

CITY OF HASTINGS, NEBRASKA
MINUTES OF CITY COUNCIL REGULAR MEETING
Monday, April 8, 2019

Pursuant to due call and notice thereof, a Regular Meeting of the City Council of the City of Hastings, Nebraska was conducted in the Council Chambers of City Hall, 220 N. Hastings Avenue, on April 8, 2019.

The meeting was called to order at 5:30 p.m. in Regular Session by Mayor Stutte with the following members present: Butch Eley, Jeniffer Beahm, Ted Schroeder, Scott Snell, Paul Hamelink.
Absent: Matt Fong, Chuck Rosenberg, Ginny Skutnik.

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

Moved by Butch Eley seconded by Ted Schroeder to adopt current agenda for April 8, 2019 Regular Meeting. Roll Call: Ayes: Paul Hamelink, Scott Snell, Butch Eley, Ted Schroeder, Jeniffer Beahm.
Nays: None. Absent: Matt Fong, Chuck Rosenberg, Ginny Skutnik. The motion carried.

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

COUNCIL COMMUNICATION:

Councilmember Beahm reported on the Mayor's Youth Council meeting held last night. The group is hosting a 5k race, "Run Cancer Out of Town", to be held on April 27th at Lake Hastings.

Councilmember Schroeder reported on the Chamber Board meeting. The School Board gave a presentation on the neutral levy vote.

CITIZEN COMMUNICATIONS:

None.

MAYOR'S COMMUNICATIONS:

Mayor Stutte recognized service anniversaries for James Specht, 10 years; David Allen, 10 years; Michael Sidlo, 35 years; Michael Doremus, 15 years; Debra Bergmann, 5 years; Jason Redding, 20 years; and Kimberly Shelton, 5 years.

CONSENT AGENDA:

1. All Consent Items.

Moved by Paul Hamelink seconded by Butch Eley to approve all consent items, as presented.

Roll Call: Ayes: Paul Hamelink, Scott Snell, Butch Eley, Ted Schroeder, Jeniffer Beahm.

Nays: None. Absent: Matt Fong, Chuck Rosenberg, Ginny Skutnik. The motion carried.

(a) Approval of the minutes of the Council Meeting of March 25, 2019

(b) Approval of the minutes of the Worksession of March 18, 2019

(c) Approval of claims and payroll

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

(e) Approval of the request of EAA Chapter 544 to utilize city property (Hastings Municipal Airport) for the Ford Tri-Motor - Airport Open House from June 13, 2019 through June 16, 2019

(f) Approval of the request of Lifehouse Church/Royal Family Kids to utilize city streets for the Happy Camper Run on June 22, 2019

(g) Approval of the request of GNS Corporation dba "Discount City" for an addition to the licensed liquor premise at 819 E. South Street

(h) Approval of the request of Hastings Family YMCA to utilize city streets for the YMCA Spring Triathlon on May 18, 2019

- (i) Approval of Work Order EL-81
- (j) Approval of Work Order EL-82
- (k) Approval of Work Order EL-79

REGULAR AGENDA:

2. Unfinished Business of Preceding Meeting.
None.

3. Public Hearings.

(a) Public hearing regarding bringing Cimarron Meadows 11th Addition within the corporate limits of the City of Hastings and approving the final plat for Cimarron Meadows 11th Addition. Don Threewitt, Development Services Director, reported this is a minor extension of the Cimarron Meadows neighborhood. Applicant intends to construct a smaller footprint, single-family product. No public spoke. City Clerk received no objections.

Moved by Butch Eley seconded by Ted Schroeder to approve bringing Cimarron Meadows 11th Addition into the City of Hastings. Roll Call: Ayes: Paul Hamelink, Scott Snell, Butch Eley, Ted Schroeder, Jeniffer Beahm. Nays: None. Absent: Matt Fong, Chuck Rosenberg, Ginny Skutnik. The motion carried.

(b) Moved by Paul Hamelink seconded by Scott Snell to approve the final plat for Cimarron Meadows 11th Addition to the City of Hastings, Adams County, Nebraska. Roll Call: Ayes: Paul Hamelink, Scott Snell, Butch Eley, Ted Schroeder, Jeniffer Beahm. Nays: None. Absent: Matt Fong, Chuck Rosenberg, Ginny Skutnik. The motion carried.

(c) Public hearing regarding bringing Industrial Park North Second Addition within the corporate limits of the City of Hastings and approving the final plat for Industrial Park North Second Addition. Don Threewitt stated the industrial park was subject to an incremental annexation agreement dated August 28, 2006. The State of Nebraska nullified the incremental annexation process and mandated all properties subject to the process be fully annexed. The spec building is the sole property improvement and is eligible for annexation under the terms of the original agreement. Hastings Economic Development Corporation wishes to further subdivide the parcels, in order to form improvement districts for construction of public infrastructure. No public spoke. City Clerk received no objections.

