

# Behind the Scenes

Volume 1, No. 5

AUGUST 2023



**A monthly report from the City Administrator and Department Heads**

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To receive a digital copy of the Behind-the-Scenes report each month, go to:

<https://www.cityofhastings.org/government/administrative-services/behind-the-scenes.html>

# CITY ADMINISTRATOR

## Topics of Interest

◆ **City Hall** – Steve Arens, a structural engineer with JEO, completed an analysis and reported that the ‘bones’ of City Hall are good. We updated the City Hall estimates with more accurate numbers for foundation wall repairs and asbestos removal. Both options remain similar in cost at \$8,229,839 for the renovation and \$9,094,603 for the new build from CMBA. Jacob Sertich, with Wilkins Architects, visited City Hall and provided costs at \$9,912,200 for the Renovation and \$8,941,931 for the New Build. Between both architects, the average for the Renovation is \$9,018,267 and the average for the New Build is \$9,071,019. City Council asked Staff to go out to bid for asbestos and mold removal. Bids should come back to council for approval in October.

◆ **HWY 6/Roundabout project** – Nebraska Department of Transportation hosted an open house with nearly 200 attendees. NDOT brought approximately 15 staff members to answer questions. This project is moving forward, and construction will likely begin in a couple years from now.

◆ **Strategic Plan** – The Strategic Plan Advisory Committee members were selected. City Council members made recommendations of who they would like to serve from their respective wards. There are 2 members per ward for a total of 8 members. The first committee meeting was held on August 16. During that meeting we discussed the strategic planning process, the annual community survey, and ways to gather community feedback. At the next monthly meeting the committee will make decisions on their preferred community engagement approaches and begin scheduling meetings with community partners.

◆ **New Behind the Scenes Interviews** – Each month I will select a department head to interview on Facebook Live. At the end of the interview, we will take questions from the live audience. For residents that are unable to watch the live video, there will be a link provided to view it afterwards. The interview is designed to ask questions from the perspective of community members. The first interview was noon on Aug. 30 with Teresa Kreutzer-Hodson, Museum Director.

◆ **Downtown’s one-way, two-way streets** – In the near future, this topic will be brought to City Council for discussion.



◆ **Annexation** – Soon, the Planning Commission will make recommendations to City Council of parcels they want to annex into the city.

◆ **FY24 Budget** – We are nearing completion of the proposed FY24 budget. Budget presentations occurred on August 21st and 28th.

◆ **Study of 12th Street** – An engineering study was conducted to determine what improvements need to be made on 12th street. Residents have expressed concerns of traffic issues around 12th and Marion and a couple other locations on 12th. Staff will bring the results of the study and recommendations to Council in the near future.

◆ **Electric Department** – Recently, all our electric department’s five units were in production on the same day, for multiple days! This is an extremely rare occurrence and speaks to the capability and preparedness of our wonderful utility employees. Great job!

◆ **National Night Out** – There was a large citizen turnout at the recent National Night Out event. There were games, competitions, food, vendors, police/fire vehicles and more! It was an impressive display and recognition of our police force. On behalf of all our residents, thank you for your dedication to the community. We are very fortunate to live in such a safe City, due to your efforts!

# CITY COUNCIL UPDATES

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## July 10

◆Voted 6-0-1 to approve a \$1,436.50 claim from Eldon's Automotive Repair in the amount of \$1,436.50 (City). Councilwoman Jeniffer Beahm was absent. Councilwoman Joy Huffaker abstained.

◆Voted 7-0 to approve hangar land lease with Delta Golf LLC for the purpose of constructing a private hangar and leasing land on Hastings Municipal Airport.

◆Voted 7-0 to approve an agreement with Flowserve for the City to rebuild Customer Distribution System.

◆Voted 7-0 to approve on final reading Ordinance 4739 vacating the southern portion of the alley located on South Street between South Kansas Avenue and South Colorado Avenue.

## July 17 Work Session

Discussion of Payment in Lieu of Taxes

Discussion of City Hall options

## July 24

◆Voted 8-0 to approve Resolution 2023-23 approving the application of Kitty's Roadhouse I, LLC dba "Kitty's Roadhouse" for a Class "CK" Liquor License at 1400 E. South Street.

◆Voted 8-0 to approve the manager application of Scott D. Hinerman in connection with the Class "CK" Liquor License of Kitty's Roadhouse I, LLC dba "Kitty's Roadhouse" located at 1400 E. South Street.

◆Voted 8-0 to approve the agreement with Jose A. Carrillo and Alba N. Bueno for the sale of property located at 1938 W. 8th Street in the amount of \$20,000.

◆Voted 7-1 to approve on final reading Ordinance 4740 amending



section 8-107 of City Code dealing with the consumption of dealing with consumption of alcohol on property owned by the state or certain governmental subdivision. Councilman Marc Rowan dissented.

◆Voted 8-0 to approve the request of the Antique Aircraft Association to host the Antique Aircraft Association Annual Fly In at the Hastings Airport Hangar #1 on August 25, 26, and 27, 2023.

◆Voted 8-0 to approve the request of 201 N. Lincoln Enterprises, LLC dba Paul's Cigar Bar for a Special Designated Liquor License at the Hastings Municipal Airport Hangar #1 for the Antique Aircraft Association Annual Fly In on August 25, 26, and 27, 2023.

◆Voted 8-0 to approve Resolution 2023-19 for the purpose of applying for federal assistance from the Recreational Trails Program to construct a trail on the south side of town.

◆Voted 8-0 to approve Resolution

No. 2023-22 approving Bylaws of the Hastings Museum Board.

◆Voted 8-0 to approve Resolution 2023-24 Approving plans, specifications and authorization to advertise for bids for Street Improvement District 2022-2 Lakeview 10th Addition.

