELIMINARY/ FINAL PLAT"

A SUBDIVISION WITHIN THE EXTRA-TERRITORIAL JURISDICTION OF THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA.
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 23-T7N-R9W,
OF THE 6TH P.M., ADAMS COUNTY, NEBRASAKA.



FLOODPLAIN INFORMATION:

NO PORTION OF THE PROPERTY SHOWN ON THIS FINAL PLAT IS LOCATED WITHIN THE 100 YEAR FLOOD HAZARD ZONE "AE" 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. 31001C0200C EFFECTIVE ON 07/05/2018.

Legal Description:

A tract of land located in the Southeast Quarter (SE 1/4) of Section Twenty-three (23), Township Seven (7) North, Range Nine (9) West of the 6th P.M., Adams County, Nebraska; being more particularly described as follows:
Beginning at the Southeast corner of Lot 5, Golden Triangle Subdivision as recorded per instrument no. 20041014 and this being the point of beginning; thence N89°44'08"W (assumed bearing) on the South line of said Lot 5 a distance of 460.00 feet; thence S00°07'04"W a distance of 356.63 feet; thence S89°45'00"E a distance of 307.88 feet to the beginning of a curve to left, having a chord bearing of N83°06'38"E, a chord distance of 153.27', an arc length of 153.66 feet and a radius of 616.59 feet to the West line of a tract described per instrument no. 20141913; thence N00°07'04"E on said West line a distance of 337.46 feet to the point of beginning. Containing 3.74 acres more or less. Described property is subject to any existing easements or right of way of record.

Ingress-Egress, Maintenance and Use Easement:

An Easement located in the Southeast Quarter (SE 1/4) of Section Twenty-three (23), Township Seven (7) North, Range Nine (9) West of the 6th P.M., Adams County, Nebraska; being more particularly described as follows:
Commencing at the Southeast corner of Lot 5, Golden Triangle Subdivision as recorded per instrument no. 20041014; thence N89°44'08"W (assumed bearing) on the South line of said Lot 5 a distance of 460.00 feet; thence S00°07'04"W a distance of 356.63 feet; thence S89°45'00"E a distance of 274.32 feet to the point of beginning; thence continuing S89°45'00"E a distance of 20.00 feet; thence S00°15'00"W a distance of 33.00 feet; thence N89°45'00"W a distance of 20.00 feet; thence N00°15'00"E a distance of 33.00 feet to the point of beginning. Containing 660 square feet.

GPS PROJECT # 072-2026 SHEET 1 OF 1

SURVEYOR'S CERTIFICATE:

I, HEREBY CERTIFY THAT THIS PLAT OF A SURVEY WAS MADE BY ME OR UNDER MY SUPERVISION AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE, AND THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEBRASKA, COMPLETED ON AUGUST 25TH, 2026.
SIGNED ON AUGUST 10TH, 2026.

JOSHUA E. GRUMMERT PLS-783
GRUMMERT PROFESSIONAL SERVICES, LLC
P.O. BOX 37, KENESAW, NE 68956
PHONE 402-879-5701 EMAIL jmgrummet@yahoo.com
WEBSITE www.grummersurveying.com

LEGEND :

- M-MEASURED DISTANCE
- R-RECORD DISTANCE
- G-GOVERNMENT DISTANCE
- P-PLATTED DISTANCE
- D-DEED DISTANCE
- FOUND CORNER
- CALCULATED POINT
- SET 1/2" X 24" REBAR WITH BLUE PLS-783 CAP UNLESS NOTED OTHERWISE

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

OWNERS CERTIFICATE AND DEDICATION:

KNOW ALL MEN BY THESE PRESENTS, THAT GOLDEN T., LLC, A NEBRASKA LIMITED LIABILITY COMPANY, BEING THE OWNER(S) OF RECORD OF THE LAND SHOWN ON THIS PLAT AND DESCRIBED IN THE LEGAL DESCRIPTION HEREON, HAVE CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED, PLATTED AND DESIGNATED AS "GOLDEN TRIANGLE 3RD SUBDIVISION", A SUBDIVISION BEING WITHIN THE E.T.J. OF THE CITY OF HASTINGS, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 7 NORTH, RANGE 9 WEST OF THE 6TH 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.

SIGNED THIS _____ DAY OF _____, 2026.

GOLDEN T., LLC

MICHAEL A. WALENZ, MANAGING MEMBER

ACKNOWLEDGEMENT :

STATE OF NEBRASKA }
COUNTY OF ADAMS } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____ DAY OF _____, 2026, BY MICHAEL A. WALENZ (MANAGING MEMBER), MY COMMISSION

EXPIRES THE _____ DAY OF _____, _____

NOTARY _____ (SEAL)

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 _____, 2026.

GOLDEN T., LLC

MICHAEL A. WALENZ, MANAGING MEMBER

CITY ENGINEER'S APPROVAL:

THIS PLAT OF GOLDEN TRIANGLE 3RD SUBDIVISION, WITHIN THE E.T.J. OF THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA HAS BEEN RECEIVED AND REVIEWED BY ME AND IS IN COMPLIANCE WITH THE PROVISIONS OF CHAPTER 46 OF THE CITY CODE FOR THE CITY OF HASTINGS, ADAMS COUNTY NEBRASKA, PROVIDING FOR THE APPROVAL OF SUBDIVISIONS AND PLATS BY THE CITY ENGINEER UNDER CERTAIN CIRCUMSTANCES.

APPROVED THIS _____ DAY OF _____, 2026.

CITY ENGINEER _____

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 GOLDEN TRIANGLE 3RD SUBDIVISION, A SUBDIVISION WITHIN THE E.T.J. OF THE CITY OF HASTINGS, ADAMS COUNTY NEBRASKA, HAS BEEN SUBMITTED TO AND REVIEWED BY THE CITY PLANNING COMMISSION FOR APPROVAL AND IS HEREBY TRANSMITTED TO THE GOVERNING BODY OF THE CITY OF HASTINGS,

ADAMS COUNTY, NEBRASKA, WITH THE RECOMMENDATION THAT SAID PLAT BE _____ 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 _____

MAYOR AND CITY COUNCIL ACTION:

THIS PLAT OF GOLDEN TRIANGLE 3RD SUBDIVISION, A SUBDIVISION WITHIN THE E.T.J. OF THE CITY OF HASTINGS, ADAMS

COUNTY, NEBRASKA, IS HEREBY _____, DATED THIS _____ DAY OF _____, 2026.

MAYOR _____ CITY CLERK _____

LIMITED TITLE REPORT

File No.: 2602478

Customer: GRUMMERT PROFESSIONAL SERVICES, LLC

The undersigned, a Registered Nebraska Abstracter, operating under the Certificate of Authority granted unto it by the Abstracters Board of Examiners, has examined the records of Adams County, Nebraska, solely with regard to a tract of land legally described as:

LEGAL DESCRIPTION:

See "Exhibit A" attached hereto and by this reference made a part hereof

Address: 4855 ALPHA DR, Hastings, NE 68902

OWNER OF RECORD:

GOLDEN T, LLC, A NEBRASKA LIMITED LIABILITY COMPANY

LIENS OF RECORD/JUDGMENTS:

NONE OF RECORD

TAXES/ASSESSMENTS/EASEMENTS:

The lien of the real estate taxes for the second half of the year 2025 and all subsequent years. Taxes for the first half of the year 2025 and all prior years are shown as paid in full.

Key Number: 0010003789

Total 2025 Taxes: \$13,087.61 - \$3,392.41 = \$9,695.20 - 1ST 1/2 PAID/ 2ND 1/2 DUE

Terms and conditions set forth in the DECREE of Declaration entered June 16, 2020 in the District Court of Adams County, Nebraska, Case No. CI 20-45; In the Matter of Sanitary and Improvement District No 4 of Adams County, Nebraska.

Quitclaim Deed of all easement rights from FreightCar Rail Services, L.L.C., a Delaware limited liability company, to Golden T., L.L.C., a Nebraska limited liability company filed August 18, 2015 as Inst. No. 20152714; records of Adams County, Nebraska.

Assignment of Easement and Railroad Track Rights and Bill of Sale to Golden T, LLC, filed October 16, 2008 as Inst. No. 20084273; records of Adams County, Nebraska.

Quitclaim Deed to Golden T, LLC, a Nebraska Limited Liability Company to all title, use and right of access to all railroad tracks, ties and ballast, filed June 6, 2007 as Inst. No. 20072511; records of Adams County, Nebraska.