Moved by Jeniffer Beahm seconded by Butch Eley to approve bringing Industrial Park North Second Addition into the City of Hastings, Adams County, Nebraska. Roll Call: Ayes: Paul Hamelink, Scott Snell, Butch Eley, Ted Schroeder, Jeniffer Beahm. Nays: None. Absent: Matt Fong, Chuck Rosenberg, Ginny Skutnik. The motion carried.

(d) Moved by Paul Hamelink seconded by Ted Schroeder to approve the final plat for Industrial Park North Second Addition to the City of Hastings, Adams County, Nebraska. Roll Call: Ayes: Paul Hamelink, Scott Snell, Butch Eley, Ted Schroeder, Jeniffer Beahm. Nays: None. Absent: Matt Fong, Chuck Rosenberg, Ginny Skutnik. The motion carried.

(e) Public hearing on a request to change zoning from "C-1, Local Business District" to "C-3, Commercial Business District" for Lots 10 and 11, Block 22 of East Park Addition, to the City of Hastings, Adams County, Nebraska. Don Threewitt reported applicants wish to change zoning in anticipation of redevelopment of the property. No public spoke. City Clerk received no objections.

APPROVAL OF ORDINANCE NO. 4588 TO AMEND THE OFFICIAL ZONING DISTRICT MAP OF THE CITY OF HASTINGS, NEBRASKA TO REZONE CERTAIN PROPERTY FROM "C-1, LOCAL BUSINESS DISTRICT" TO "C-3 COMMERCIAL BUSINESS DISTRICT"

Moved by Jeniffer Beahm seconded by Paul Hamelink to approve Ordinance No. 4588 on First Reading. Dave Wacker, City Engineer, has been working with the developer, planning department, and the State of Nebraska. Roll Call: Ayes: Paul Hamelink, Scott Snell, Butch Eley, Ted Schroeder, Jeniffer Beahm. Nays: None. Absent: Matt Fong, Chuck Rosenberg, Ginny Skutnik. The motion carried.

(f) Public hearing to change zoning from "R-1, Single Family Residential District" to "R-2, Mixed-density Residential District" for Lakeview 6th Addition to the City of Hastings, Adams County, Nebraska. Don Threewitt reported the developer intends to provide a variety of housing options. No public spoke. City Clerk received no objections.

ORDINANCE NO. 4589 TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF HASTINGS, NEBRASKA, TO REZONE CERTAIN PROPERTY FROM "R-1, SINGLE FAMILY RESIDENTIAL DISTRICT" TO "R-2, MIXED-DENSITY RESIDENTIAL DISTRICT"

Moved by Scott Snell seconded by Butch Eley to approve Ordinance No. 4589 on First Reading.
Roll Call: Ayes: Paul Hamelink, Scott Snell, Butch Eley, Ted Schroeder, Jeniffer Beahm.
Nays: None. Absent: Matt Fong, Chuck Rosenberg, Ginny Skutnik. The motion carried.

(g) Public hearing for a Conditional Use Permit for off-street parking, vehicle storage, and self-storage units for the following described property, to wit: the East Half (E½) of Block Seventeen (17) and the vacated street abutting the East side of Block Seventeen (17) in D. W. Palmer's Prospect Park Addition to the City of Hastings, Adams County, Nebraska, generally located South of 2nd Street and West of West Avenue, Hastings, Nebraska. Don Threewitt reported the comprehensive plan is mixed use neighborhood. Self storage unit conditions are outlined in city code. Spoke for: Matt Habrock, 303 W. 5th, Juniata. City Clerk received no objections.

Moved by Jeniffer Beahm seconded by Paul Hamelink to approve Resolution 2019-6... granting a Conditional Use Permit on certain property for off-street parking, and self-storage units.
Roll Call: Ayes: Paul Hamelink, Scott Snell, Butch Eley, Ted Schroeder, Jeniffer Beahm.
Nays: None. Absent: Matt Fong, Chuck Rosenberg, Ginny Skutnik. The motion carried.

(h) Public hearing regarding adoption of the City of Hastings' Walkability and Connectivity Plan. Don Threewitt reported the plan is consistent with the future land use and comprehensive development plans. The pedestrian and bike network is a priority for the community. A percentage of city sales tax is earmarked for the trail. No public spoke. City Clerk received no objections.

Moved by Paul Hamelink seconded by Jeniffer Beahm to approve the Hastings Walkability and Connectivity Plan. Roll Call: Ayes: Paul Hamelink, Scott Snell, Butch Eley, Ted Schroeder, Jeniffer Beahm. Nays: None. Absent: Matt Fong, Chuck Rosenberg, Ginny Skutnik. The motion carried.

4. General Business.

(a) Moved by Ted Schroeder seconded by Butch Eley to approve final plat for North Park Commons Second Subdivision, a replat of Lots 3, 4, and 5, Block 1, of North Park Commons Addition, in the City of Hastings, Adams County, Nebraska. Don Threewitt reported this plat will facilitate development of the parcels surrounding the Hampton Inn property. It will produce an additional lot from surplus land.
Roll Call: Ayes: Paul Hamelink, Scott Snell, Butch Eley, Ted Schroeder, Jeniffer Beahm.
Nays: None. Absent: Matt Fong, Chuck Rosenberg, Ginny Skutnik. The motion carried.