◆Voted 8-0 to approve Mayor Stutte's appointments to Boards and Commissions, as listed: Museum Board: Nicole Felber, 8/01/2023 to 8/1/2027, Reappointment. Housing Authority: Amy Swayze, 7/24/2023 to 7/24/2028, Replacing; Wesley Hester, 7/24/2023 to 7/24/2028, Replacing; Leonardo Carranza, 7/24/2023 to 7/24/2028, Replacing.

# LANDFILL

## Notes from the Solid Waste Department

For starters, we all survived that little heat wave at the end of July!

Staying hydrated was of utmost importance. Not only did we all keep an eye on each other, but a helpful eye on those frequenting our facility.

Traffic here at the landfill has remained the same. A steady flow of traffic each and every day from open to close.

## Waste Inventory Summary

For the month of July, we accommodated a total of 2,347 customers. For that number of customers, 5,060.99 tons were received as Solid Waste and 185.46 tons of Wood/Green Waste.

## Items of Interest

Did you know that the Landfill accepts paint? We do, BUT it does have to be dry. Here are some tips for those of you who have quite a bit of paint left in your cans/buckets.

◆Add kitty litter or sawdust to the can, stir it up and let it sit for a bit.

◆Scrap carpet? Pour carefully on to the piece of scrap carpet, let the carpet and the can dry out. Please be aware of what is underneath this piece when



A true behind the scenes look! This is the office of our Administrative Assistant II, Janet Johnson. If you have a question about...anything, and I mean anything, pertaining to this Landfill, I guarantee you that she has an answer or knows exactly where to look. Her duties in this office is one of the key components that keeps this place going. We all appreciate everything she does for us! (Including the snacks she brings us from time to time!)

doing so.

◆Corrugated cardboard is another great option.

Again, make sure to know what is underneath when using this drying method.

OR...

Grand Island Area Clean Com-

munity System has a facility that will accept the majority of your household hazardous waste. Adams County is included in their service area! The work and service they provide is second to none! It is so incredibly helpful having them so close.

## Notes from the Environmental Director – Marty Stange

The Nebraska Department of Energy and Environment (NDEE) recently requested that we host a tour of the Whelan Energy Center. NDEE wanted to visit a site to help train their new Air Permit Compliance staff on air emission sources. The fact that NDEE requested a tour of our facility is an affirmation that we have a good facility and that we maintain a working relationship with NDEE. A compliance goal of NDEE is to assist permittees in compliance rather than immediately enacting enforcement procedures. This tour will help in our communication with the NDEE staff as they now better understand our operations and know our staff.

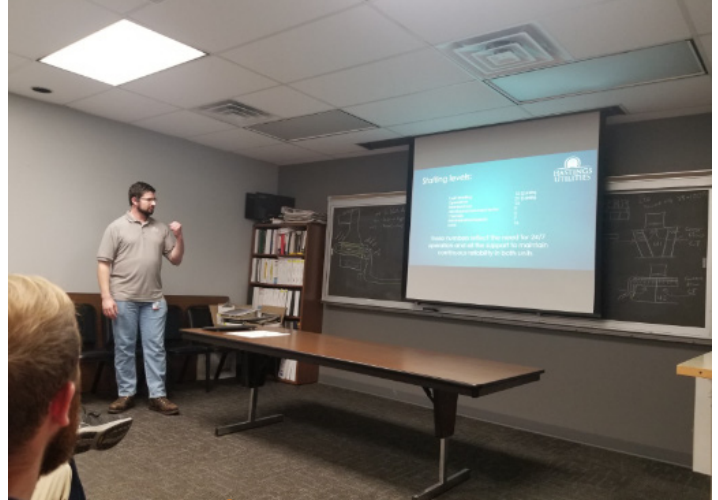
## Meet your Environmental Staff

Marina Richards is our Environmental Engineer. She has a Master Degree in Structural Engineering and has been assisting with the compliance of environmental regulations. Marina is a certified Project Management Professional. Having employees with various training and skills is a benefit to the utilities and city. Our work is ever changing and it is essential to be able adjust to new problems.

Recently, Marina has assisted with the City Hall building assessment and renovation of the airport terminal building. She has completed several safety and access projects for the power plant. Currently she is conducting a non-stormwater compliance survey and analysis as required by the Whelan Energy Center Stormwater Discharge permit.

## Regulatory Action

Recently we provided an update to the Utility Board on the Polyfluoroalkyl (PFAS) and Perfluorooctane Sulfonic Acid (PFOS) testing being required by EPA. This testing is required by the EPA Unregulated Contaminant Monitoring Rule (UCMR) Phase 5 testing requirements. These chemicals can be found in drinking water. The levels of detection for PFAS and PFOS is 2 to 4 parts per trillion (ng/l). For reference the Nitrate safe drinking water level is 10 parts per million



The picture is of Aaron Beye, Whelan Energy Center Training and Development Coordinator, providing a Power Plant Primer to NDEE staff.

(mg/l). A part per trillion is a billion times smaller than a part per million.