General Conveyance, Assignment and Bill of Sale by and among Kinder Morgan, Inc., a Kansas corporation (formerly known as K N Energy, Inc., also formerly known as Kansas Nebraska Natural Gas Company, Inc., also formerly known as Kansas Pipeline 7 Gas Co., and Successor in interest to Northern Gas Company, by merger) "Assignor" and Source Gas Distribution LLC, a Delaware limited liability company "Assignee" filed April 9, 2007 as Inst. No. 20071580; records of Adams County, Nebraska.

Public Utilities Easement to the City of Hastings, Nebraska filed November 8, 2000 as Inst. No. 20005188; records of Adams County, Nebraska.



Assignment of Easement to DTE Rail Services Inc., filed June 28, 1999 as Inst. No. 993353; records of Adams County, Nebraska. Assignment of Easement to FreightCar Rail Services, LLC, a Delaware limited liability company filed November 17, 2010 as Inst. No. 20104663. Further Assignment of Easement to ARS Nebraska, LLC, a Delaware limited liability company filed September 30, 2015 as Inst. No. 20153264.

Easement granted by Eric, Inc., a Nevada Corporation, to The United States of America, filed September 23, 1996 as Inst. No. 964131; records of Adams County, Nebraska.

Easement and reservation by The St. Joseph and Grand Island Railway Company and Union Pacific Railroad Company for roadway purposes, filed June 8, 1981 as Inst. No. 811432; records of Adams County, Nebraska.

Reservation of a perpetual easement for road contained in Special Warranty Deed filed June 4, 1981 as Inst. No. 811399; records of Adams County, Nebraska. Assignment of said easement to Golden T, LLC, a Nebraska limited liability company, filed May 13, 2009 as Inst. No. 20091840,

Easements, restrictions and conditions contained in Quitclaim Deed filed May 24, 1979 as Inst. No. 791560; records of Adams County, Nebraska.

Easements, restrictions and conditions contained in Quitclaim Deed filed April 17, 1968 in Book 182, Page 297; records of Adams County, Nebraska.

Easements, restrictions and conditions contained in Quitclaim Deed filed January 19, 1968 in Book 181, Page 573; records of Adams County, Nebraska.

Easements, restrictions and conditions contained in Quitclaim Deed filed November 30, 1967 in Book 181, Page 271; records of Adams County, Nebraska.

Easements, restrictions and conditions contained in Quitclaim Deed to Hadco, Inc., a Nebraska Corporation filed November 30, 1967 in Book 181, Page 253; records of Adams County, Nebraska.

Easements, restrictions and conditions contained in Quitclaim Deed to the City of Hastings, Nebraska filed November 30, 1967 in Book 181, Page 247; records of Adams County, Nebraska, which was corrected by Corrective Quitclaim Deed filed January 15, 1968 in Book 181, Page 539.

Easement to Kansas-Nebraska Natural Gas Company, Inc. for gas line, contained in Quitclaim Deed filed November 17, 1967 in Book 181, Page 171; records of Adams County, Nebraska.

Easement to the City of Hastings, Nebraska for electrical, gas, water and sewer distribution systems, contained in Quitclaim Deed filed October 17, 1967 in Book 181, Page 1; records of Adams County, Nebraska.

Reservation of "all mineral lands" by the United States of America in Patent filed February 14, 1880 in Book 8, Page 467; records of Adams County, Nebraska.

This limited title report is not an abstract of title in that it is not a complete compilation of all facts of record relative to the real estate; further, it is not an opinion on the title, or a summary, nor is it a policy of title insurance. The undersigned does not guarantee or include any warranty of any kind whether expressed or implied, about the validity of the information included in the limited title report since this information is retrieved as it is recorded from the public records of said county. This limited title report is not a guaranty of title, nor is it a guaranty of the legality or sufficiency of any instrument shown herein.

This limited title report does not include or cover county or city zoning regulations.

This limited title report does not extend to or cover filings under the Uniform Commercial Code ("U.C.C.") unless the same are indexed against the real estate. A separate search of the computerized U.C.C. filings can be obtained from the Secretary of State, U.C.C. Division.

This limited title report is limited to the facts relative to the property only as is specifically set out above. Liability to the undersigned is limited to the amount received for preparation of this limited title report. This limited title report is limited to the information of record only to the date as set forth below:

Effective Date: July 30, 2026 @ 8:00 A.M.

Charter Title & Escrow Services, Inc.
Certificate of Authority No. 607

A handwritten signature in black ink that reads "Melanie L. Hoffman". The signature is written in a cursive, flowing style.

By:

Melanie L. Hoffman
Registered Abstractor

Exhibit A

A tract of land located in the Southwest Quarter (SW1/4) and the Southeast Quarter (SE1/4) of Section 23, Township 7 North, Range 9 West of the 6th Principal Meridian, Adams County, Nebraska, said tract being more particularly described as follows: BEGINNING at the South 1/4 Corner of Section 23, Township 7 North, Range 9 West of the 6th P.M., Adams County, Nebraska; running thence South 89°53'07" West (assumed bearings) and along the South line of the said SW1/4 of Section 23; a distance of 1193.00 feet to a 1/2" iron pipe (found); running thence North 00°03'24" West a distance of 320.53' to a 1/2" rebar, said rebar being the Southwest Corner of GOLDEN TRIANGLE SUBDIVISION to the County of Adams, Nebraska, as platted and recorded; running thence North 32°26'24" East a distance of 306.09 feet; running thence North 02°19'39" East a distance of 349.91 feet to a point located on the southerly line of said GOLDEN TRIANGLE SUBDIVISION; running thence North 89°55'33" East and along the said southerly line of GOLDEN TRIANGLE SUBDIVISION a distance of 1527.35 feet to the Southeast Corner of said GOLDEN TRIANGLE SUBDIVISION; running thence South 00°06'41" East a distance of 927.44 feet, more or less, to a point located on the South line of the SE1/4 of said Section 23; running thence South 89°57'30" West and along the South line of the said SE1/4 of said Section 23 a distance of 514.24 feet, more or less, to the ACTUAL POINT OF BEGINNING, said tract containing a calculated area of 34.4762 Acres, more, or less, of which the southerly 80.00 feet of said tract is presently being occupied by a Public Road Right-of-Way; and said tract also being subject to all tenements, hereditaments, appurtenances, easements: exceptions, reservations and encumbrances set forth in the following Deed Records in the Office of the Adams County Registrar of Deeds: Deed Record 181, Page 1; Deed Record 181, Page 247; Deed Record 181, Page 171; Deed Record 317, Page 950; Instrument No. 821869; Instrument No. 821870; Instrument No. 964131, and any other easements, exceptions, tenements, hereditaments, appurtenances, reservations and encumbrances of record that may be filed in the Registrar of Deeds Office in the Adams County Courthouse in Hastings, Nebraska.

Home in Hastings

Hastings, Nebraska's 2026 Housing Dashboard



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Summary: The Hastings' Population has remained fairly constant since 2016. In 2024, the majority of the population was between 35 and 64 years of age. Additionally, the majority of households were within the \$60,000 to \$74,999 income range for household income. For more information, visit Section 1, Pages 1-3. 3

2 – Hastings' 2025 Housing Assessment.....5

Summary: The Hastings' 2025 Housing Assessment provides an overview of Hastings' current housing landscape along with recommended actions our community can take to support continued growth in the years ahead. This provides an update on the Hastings' housing demand following the development of multiple housing projects. The study identified a continued need for approximately 900 housing units over the next 10 years, which is in line with the projected housing demand identified in the 2023 Hastings' Affordable Housing Action Plan. For more information, visit Section 2, Pages 4-6. 6

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Summary: The majority of the City of Hastings is comprised of single-family, owner-occupied, housing. This includes a map and bar chart with the

different housing types existing throughout the City. For more information, visit Section 3, Pages 7-8..... 9

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Summary: The majority of housing in the City of Hastings is owner occupied and the majority of households in Hastings are owner households. This includes a map and pie charts depicting the breakdown of owner and renter housing throughout the City. For more information, visit Section 4, Pages 9-10. 11

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Summary: The affordability of Hastings has been identified for various income levels and housing sizes. For an employee earning minimum wage, the only apartment size that would be affordable, would be a studio apartment. For more information, visit Section 5, Pages 11-12. 13