(b) Moved by Jeniffer Beahm seconded by Scott Snell to approve the final plat for Lakeway Plaza Third Subdivision, a replat of Lot 1, Block 1, Lakeway Plaza Subdivision in the City of Hastings, Adams County, Nebraska. Don Threewitt reported the plat will facilitate the development of an outlot.
Roll Call: Ayes: Paul Hamelink, Scott Snell, Butch Eley, Ted Schroeder, Jeniffer Beahm.
Nays: None. Absent: Matt Fong, Chuck Rosenberg, Ginny Skutnik. The motion carried.

(c) Moved by Scott Snell seconded by Butch Eley to approve the final plat for Northrop Subdivision, located in the Northwest Quarter of the Northwest Quarter of Section 5, Township 7 North Range 9 West of the 6th P.M., in the City of Hastings, Adams County, Nebraska. Don Threewitt reported the plat will facilitate a lot split for rural residential property. Roll Call: Ayes: Paul Hamelink, Scott Snell, Butch Eley, Ted Schroeder, Jeniffer Beahm. Nays: None. Absent: Matt Fong, Chuck Rosenberg, Ginny Skutnik. The motion carried.

(d) Moved by Jennifer Beahm seconded by Paul Hamelink to award the contract for R-2019 Asphalt Resurfacing - Arterial to Werner Construction, in the amount of \$743,640.52. Dave Wacker reported this project is using city sales tax. Roll Call: Ayes: Paul Hamelink, Scott Snell, Butch Eley, Ted Schroeder, Jeniffer Beahm. Nays: None. Absent: Matt Fong, Chuck Rosenberg, Ginny Skutnik. The motion carried.

(e) Moved by Ted Schroeder seconded by Butch Eley to award the contract for R-2019 Residential Resurfacing to Werner Construction in the total amount of \$1,245,716.97.

Roll Call: Ayes: Paul Hamelink, Scott Snell, Butch Eley, Ted Schroeder, Jeniffer Beahm.

Nays: None. Absent: Matt Fong, Chuck Rosenberg, Ginny Skutnik. The motion carried.

(f) Moved by Ted Schroeder seconded by Butch Eley to approve the revised Water Purchase Agreement with SID #1 of Clay County, Nebraska. Dave Ptak reported this agreement was originally passed by the council in November 2018. When reviewed by the USDA, the SID has a forty-year loan from the USDA. State law only allows us to make an agreement for twenty-five years. This agreement provides for the option of an extension of fifteen years to cover the amortization schedule of SID #1 of Clay County, Nebraska. Roll Call: Ayes: Paul Hamelink, Scott Snell, Butch Eley, Ted Schroeder, Jeniffer Beahm. Nays: None. Absent: Matt Fong, Chuck Rosenberg, Ginny Skutnik. The motion carried.

5. Ordinances and Resolutions.

(a) Moved by Paul Hamelink seconded by Jeniffer Beahm to approve Resolution No 2019-5... awarding bid for Street Improvement District No. 2018-1, Lakeview Avenue - North Shore Drive to 118.47' north of Martin Drive. Dave Wacker reported only one bid was received for this project. Werner Construction submitted a bid in the amount of \$235,655.73. Alan Anderson, Developer, was present at the bid letting. Roll Call: Ayes: Paul Hamelink, Scott Snell, Butch Eley, Ted Schroeder, Jeniffer Beahm. Nays: None. Absent: Matt Fong, Chuck Rosenberg, Ginny Skutnik. The motion carried.

(b) ORDINANCE NO. 4586 CREATING STREET IMPROVEMENT DISTRICT NO. 2019-2

Moved by Paul Hamelink seconded by Scott Snell to approve Ordinance No 4586 on first reading. Dave Wacker reported the right of remonstrance is twenty days and can only occur after final passage of the ordinance. Roll Call: Ayes: Paul Hamelink, Scott Snell, Butch Eley, Ted Schroeder, Jeniffer Beahm. Nays: None. Absent: Matt Fong, Chuck Rosenberg, Ginny Skutnik. The motion carried.

6. Final Passage of Ordinances.

None.

7. Appointments.

None.

8. Miscellaneous and Other Business.

None.

Moved by Butch Eley seconded by Jeniffer Beahm there being no further business to adjourn at 6:07p.m. Roll Call: Ayes: Paul Hamelink, Scott Snell, Butch Eley, Ted Schroeder, Jeniffer Beahm. Nays: None. Absent: Matt Fong, Chuck Rosenberg, Ginny Skutnik. The motion carried.

APPROVED:

Corey Stutte, Mayor

ATTEST:

Kimberly S. Jacobitz, City Clerk

(S E A L)