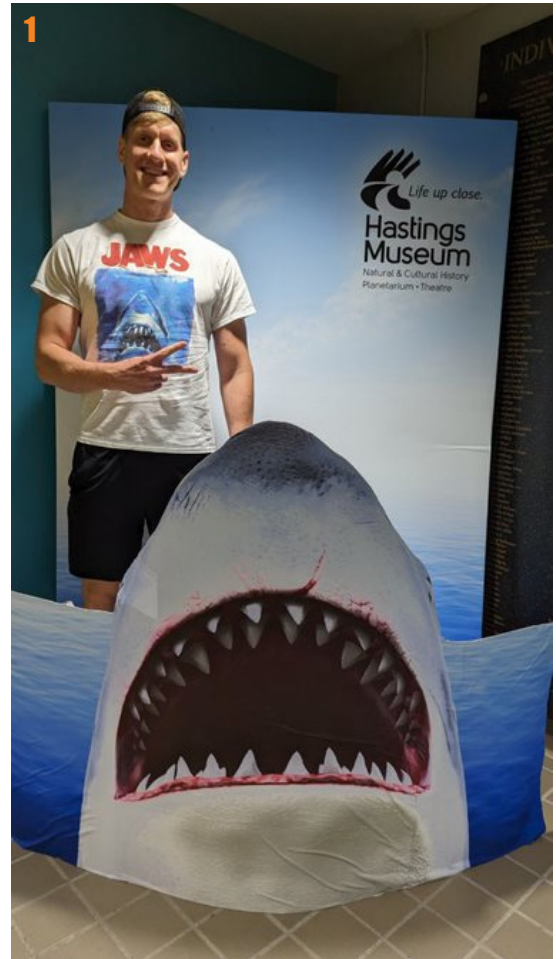
EPA has not yet established a maximum contaminant level for PFAS or PFOS. The EPA will be using the results of the UCMR5 testing to develop appropriate regulations. In the interim, EPA has provided some Health Advisory Levels.

These chemicals are called “Forever Chemicals” as they were considered not treatable but new research indicates some types of water treatment will reduce the PFAS and PFOS level in drinking water. More investigation and testing is needed. A better term for these chemicals may be “Everywhere Chemicals.” These chemicals are found throughout our environment as they are used in many products we use every day. PFAS and PFOS are found in cosmetics, food wrapping paper and boxes, stain proofing of fabrics, cleaning products, firefighting chemicals, some brands of bottle water, and water proofing chemicals. The health effects of drinking water with PFAS and PFOS has not been fully investigated. For more information see <https://www.epa.gov/system/files/documents/2022-02/ucmr5-factsheet.pdf>.

There seems to be a lot of information being published on these chemicals. You should only trust legitimate sources. If you have any questions please do not hesitate to contact the Water Department or Environment Department to learn more.

# MUSEUM

1. The Hastings Museum showed “Jaws” July 21 & 22, and had a poster audience members could pose with for photos.
2. The Hastings Museum played host on July 13 to a presentation from the Raptor Conservation Alliance.
3. Leah LeVay, an Adjunct Professor with the Texas A&M Department of Geology and Geophysics and Hastings-area native, gave a Zoom presentation on July 20 from aboard the JOIDES Resolution research vessel following a screening of “Dinosaurs of Antarctica.”
4. The Hastings Museum received on July 6, the large Bert’s Rexall Drugs neon sign from Tom and Jalaene Choquette.



The 2023 Summer Reading Program at Hastings Public Library is all wrapped up! More than 580 patrons participated in the reading challenge, logging a total of 260,400 minutes! Every child and teen received a free book when they registered, totaling 455 free books given away. There were also 39 grand prizes earned by our summer readers, including things like gift cards, STEM toys, book sets, and much more. The library also hosted more than 100 programs and storytimes with 1,544 patrons in attendance. Some favorites included **Endangered Build-A-Buddy**, where kids made stuffed elephants or tigers, and **Dr. Oxygen's Science Party**, featuring exciting science experiments. We can't wait to get started on next year's Summer Reading, but until then, be on the lookout for our Winter Reading program coming in December!

## Upcoming Events

◆ Reading Program Kick-Off Party  
2 p.m., Sept. 9

We're launching a brand new reading program for anyone ages 5 to 12! This program will run September through April to encourage kids to read throughout the school year, but the program is a surprise! So be sure to follow us on Facebook and Instagram (@hastingslibrary) for the big reveal on Sept. 6th. Then join us for a fun kick off party where readers can sign up and learn all about the program!

◆ Riders of the Orphan Train  
4:30 p.m., Sept. 14

Join us for a multi-media presentation that will include live music and storytelling about the Orphan Trains that travelled between 1854 through



1929 from New York City to every state in the continental US with over 250,000 children, looking for new homes.

◆ Are You Smarter Than a Librarian?  
4:30 p.m., Sept. 19

Are you smarter than the HPL staff? Test your knowledge as we compete in teams and answer trivia to find out! A prize waits for any team that can beat the librarians! Ages 8 through 12 can register on the

library's online calendar, beginning August 29th.

◆ Back to School Self-Care Soiree 6 p.m., Sept. 21

Heading back to school can be a stressful time. Come learn care tips, like yoga and breathing exercises, and make relaxing bath bombs to beat the stress. Ages 13 through 18 are welcome to register at the library's online calendar, starting August 31st!

# STREETS

We are in the middle of construction season so concrete and asphalt crews are in the middle of patching all over Hastings, the mowing has slowed down but our boom mower has been playing catch up.

Our boom mower mows hills that are steep and hard to reach places. Our sweeping has stayed consistent but our weed spraying has stopped and grading roads slows during hot weather as water is needed to keep the gravel in place.

## Last month's accomplishments

- ◆ 4th of July Fisher fountain, barricades
- ◆ Disability Pride walk, Barricades
- ◆ 1st annual Darrel Stroman memorial parade, barricades and cones
- ◆ Fair set up, no parking signs, many



- barricades and daily sweeping
- ◆ Multiple different setups for quiet crossings
- ◆ Completed 3 street openings for plumbers this month

- ◆ **The Street Department also replaced collapsed storm sewer pipe** at multiple locations, including near the Allen's Food Mart parking lot on Second St.