6 – Hastings' Housing Market14

Summary: The median list price of homes in Hastings has increased since 2020. The days on the market of homes in Hastings has seasonal increases and decreases. This includes two charts showing the median list price and median days on market between 2020 and 2026. For more information, visit Section 6, Pages 13-14..... 15

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Summary: About one third of Hastings residents commute to another community for work. Additionally, another one third of Hastings employees commute into the community for work, but live elsewhere. The high number of employees that commute into the City, could indicate a lack of workforce housing. This includes a map and chart showing the breakdown of residents and employees. For more information, visit Section 7, Page 15.17

8 – New Development 17

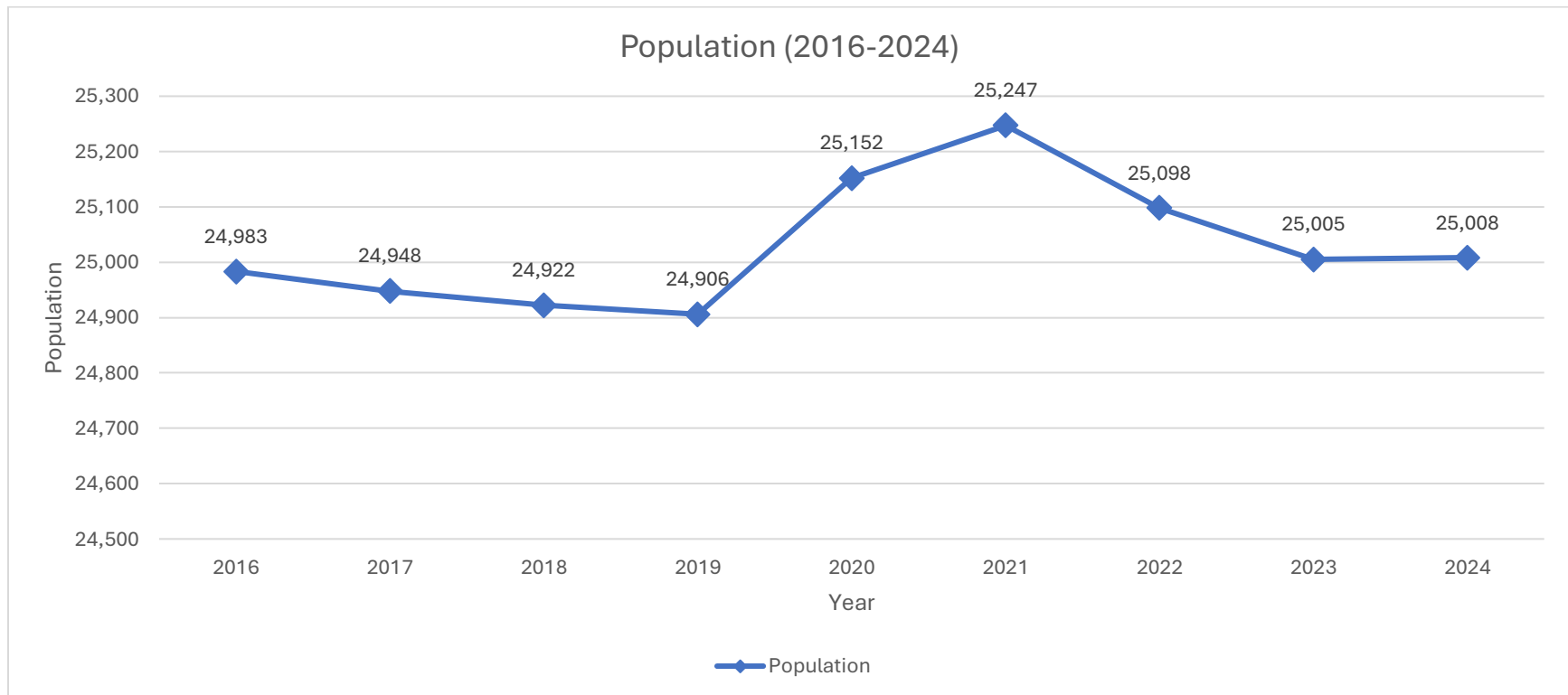
Summary: The City had between 25 and 51 new single-family dwellings start construction each year between 2016 and 2023. Additionally, there were between 4 to 39 new duplexes, 1 to 7 new apartment buildings, and 4 to 10 new townhomes. This includes a chart showing the breakdown of construction starts by building type (single-family dwellings, duplexes, townhomes, and apartment buildings) per year and a map showing the location of new construction within the City. For more information, visit Section 8, Pages 16-17..... 18



1 – Hastings' Population

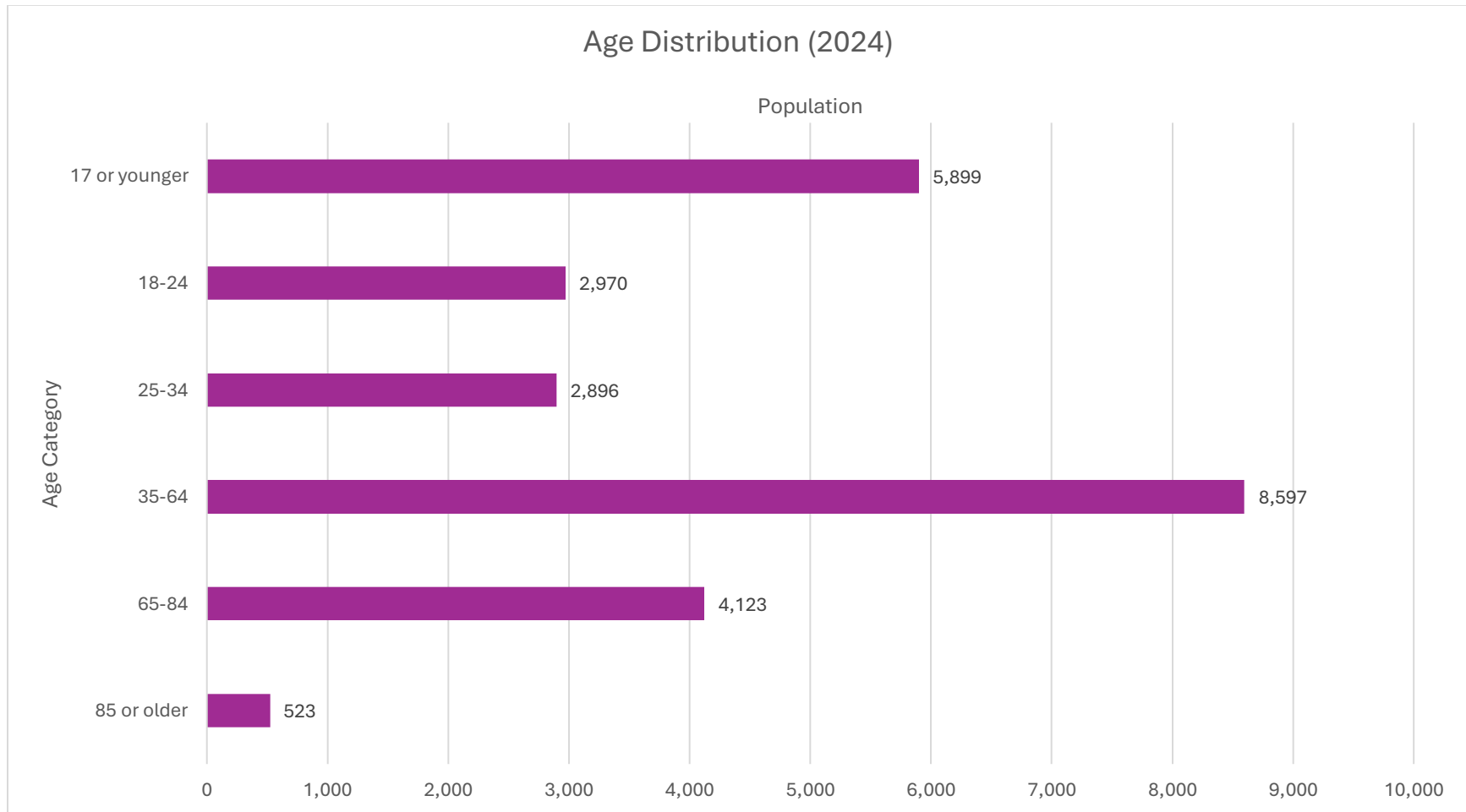
Summary: The Hastings' Population has remained fairly constant since 2016. In 2024, the majority of the population was between 35 and 64 years of age. Additionally, the majority of households were within the \$60,000 to \$74,999 income range for household income. For more information, visit Section 1, Pages 1-3.