## Last Month's Accomplishments

- ◆ 4.16KV to 13.8KV electric distribution conversion work, 2nd to 7th Street and Briggs to Bellevue Avenue continues
- ◆ **NDOT public meeting July 25 for the Hastings Southeast Project. More than 100 people attended.**
- ◆ Awarded construction contract for 3 large substation projects
- ◆ **Quiet Crossing construction on Hastings Avenue continues**
- ◆ Continuing construction of water main replacement and street improvement projects

## Upcoming Projects

- ◆ Kickoff meeting for substation construction projects
- ◆ Award of engineering services for City of Hastings Flood Mitigation Project Scoping
- ◆ Start of Ash Pond Liner project for WEC2
- ◆ Start construction of Laird Ave from 14th Street to Apache
- ◆ Start construction on extension of 33rd Street to Utecht Ave



# POLICE

◆ July 22, Captain Haase and Chief Story hosted a “Coffee with a Cop” event at the station. The event was attended by about 20 citizens. A large focus of the conversation was on various city ordinances HPD enforces and the functions of our agency. This was the first time for this event and Captain Haase hopes to hold these events monthly while changing the times to encourage citizen attendance.



◆ July 31-Aug 4, Sgt. Nathan Hanson attended 40 hours of Supervision Leadership Institute training. This course is provided by the FBI LEEDA and was hosted in Arkansas City, Kansas.

◆ July 3, The Hastings Police Department and Human Resources Department began processing four applicants for the open dispatcher positions in the 911 Center.

◆ July 17-21, Cpls. Ethan Sharman and Tony Burnett attended 40 hours of Supervision Training at the Nebraska Law Enforcement Training Center. This training is provided by the NLETC and is a requirement for all law enforcement supervisors within their first year of a promotion.

◆ July 19, the Hastings Police Department and Human Resources Department opened a hiring process for police officers with an application deadline of August 9.

◆ July 19, Chief Story attended the Western Alternative Corrections Community Relations Board Meeting at their facility.

◆ July 22, Chaplain Eddie Goff attended the Serving Heroes National Peer Support & Chaplain Conference. This event was held in Kansas City, MO.

◆ July 25, two officers participated in a session of Firearms & Fitness. This program allows officers to exercise and practice marksmanship at the Department shooting range.

◆ July 27, Sgt. Paul Weber, Det. Travis Beahm, and Det. Josh Onken attended three hours of CODIS (Combined DNA Index System) training. This training was hosted by the Kearney Police Department and presented by the Nebraska State Patrol Crime Laboratory.

## July Stats:

	2023 Jul	2022 Jul	Year to Date Totals		Percent +/-
			YTD 2023	YTD 2022	
<b>Police</b>					
Total Calls for Service	2855	2219	19838	14202	39.7%
Incident Reports	328	291	1898	1988	-4.5%
Traffic Accidents	57	51	548	318	72.3%
Traffic Stops	329	404	2753	2977	-7.5%
Part I Crimes	170	147	997	1088	-8.4%
Complaints Against Employee	5	4	19	19	0.0%
Use of Force Incidents	5	0	11	16	-31.3%
<b>Community Service Officers</b>					
Animal Calls	181	173	1079	1211	-10.9%
Animals Impounded	74	52	302	280	7.9%
Code Enforcement	143	106	719	535	34.4%
Complaints Against Employee	0	0	2	0	100.0%
<b>Communication Center</b>					
911 Calls	1023	999	6788	6152	10.3%
All Other Calls	4646	5770	32702	37338	-12.4%
Complaints Against Employee	0	0	1	3	-66.7%



# FIRE & RESCUE



**JULY 2023**

## TOTAL INCIDENTS

**331**

**Fire 110**

**EMS 221**

## Turnout Time

**1:22**

**0:55**

**FIRE**

**EMS**

**Turnout time** – the time elapsed from when the emergency dispatcher notifies the fire department of an emergency and when the first apparatus leaves the fire station.

**Travel time** – the time elapsed from when an apparatus begins to respond until its arrival on scene.

## Travel Time

**3:23**

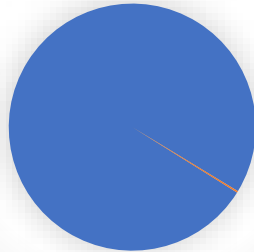
**3:39**

**FIRE**

**EMS**

## Property Saved vs Property Lost

**Dollars Saved,  
\$300,850**



**Losses, \$650**

## Total Training Hours

**811**

## Community Risk Reduction Efforts

**Building Inspections:**

**9**

**Plan Reviews:**

**10**

**Violations Corrected:**

**20**

**Violation Notices:**

**41**

**Public Ed Contacts:**

**659**

**Code Consultations:**

**11**

**Fire Investigations:**

**1**

**Citations Issued:**

**2**

## JULY EVENTS

~HFR visited neighborhoods providing information on the proper handling and disposal of fireworks.

~HFR provided a little relief from the heat after the YWCA's 4th of July parade.

~Employees at Paperwork's received Fire Extinguisher Training from HFR.

~HFR also participated in Juniata Days and the Darrel Stromer Memorial Parade.

~Fireworks Recap: 2 display permits, 12 vendor permits, 14+ complaints, 3 fires.



## UPCOMING EVENTS

~HFR will participate in the Kool-Aid Days parade, CCC's Central Kickoff event, and Park & Rec's Touch-a-Truck event.

~HFR is hosting a National Traffic Incident Management Training Course on Aug 21 at Station 2.

~HFR will hold a Graduation & Swearing In Ceremony for the 2023-2 Academy Class on August 25 at Station 2.

~HFR is giving a Fire Safety Presentation to Brewery Loft Residents.



# AIRPORT

The Hastings Municipal Airport played host to the Antique Airplane Association annual fly-in the last week-end in August, which included a public burger feed on Saturday, Aug. 27. Several old biplanes were on display for viewing.

In July we sold 31,000 gallons of Jet fuel and 3,000 gallons of 100 LL fuel.

We had several Ag Tractors spraying crops most of July.

Two students get their private pilots license, Dr. Matt Stritt and Riley Lambrecht.