The population in 2020 shows an increase in population due to the US Decennial Census, which counts the population of the community. The other years are estimates based on a sample of the population over a five-year time frame and have a margin of error.



Source: 2020 US Census and 2016-2024 Five-Year American Community Survey Estimates

The table, below, identifies the population in various age categories. The largest age categories are the “17 or younger” and “35-64” age categories. Lower populations in the “18-24” and “25-34” age categories could indicate a need to retain college students and young professionals, as well as provide housing choices attractive to this age group.



Source: 2024 Five-Year American Community Survey Estimates

The following table identifies the number of people in Hastings in each income category in relation to Area Median Income (AMI). According to the Department of Housing and Urban Development (HUD), a low-income household is a household making at or below 80% Area Median Income. The majority of the population is in the “\$60,000 to \$74,999” income category, however many households are considered low-income. These households rely on subsidized affordable housing in the community.



Note: 2024 Five-Year American Community Survey Estimate Average Household Size: 2.24; HUD HOME Income Limits based on two-person household.

Source: 2024 Five-Year American Community Survey Estimates & 2024 HUD HOME Income Limits; Adams County, Nebraska

2 – Hastings' 2025 Housing Assessment

Summary: The Hastings' 2025 Housing Assessment provides an overview of Hastings' current housing landscape along with recommended actions our community can take to support continued growth in the years ahead. This provides an update on the Hastings' housing demand following the development of multiple housing projects. The study identified a continued need for approximately 900 housing units over the next 10 years, which is in line with the projected housing demand identified in the 2023 Hastings' Affordable Housing Action Plan. For more information, visit Section 2, Pages 4-6.

Strategic Housing Goals

1. Hastings will have the variety of housing necessary to provide options for every stage of life.

2. Community leaders will continue to build partnerships for sharing risks and filling gaps in the housing market.

3. Local barriers will be removed to facilitate more housing variety.

4. Housing quality will be elevated to ensure safe housing for all residents.

5. The supply of housing will continue to increase to provide options for new and current residents.



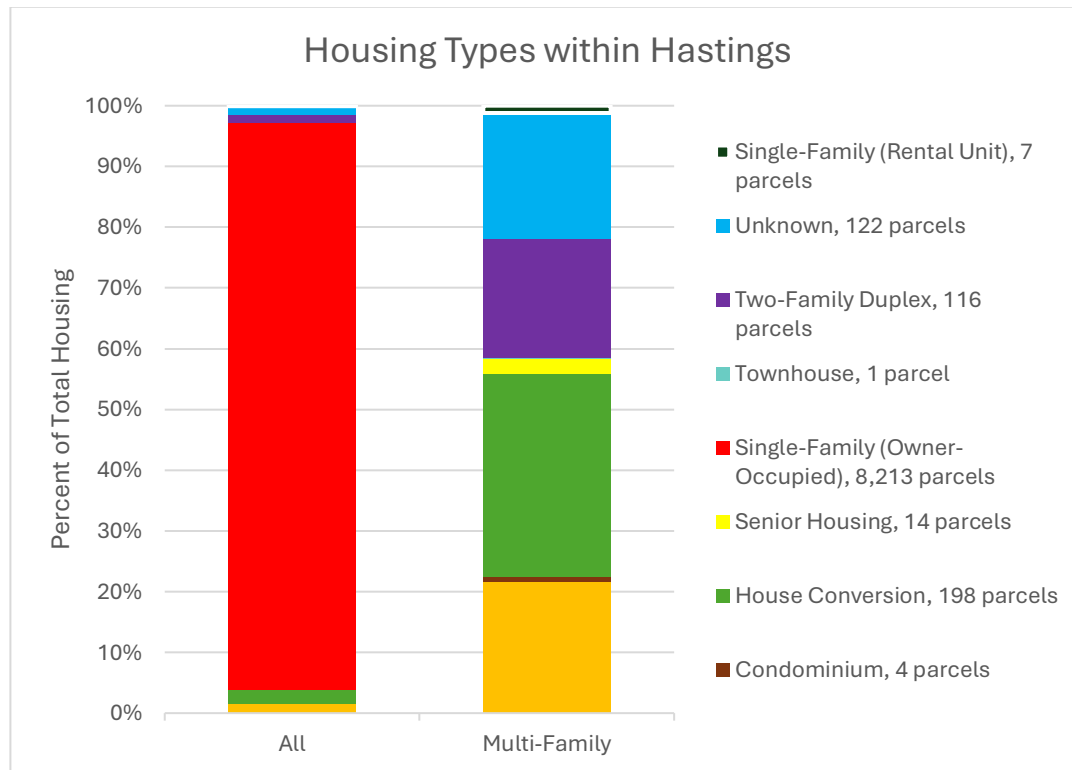
Directions Forward to implement the Strategic Housing Goals:

- Establish a funding pool to share risk on untested products.
 - Housing Trust Fund
 - Lending Consortium
 - Housing Development Bonds
 - Continued leveraging of existing sources
- Build the capacity of the Housing Development Corporation (now known as NextPoint Home Development)
 - Financial and human capital should be provided to NextPoint Home Development in order to expand programs such as:
 - Purchase rehab resale
 - Rent to own
 - Community land trust
- Update city codes
 - Updates should focus on making the following easier to develop:
 - Small lot subdivisions (In progress: proposed decrease in minimum lot sizes)
 - Cottage courts (In progress: proposed permitted use in certain zoning districts)
 - Accessory Dwelling Units (In progress: proposed permitted use in certain zoning districts)
 - Smaller single-family homes (In progress: proposed decrease of minimum dwelling size to 200 sq ft in certain zoning districts)
 - Residential in commercial districts (In progress: proposed conditional use in certain zoning districts)

- Continue to use funding tools and matching dollars that support housing variety and workforce housing.
 - Hastings has used a variety of tools to support and encourage more housing construction. This has included TIF and other state and federal programs.
 - LB 840 is another tool to supporting housing production that is available but not currently used.
 - Identify new funding sources to assist with housing reinvestment.
 - The city's existing housing stock is the best source of affordable housing. Maintaining these units is essential to maintaining a stock of affordable housing. Funding sources could include:
 - LB 840 Dollars
 - Housing Development Fund
 - Housing Trust Fund
 - Federal HOME funds
- Proactively extend public utilities to reduce costs of workforce housing or projects that increase the city's mix of housing types.
 - This may go beyond infrastructure and include site preparation and land assembly.
- Partner with affordable housing developers to create additional rental housing for very-low income households.

3 – Housing Types in Hastings

Summary: The majority of the City of Hastings is comprised of single-family, owner-occupied, housing. This includes a map and bar chart with the different housing types existing throughout the City. For more information, visit Section 3, Pages 7-8.



Definitions:

Parcel: a lot, parcel, block or other tract of land that is occupied or may be occupied by a structure or structures or other use, and that includes the yards and other open spaces required under the zoning, subdivision, or other development ordinances.

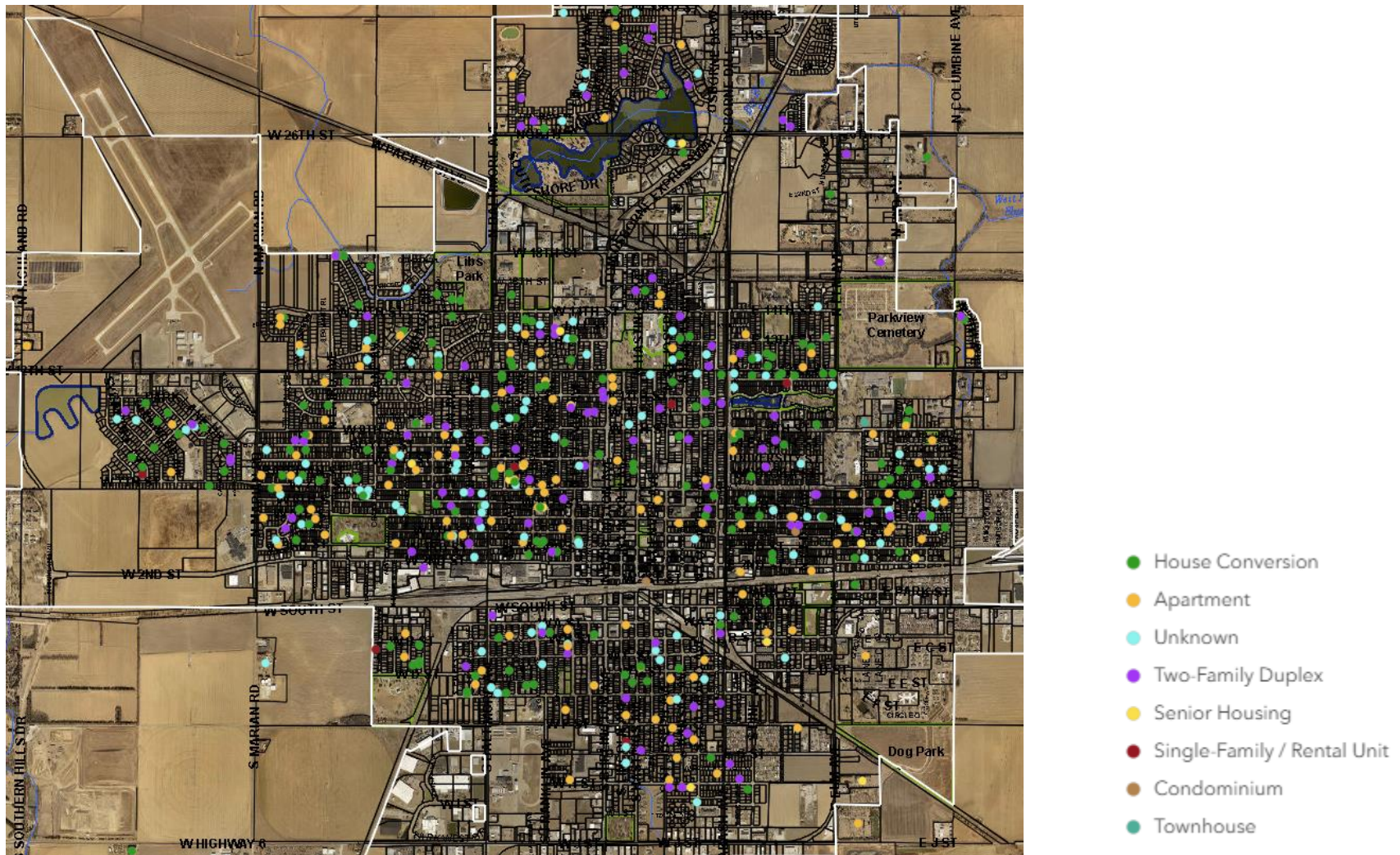
House Conversion: a building that was constructed as a single-family dwelling that has been converted to a duplex or other multi-family dwelling.

Missing Middle Housing: defined by Daniel Parolek as “a range of house-scale building with multiple units – compatible in scale and form with detached single-family homes – located in a walkable neighborhood.” This includes duplexes, attached housing, triplexes, and fourplexes as well as other building types.

Note: Adams County Assessor data included many different housing types. City staff combined the following housing types:

- Senior Housing consists of Apartment - Assisted Living, Independent Living Apartments, and Nursing Home housing types.
- House Conversion consists of two-, three-, four-, five-, six-, and seven-family conversion.
- Unknown consists of any structure that the Adams County Assessor did not have data for and could include detached garages, garden sheds, etc.

Source: 2026 Adams County Assessor

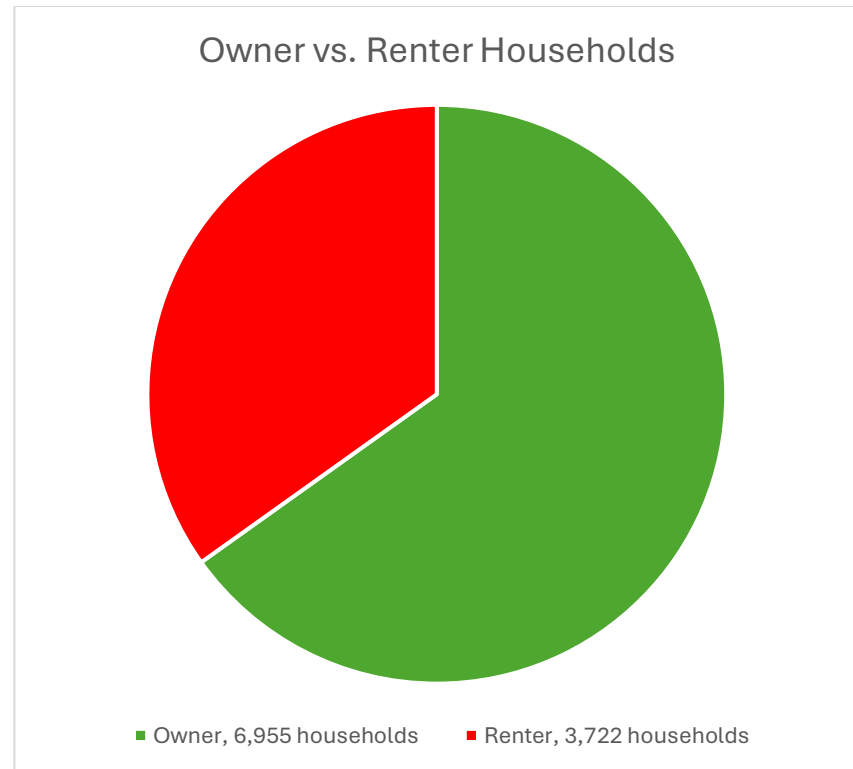
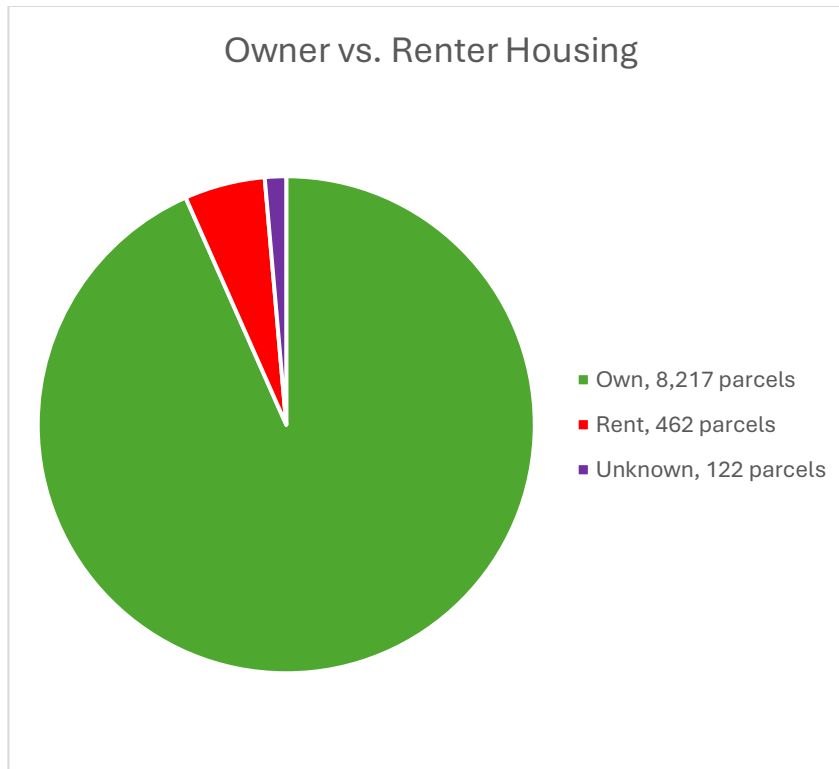


Note: This map shows the location of multi-family housing types throughout the City. Visit the online Housing Dashboard to view the detailed map, which can show a breakdown of housing types in a specific location when zoomed in.

Source: 2026 Adams County Assessor

4 – Housing Tenure

Summary: The majority of housing in the City of Hastings is owner occupied and the majority of households in Hastings are owner households. This includes a map and pie charts depicting the breakdown of owner and renter housing throughout the City. For more information, visit Section 4, Pages 9-10.