Approximately 350 people attended the first “Fly In” movie night at the Hastings Airport on July 7. Top Gun “Maverick” was shown on the big inflatable screen. The movie was sponsored by Platte River Foot & Ankle Surgeons. Popcorn was provided by Big G Ace and water was provided by the Hastings Experimental Aircraft Association 544 chapter.



## Lake Hastings Lighting Project

A&E Electric of Hastings completed the installation of 29 20-foot LED lights along the Pioneer Spirit Trail, throughout the Lake Hastings area.

The project began on May 22.

The bid from A&E Electric was the lowest of two submitted to the city for the lighting project. The \$109,544 project was paid for by American Rescue Plan Act funds.

The lights will allow trail users to use the trail more during the winter when daylight is shorter. Also, they will provide better security to trail users at nighttime.

# FINANCE

The city's proposed operating budget calls for about 8% more property tax revenue to apply to the 2023-24 budget than it requested for 2022-23.

However, that additional revenue is expected without changing the tax rate, which is proposed to stand at 42.43 cents per \$100 of taxable valuation for the second year in a row.

That means for property valued at \$100,000, the owner would pay \$424.30 in property tax to support the city of Hastings.

In the budget as proposed, the city would require a total of \$8,097,062 in property tax for the fiscal year — \$6,415,844 for the general fund, up 9.4% from \$5,860,633 for the current year; \$1,208,456 for the museum fund, up 3.6% from \$1,166,089 for the current year; and \$472,762 for the debt service fund, up .5% from \$470,558 for 2022-23.

The Adams County Assessor's Office notified city government that the city's total assessed valuation for 2023 is \$1,914,909,666 — up from \$1,766,801,196 for 2022.

Council members also received budget requests of \$30,000 from the Hastings Area Chamber of Commerce for planning and marketing led by the retail oversight committee, and \$175,000 from the Hastings Economic Development Corp., to help toward running the corporation.

None of the funds HEDC gets from the city go toward property development.

## PROPERTY TAX DISTRIBUTION

### PROPOSED FY2023-2024\*

Fund	FY2023-2024	FY2022-2023	Change
General	\$6,415,844	\$5,860,633	9.4%
Museum	\$1,208,456	\$1,166,089	3.6%
Debt Service	\$472,762	\$470,558	0.5%
Total	\$8,097,062	\$7,497,280	8.0%

\*Proposed 8.0% increase



## CITY TAX ON A HOUSE HAVING AN ASSESSED VALUE OF \$100,000

Current Tax Levy:  
.4243

Proposed Tax Levy:  
.4243

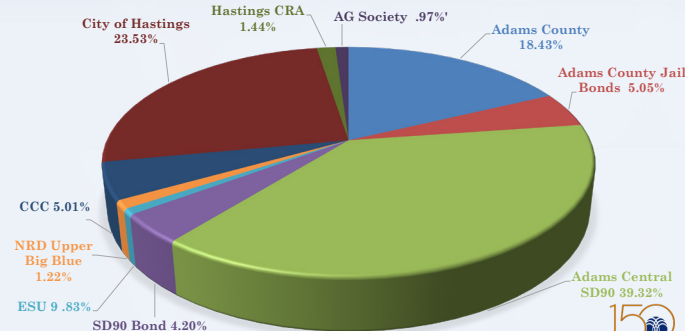
2014	Taxes \$456.20
2015	Taxes \$456.20
2016	Taxes \$449.70
2017	Taxes \$449.70
2018	Taxes \$449.70
2019	Taxes \$449.70
2020	Taxes \$449.70
2021	Taxes \$449.70
2022	Taxes \$424.42
2023	Proposed taxes \$424.42



## WHERE YOUR REAL ESTATE TAXES GO

### 2022 Real Estate Taxes

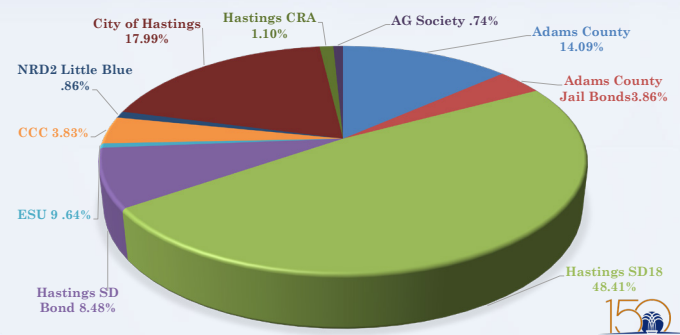
#### ADAMS CENTRAL PUBLIC SCHOOL DISTRICT



## WHERE YOUR REAL ESTATE TAXES GO

### 2022 Real Estate Taxes

#### HASTINGS PUBLIC SCHOOL DISTRICT



# HUMAN RESOURCES

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During the month of July, the HR department helped facilitate the onboarding of five new City employees and has been very busy preparing for the upcoming launch of the Payroll and HR module of the Munis system. This will involve moving our current two systems that keep track of all employees' information – including positions, pay, etc. into one new system. This will also involve transitioning to one payroll system instead of two. This system will go live on October 1 and all employees will be affected, since it involves pay.

We would like to utilize this space to allow you to get to know each member of the HR department a little better.

This month we will feature **Ann Reinhardt**. Ann started with the Engineering department in 2015 as an Administrative Assistant. She was promoted to Payroll Specialist in the HR department in 2021, administering the Utility payroll and overseeing all payroll functions. This role also included the responsibility of transitioning both legacy payroll systems (Cayenta on the Utilities side and Fund Balance on the City side) into one payroll, with the implementation of the payroll module of the ERP system. In July, Ann was promoted to HR Generalist, where she will have responsibility for benefits, new hire orientation, administering employee changes and various other HR duties. When Ann isn't at work she is often keeping up with her two teenagers, son Tyler and daughter Reese, and all of their various activities. Ann also enjoys exercising and her



book club.