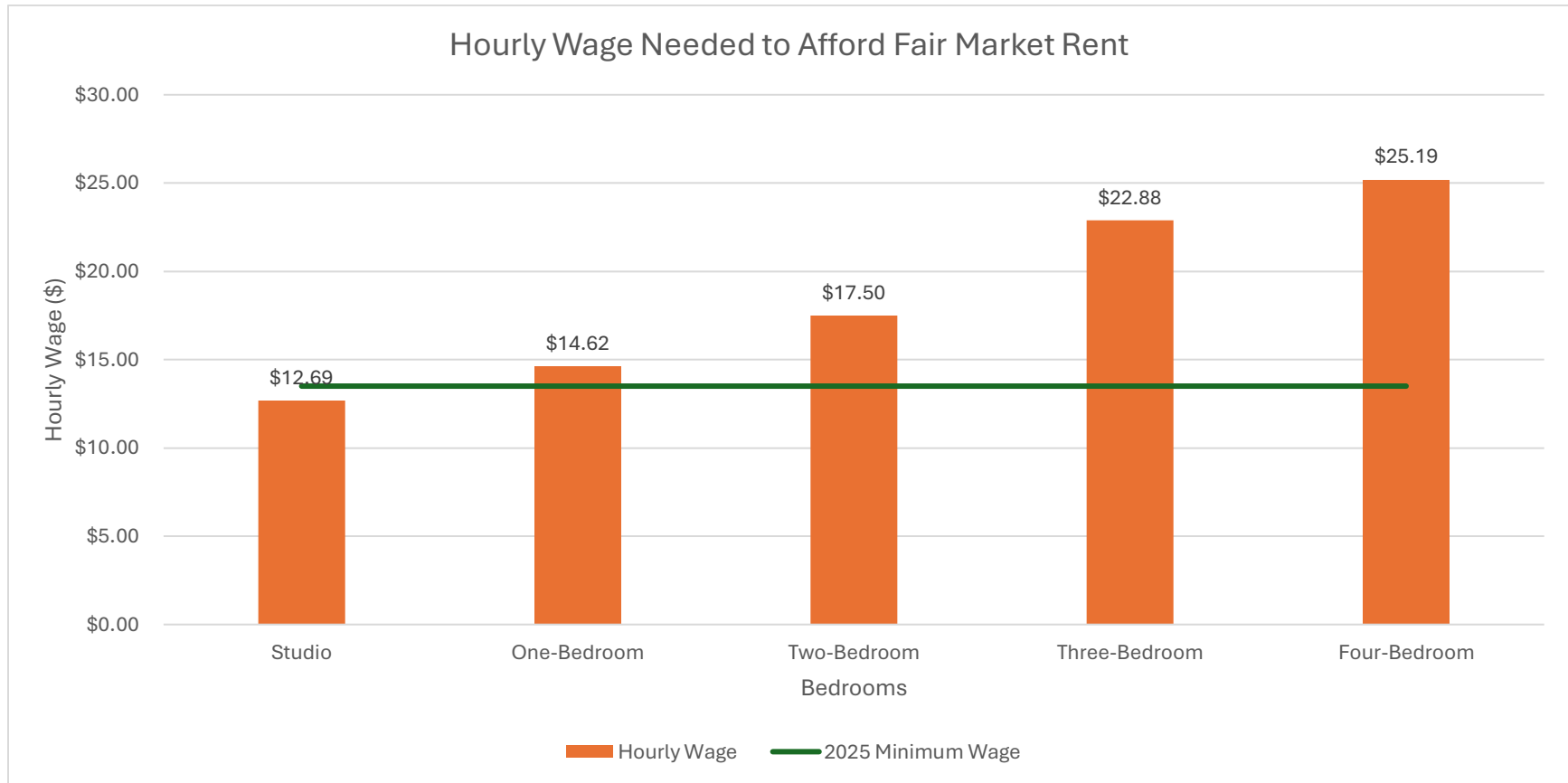
Note: Adams County Assessor data showed parcels with various building types. City staff mapped the data by showing condominiums, townhouses, and single-family owner-occupied housing types as Owner Housing. Renter Housing included the following housing types: apartment, two-family duplex, house conversion, senior housing, and single-family rental unit. This breakdown of household characteristics may not be perfect but gives a general idea of households in Hastings.

Source: 2026 Adams County Assessor

Source: 2024 American Community Survey, five-year estimates

5 – Housing Affordability

Summary: The affordability of Hastings has been identified for various income levels and housing sizes. For an employee earning minimum wage, the only apartment size that would be affordable, would be a studio apartment. For more information, visit Section 5, Pages 11-12.



Note: Hourly wage based on a typical 40-hour work week.

Source: 2025 HUD & NLIHC



Definitions:

Affordable Housing: defined in the following two ways depending on the program:

- Federal Housing Policy defines affordable housing cost as not spending more than 30 percent of a household's gross income on rent.
- Section 8 Eligibility defines affordable housing as housing available to households at or below 80 percent Area Median Income (AMI).

Area Median Income: determined by the Department of Housing and Urban Development (HUD) at the county level.

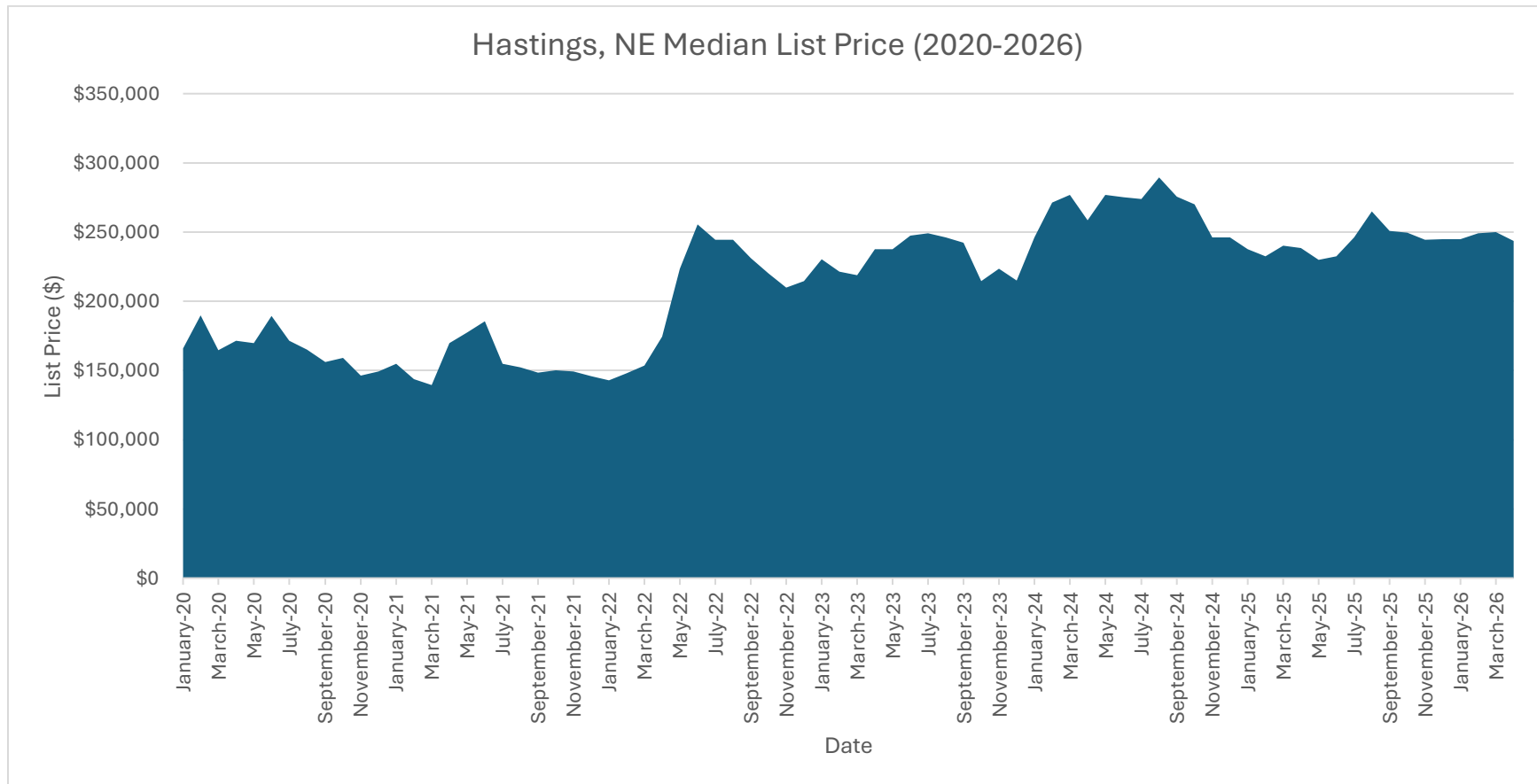
- Low Income Household = at or below 80 percent AMI
- Very Low Income Household = at or below 50 percent AMI
- Extremely Low Income Household = at or below 30 percent AMI

Note: 30% of income = affordable rent; AMI = Area Median Income; 2025 Minimum Wage = \$13.50/hour; Calculation based on Area Median Income for a 1-person household.

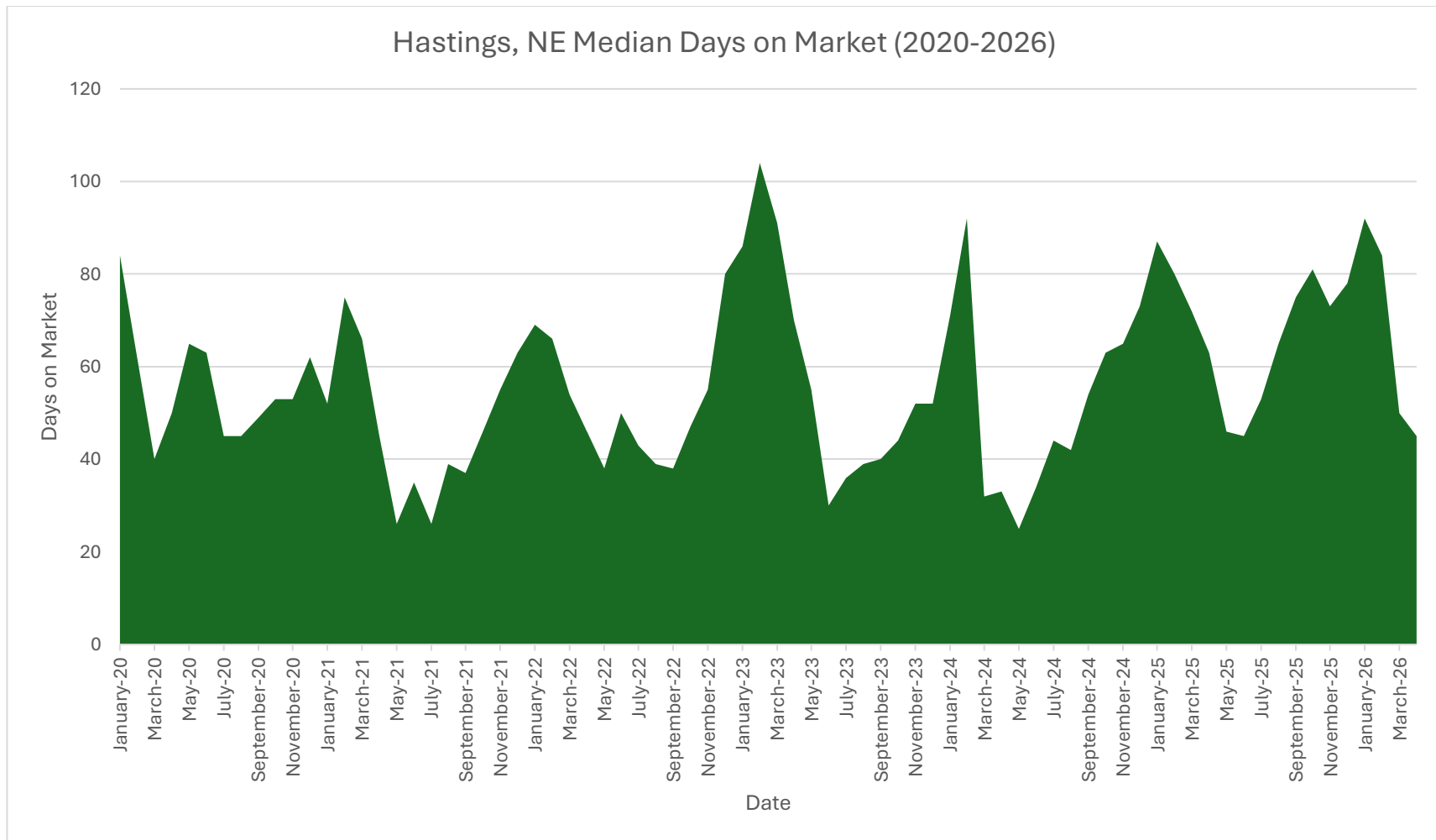
Source: 2025 HUD & NLIHC

6 – Hastings' Housing Market

Summary: The median list price of homes in Hastings has increased since 2020. The days on the market of homes in Hastings has seasonal increases and decreases. This includes two charts showing the median list price and median days on market between 2020 and 2026. For more information, visit Section 6, Pages 13-14.



Source: 2026 Realtor.com Economic Research



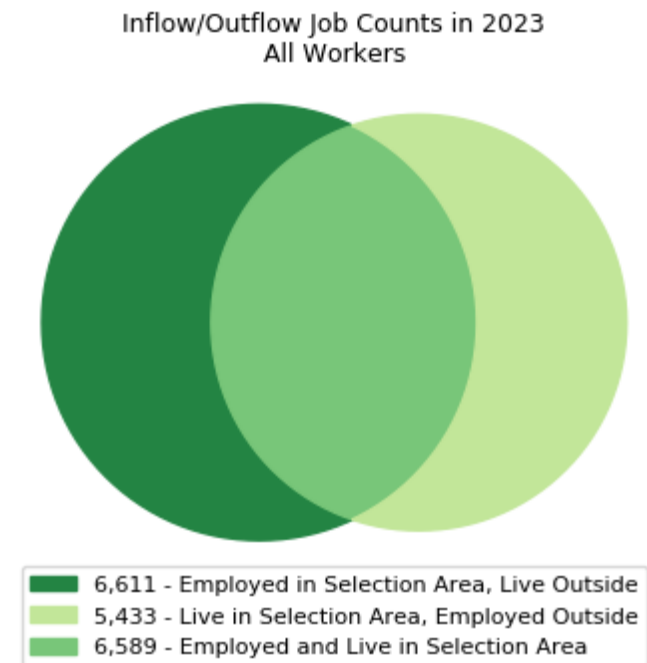
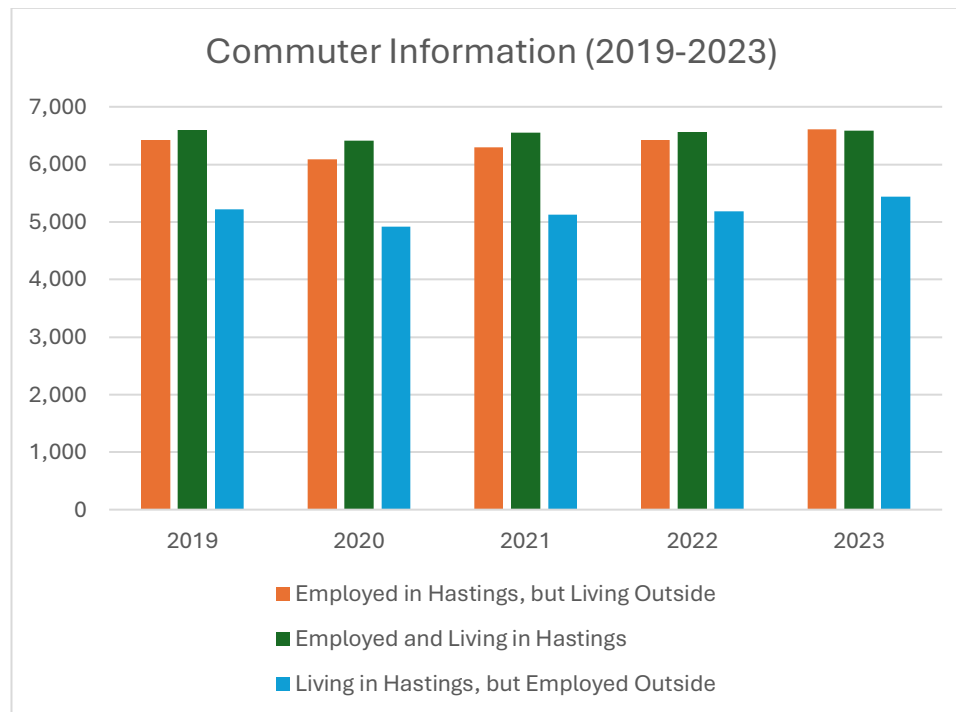
Definitions:

Days on Market: the number of days that a property has been listed on the local multiple listing services until a seller has accepted an offer and signed a contract. A home that has been on the market for a longer period of time is likely overpriced in most markets.