When asked what she enjoys about working in HR, Ann said she enjoys being able to see all areas of the City and getting to know all employees. One thing that folks may not know about Ann is that when she attended Hastings College she was a national track and field qualifier in the long jump and triple jump.

Stop in and say hi to Ann the next time you are on the second floor of North Denver Station.

# CITY ATTORNEY

## Last month's accomplishments

- ◆ **Deed for the City Building located at 220 N. Hastings Avenue was filed with the Register of Deeds.**
- ◆ **Drafted and reviewed contracts as requested by various city departments,**
- ◆ **Filed 26 new complaints regarding, property, parking, and animal code violations,**
- ◆ **Prosecuted 16 violations of City Code**

## Upcoming Projects:

- ◆ **Review of City Code through Muni-code by removing any inconsistencies within the Code itself and any state statutes,**
- ◆ **Continued implementation and improvement of City Code abatement processes related to property violations**

WARRANTY DEED

City of Hastings, 2727 W. 2nd Street, Ste 424, Hastings, NE 68001

WELLS FARGO BANK, N.A., a national banking association, successor in interest by merger to Norwest Bank Hastings, N.A., GRANTOR, in consideration of one dollar and other valuable consideration received from GRANTEE, CITY OF HASTINGS, NEBRASKA, a Municipal Corporation, conveys to GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lot Five (5) through Twelve (12), inclusive, Block Eighteen (18), Original Town, Hastings, Adams County, Nebraska.

GRANTOR covenants with GRANTEE that GRANTEE:

- (1) is lawfully seized of such real estate and that it is free from encumbrances except easements and restrictions of record;
- (2) has legal power and lawful authority to convey the same;
- (3) warrants and will defend title to the real estate against the lawful claims of all persons.

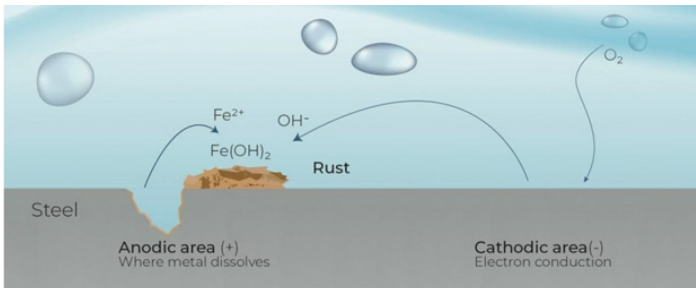
Executed this 17th day of August 2023.

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# HASTINGS UTILITIES

## Gas Department

### Gas System Cathodic Protection and Cathodic Zone Discovery



Underground metallic infrastructure such as natural gas piping is susceptible to various modes of degradation. One of the most commonly known culprit is electronic corrosion. Electronic corrosion occurs when bare metal is exposed to an electrolyte such as damp soil or water. Differences within the metallurgy of the exposed pipe establish poles similar to the positive and negative zones on a battery. Electrons flow from one pole (known as the Anode) to the other pole (known as the Cathode) through the electrolyte (soil). It's the movement of electrons from one area to the other that creates a hole in the pipe, in other words, mass is actually moving away from where it's supposed to be!

There are ways to mitigate electronic corrosion in natural gas piping. Providing a coating on the outside of the pipe sets a barrier between the electrolyte and the metal. This has been a standard protection practice with gas pipe for roughly 50 years. Another requirement is to protect the pipe electrically using Cathodic Protection. Cathodic Protection can be achieved in a few different ways, but most common is to introduce a "Sacrificial Anode" into the system. By connecting a more anodic chunk of metal, such as magnesium to the pipe, the degradation occurs to the magnesium and leaves the steel pipe intact.

Hastings Utilities has about 140 miles of steel gas main and about steel 6400 gas services that are cathodically protected. But through the years, things can happen to reduce that protection, such as coating failures, anode loss, or even old records not completely reflective of what's in the ground. In 2023 and 2024, Hastings Utilities is putting extra effort into testing every aspect of our metallic gas system for cathodic integrity with two

primary goals in mind. 1) To verify and/or redefine where our isolated cathodically protected zones end and begin to improve our records. 2) To find problem areas proactively, so that we can better plan/prioritize maintenance projects both large and small. A special thanks to Derek Pfiefer in Engineering for citing the significance of this current work. And to Clint Nunnencamp our Gas Cathodic Technician, who is working in the field and with Engineering every day to troubleshoot this vast and vital system.

### Customer Awareness Survey

In Part 192 of the Natural Gas Federal Regulations, RP 1162 requires each gas pipeline operator to evaluate the effectiveness of its public awareness program every four years.

That is done through the Customer Awareness survey.

This Customer Awareness survey is important to see if our customers and non-customers who live or work near our pipelines know how to recognize the odor of natural gas and how to respond if they detect possible gas odors.

Do customers understand the purpose of distribution piping, are they aware of the potential hazards of a natural gas release and how to contact the utility in an emergency?

The public and key stakeholders should be aware of the presence of buried natural gas pipelines and the availability of the 811 call before you dig service. A more informed public will also understand that they have a significant role in helping to prevent third-party damage accidents and how to respond properly.

The Customer Awareness survey is available in English at this link



Y en español en este enlace



## Electric Production

At 5 p.m., Friday Aug. 4, Hastings Utilities set a new generation record of 329.4 Megawatts Per Hour with the city load at 66.6 MWH.

To help meet demand as well as bolster electric production reliability on a nationwide basis, all five Hastings power generation sites were called online at the same time for what is believed to be the first time ever, last week. North Denver Station No. 4 and No. 5 electrical generation units came offline at 9 p.m., Aug. 4.

The Southwest Power Pool – a Regional Transmission Organization that exists to provide reliable power and competitive electricity prices – called NDS 4 and 5 into operation at 1 p.m., Sunday July 30 and 1 p.m., Monday July 31, respectively. Don Henry Power Center was called into operation 3 p.m., Monday July 31.

The coal-fire WEC 1 and 2 were running at full capacity at 77 and 220 megawatts per hour. NDS 4 was running at 6 MWH, NDS 5 ran at 10 MWH. Don Henry ran between 5 and 18 MWH.

Don Henry was originally planned to be taken offline at 6:15 p.m. Monday. NDS Unit No. 4 was to be brought offline at 1 p.m. Tuesday, with Unit No. 5 to follow at 1 p.m. Wednesday. However, all three units continued to be called into operation through Friday evening to help ensure reliability on a nationwide basis.

Those power generation sites joined WEC No. 1 and No. 2, which were already in operation.

To bring all the plants online took all 74 electric production employees, with support from Energy Supply and Engineering.

“A good day for most Utilities, especially in Energy Production and Supply, is to go unnoticed,” said Derek Zeisler, Director of Energy Production and Supply. “However, with the recent events in SPP, I would like to take a moment to recognize a major accomplishment. We are extremely fortunate to have a staff of hard working dedicated employees that are willing to put in great effort daily to help keep our services reliable and rates competitive for our customers. Over the last month our Electric Production, Energy Supply, and Engineering employees have been challenged by SPP to provide reliable power from five separate generation facilities, a task that had not been more than a paper exercise until this year. Hastings staff has put in a great deal of time and effort continually



**Don Henry Power Center**

around the clock to meet this challenge, none more than the Energy Production and Supply's Operations and Dispatching teams. They continue to help support reliability for Hastings as well as other members of the Southwest Power Pool. Congratulations and Thank You to all Hastings employees, and their families, who helped meet this challenge and continue to make great things happen out of eyesight from our customers.”

Hastings' previous record of 320 MWH was set in 2013 with WEC 1 and 2 and NDS 5 online.

NDS 4 requires a 48-hour notice to being called online. NDS 5 has a 72-hour notice.

Don Henry has a 1-hour notice to being called online and as a result is used in spot situations, including 68 times in 2022.

Don Henry operates primarily on natural gas but can also be operated on fuel oil. It can be brought on-line in a moment's notice. NDS 4 and 5 are natural gas-fired generators.

NDS 4 and 5 typically operate once a year to prove their capacity and provide a financial benefit to Hastings Utilities rate payers through reliability and additional capacity, but those units have run more often than usual this summer.

Preparation to bring the lesser-used generation sites online including gassing NDS 4 and 5, filling boilers up with water and balancing boiler chemistry and filling the NDS cooling tower with water.

## Getting a Building Permit and Coach Ted Lasso

The staff at Development Services have noticed a concerning trend this summer - that some construction projects (big and small) have begun without applying for or receiving the needed building permits. As the great fictional Head Coach Ted Lasso says "Hey, doing the right things is never the wrong thing." This newsletter article was written to remind everyone of how to do the right thing regarding a building permit.

**What is a building permit?** A building permit is an official approval by the City of Hastings that allows you or your hired contractor to build something new, remodel or repair an existing structure on your property. The building permit ensures that your construction project complies with adopted building codes, zoning regulations, and other City regulations.

**Why get a building permit?** There are several important reasons to get a building permit.

**Safety, Safety, Safety:** The main reason is to ensure safety. The City enforces the safety standards in the adopted building and City codes to ensure you and others inside the building are guaranteed the best chance of avoiding accidents or issues during and after the construction process.

**Keep your Contractor Honest:** If you hire a building or tradesperson without first obtaining a building permit, they may be enticed to cut corners by using less-than-safe materials or unsafe building practices. Beyond the permit review process, the City's Development Services staff will also inspect the work at different periods of the construction process. Without a permit, City staff won't be able to inspect for safe and sound work.

**Keeps Your Building Insurance Valid:** If an accident happens during the construction project that does not have a building permit, your insurance may not cover it. Likewise, if faulty construction practices are discovered after the construction project is completed and no permit was issued, your builder or your insurance company may not cover the cost to repair the poor work.

**Could Be Important When Selling Your Building:** In a tight housing market, some potential buyers may ask for



proof that a building addition or renovation was done with a building permit and to the building code. The potential buyer may walk or negotiate for a significant price reduction without an issued permit.

**It's the Law:** Finally, getting a building permit before construction is a City of Hastings requirement. When caught starting a construction project without a permit; the Development Services Department will require you or your contractor to stop work until a permit is issued. This will cause your project to be delayed. The City Code also requires projects that are started without a permit to be fined the cost of the permit plus 100%. This means the permit fee is doubled. Sometimes, depending on how much work was done, the City may have no choice but to require that some or all of the work be removed because it was poorly done and unsafe. Starting a construction project without a building permit does not save time or money.

**Who needs to get a building permit?** Normally, the contractor will receive the permit. However, it is ultimately the homeowner, business owner, and/or property owner's

# DEVELOPMENT SERVICES Pg 19

responsibility to make sure the permit has been applied for and issued. The right thing to do is to double-check with your contractor. The Development Services Department is also available to confirm that the permit process is being followed.

For some residential projects, the homeowner can get a building permit and do the work themselves. Please note, this is not an opportunity for a commercial or industrial business owner or an apartment building owner. This work must be done by contractors and licensed tradespersons.

When do I need to get a building permit? By now, it should be clear that you need to get a permit before construction begins. For many building permit applications, the review of the documents can take several days. The Development Services Department strives to have the application reviewed within 14 business days. Some more complex and larger construction projects will naturally take longer to complete. If the application is complete and meets all the minimum requirements, the permit will be issued. If building plans do not meet the requirements, City staff will ask for revisions and resubmittal to the plans before the permit can be issued.