Source: 2026 Realtor.com Economic Research

7 – Commuter Information

Summary: About one third of Hastings residents commute to another community for work. Additionally, another one third of Hastings employees commute into the community for work, but live elsewhere. The high number of employees that commute into the City, could indicate a lack of workforce housing. This includes a map and chart showing the breakdown of residents and employees. For more information, visit Section 7, Page 15.

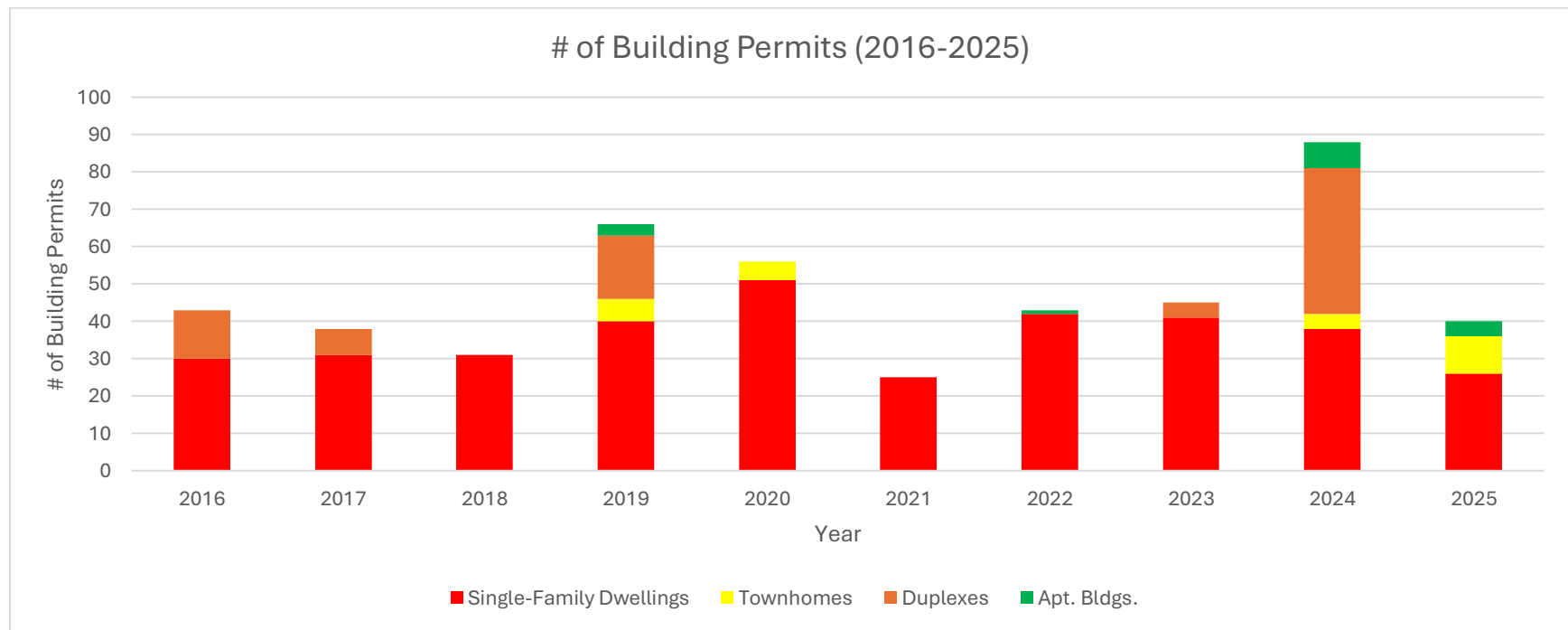


Workforce Housing: housing that meets the needs of working families and is attractive to new residents locating in a rural community as defined by the Nebraska Department of Economic Development.

Source: 2023 U.S. Census, Center for Economic Studies

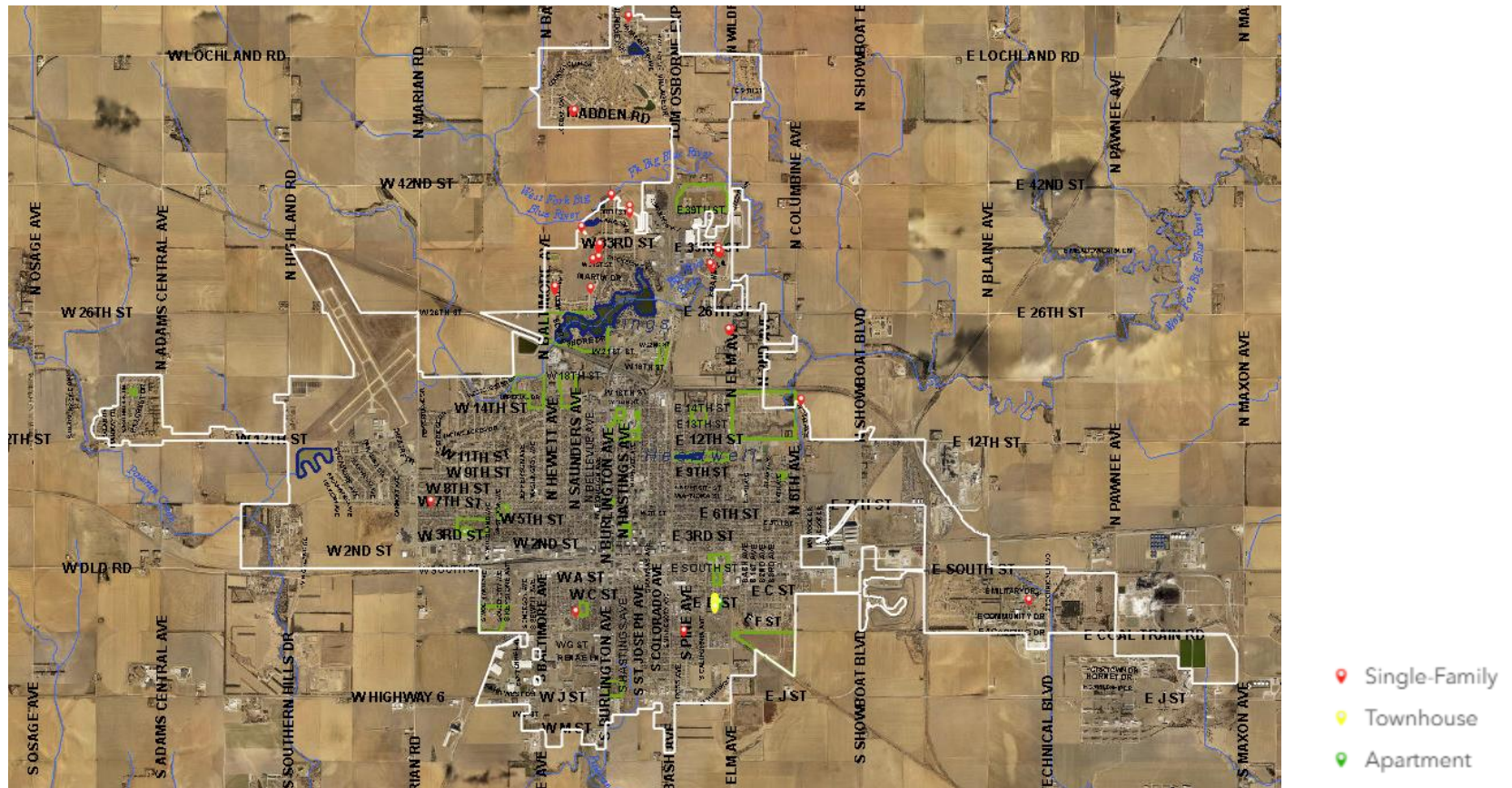
8 – New Development

Summary: The City had between 25 and 51 new single-family dwellings start construction each year between 2016 and 2023. Additionally, there were between 4 to 39 new duplexes, 1 to 7 new apartment buildings, and 4 to 10 new townhomes. This includes a chart showing the breakdown of construction starts by building type (single-family dwellings, duplexes, townhomes, and apartment buildings) per year and a map showing the location of new construction within the City. For more information, visit Section 8, Pages 16-17.



Note: Duplexes and townhomes contain two units each. The 2019 apartments consist of 84 units total. The 2022 apartment consists of 78 units. The 2024 apartments consist of 188 units total. The 2025 apartments consist of 24 units total.

Source: 2026 City of Hastings



Note: This map shows the location of new residential development throughout the City. Visit the online Housing Dashboard to view the detailed map, which can show a breakdown of housing types in a specific location when zoomed in.

Source: 2026 City of Hastings