How do I get a building permit? The fastest way to start the building permit process is to go to the application portal on the City's website. On the website you will find the submittal requirements, fee schedule, and links to the various types of applications (e.g., building, electrical, plumbing, etc.). If you can't find your way around the application portal, computers are not your thing, or you have questions, the great Development Services staff is happy to help.

Coach Lasso described the Development Service staff best... "It's just a group of people who care, Roy. Not unlike folks at a hip-hop concert whose hands are not in the air." We very much care that you have a safe, sound, and attractive new home or business, or building remodel. We are here to answer questions, guide you through the permit application, and find appropriate solutions during the construction process, if needed. Please don't be afraid to contact us with your questions or concerns.

## Development Services Open House

The Development Services staff would like to thank everyone that attended the Open House on July 27 at the new office location at 3505 Yost Avenue. Thank you to the

Hastings Area Chamber of Commerce and Tony Herrman, Hastings Public Information Manager, for helping organize the event. It was great to visit so many people, show off the new space, and discuss the future of Hastings. If you were unable to attend, we would enjoy meeting you and showing you the new location.

## Monthly Permits Issued



	July 2023	Year to Date
Total Issued	30	169
Total Payment	\$24,587	\$183,063
Permit Valuation	\$4,978,268	\$36,454,205



Residential	
New Builds	10
Additions, Remodels or Repairs	4
Accessory Structures and Fences	23



Non-Residential	
New Builds/ Tenant Finishes	6
Additions, Remodels or Repairs	1
Signs and Accessory Structures	0



# CALENDAR

## September

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◆Hastings Public Library Spice Club  
This month's spice: Fengugreek

2

◆Humanities Series: Dust Bowl Descent 2-3 p.m., at the Hastings Public Library, 314 N. Denver Ave.

5

◆Mega Brain Kidz Club 4:30 p.m.  
Sign up for an INK-credible Mega Brain Kidz Club at the Hastings Public Library, 314 N. Denver Ave. We're repurposing Styrofoam to create our own reusable printing stencils to make customized tote bags! <https://hastingslibrary.librarymarket.com/event/mega-brain-kidz-club-50>

6

◆Hastings Utility Board special meeting: 9 a.m., Hastings Municipal Airport terminal, 3300 W. 12th St.

7

◆Tales for Tails with Mookie 5-6 p.m.  
Join us for Tales for Tails as Great Dane Mookie, a certified therapy dog, at the Hastings Public Library, 314 N. Denver Ave.

◆Meet the Author: Lidia Bastianich  
Spend an evening with award-winning television host and bestselling author Lidia Bastianich as she talks about her memoir *My American Dream: A Life of Love, Family, and Food*. <https://libraryc.org/cclsys>

9

◆Preschool Playday: Building Bricks 2-2:45 p.m. It's time to get building! We'll do different challenges and become brick masters, at the Hastings Museum 1330 N. Burlington Ave.

◆Tales for Tails with Lola 10-11 a.m.  
Join us for Tales for Tails with Goldendoodle Lola, a certified therapy dog, at the Hastings Public Library, 314 N. Denver Ave.

◆New Reading Program Kick Off Party 2-3:30 p.m. Hastings Public Library, 314 N. Denver Ave. The library is launching a brand new reading program for anyone ages 5 to 12!

11

◆City Council meeting: 5:30 p.m., Hastings Public Library 314 N. Denver Ave.

◆Manga Club: 5:30 p.m., Hastings Public Library 314 N. Denver Ave.

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◆Ward 2 City Council town hall meeting: 7-8:30 p.m., Hastings Municipal Airport, 3300 W. 12th St.

14

◆Hastings Utility Board meeting: 9 a.m., Hastings Public Library 314 N. Denver Ave.

◆Riders on the Orphan Train: 4:30- 6 p.m., at the Hastings Public Library, 314 N. Denver Ave.

◆Teen Self-Care Soiree: 6 p.m., Hastings Public Library 314 N. Denver Ave.

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◆Adams County Tour: Coffee Cruise 8:30 a.m.-11:30 p.m. Join us for our newest tour. Learn all about Adams County!

◆Solar Observing 11 a.m. to noon  
Adams County Tour: Coffee Cruise 8:30-11:30 p.m.

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◆Hastings City Council worksession, 5:30 p.m., Hastings Public Library, 314 N. Denver Ave.

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◆Hastings Planning Commission meeting, 4 p.m., Hastings Public Library, 314 N. Denver Ave.

◆Are you Smarter than a Librarian? 4:30 p.m., Hastings Public Library, 314 N. Denver Ave.

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◆Morning Book Club, 10 a.m., Hastings Public Library, 314 N. Hastings Ave.

◆Meet the Author: Adam Alter, 1 p.m., <https://libraryc.org/cclsys>

◆Cranes, Conservation and Community: An Interactive Session with Crane Trust, 5:30 p.m., Hastings Public Library, 314 N. Denver Ave.

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◆Tales for Tails with Mookie, 5 p.m., Hastings Public Library, 314 N. Denver Ave.

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◆YAS! (Young Adult Subscription) Box, Hastings Public Library 314 N. Denver Ave. LEGO Club, Hastings Public Library 314 N. Denver Ave.

23

◆Poetry Workshop with Sierra Demulder for ages 13 to 18, 2 p.m., Hastings Public Library, 314 N. Denver Ave.

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◆City Council meeting, 5:30 p.m.

27

◆Living with Optimal Health: Natural Approaches to Reduce Pain, Lose Weight and Improve Fatigue, 5:15 p.m., Hastings Public Library, 314 N. Denver Ave.

◆Meet the Author: Amor Towles, 7 p.m., <https://libraryc.org/cclsys>

For more information go to <https://www.cityofhastings.org/government/calendar.html>  
Or contact Tony Herrman at [therrman@cityofhastings.org](mailto:therrman@cityofhastings.org), or 402-461-2321