

CITY OF HASTINGS, NEBRASKA
MINUTES OF CITY COUNCIL WORKSESSION
Monday, November 4, 2019

Pursuant to due call and notice thereof, a Worksession of the City Council of the City of Hastings, Nebraska was conducted in the Council Chambers of City Hall, 220 N. Hastings Avenue, on November 4, 2019.

City Officials Present: Mayor Corey Stutte, Dave Ptak, Dave Wacker, Clint Schukei, Roger Nash, Jeff Hassenstab, Don Threewitt, Kevin Johnson, Kevin Schawang, Al Meyer.

Others Present: Jennie Theesen, Chris Peterson.

The Worksession was called to order at 5:30 p.m. by Council President Hamelink with the following members present: Jeniffer Beahm, Ginny Skutnik, Butch Eley, Chuck Rosenberg, Ted Schroeder, Matt Fong, Scott Snell. Absent: None.

Moved by Butch Eley seconded by Scott Snell to adopt the current agenda for the November 4, 2019 Worksession. Roll Call: Ayes: Matt Fong, Paul Hamelink, Chuck Rosenberg, Scott Snell, Butch Eley, Ted Schroeder, Ginny Skutnik, Jeniffer Beahm. Nays: None. Absent: None. The motion carried.

Official Notice of the Worksession was published in the Hastings Tribune on Friday, November 1, 2019. Pursuant to Nebraska Revised Statute Section 84-1412, the public is advised that a copy of today's agenda and all reproducible written material which will be discussed at today's meeting is available. Also, a current copy of the Nebraska Open Meetings Act is posted and accessible to members of the public.

Presentation of Heartland Pet Connection Annual Report - Jennie Theesen.

Jennie Theesen, Shelter Manager at Heartland Pet Connection, distributed the annual report (*Attached and made part of original minutes.*) to Councilmembers. She indicated this was the 15th year serving the community and stated they were working to improve the lives of the animals that come to the shelter. She told Council there are no time limits on how long an animal can be at the shelter and that they can be there as long as they need to be. Ms. Theesen reviewed medical treatments Heartland Pet Connection provides animals, talked about microchip clinics they offer throughout the year to encourage owners to have pets microchipped, and spoke about their participation in community events. She reviewed with Council shelter animal numbers. Councilmember Eley questioned why they do have to euthanize some animals. Ms. Theesen indicated sometimes it is a temperament or health issue that forces them to euthanize.

Discussion of the possibility of enacting a Property Assessment for Clean Energy (PACE) Program.

Dave Ptak, City Administrator, stated that Property Assessment for Clean Energy (PACE) deals with providing energy efficiencies and energy conservation and he introduced Chris Peterson of PACE Sage Capital. Mr. Peterson explained that PACE financing is for commercial real estate and provides financing for energy efficiency, water conservation and renewable energy. He explained it is long term (20-30 years), no public funds are at risk, 36 states have approved PACE, PACE legislation was adopted in 2016 and many area first class cities are adopting or have adopted a PACE program. He told Council there is a lot of interest by cities to put a PACE program in their economic development tool box. PACE loans done to date total \$50

million and can be used on hotels, apartments, sports facilities, car washes, retail, and industrial as well. He explained that financing can be had on anything related to energy conservation on renovations as well as new construction and private or non-profit. He stated it can reduce the owner equity in a development project. He told Council it is an administrative process to review applications and not a long lengthy process after initial approval of the program. The process would include adopting a PACE ordinance, designate PACE administrator, setting program guidelines, begin accepting applications and fees, review or deny applications, send letter of approval, and sign PACE assessment contract. He reviewed with Council reasons to adopt a PACE program: developer wants program, no public funds at risk, financing tool for developer, and a tool for the economic tool box for the city to use to compete with other communities.

Dave Ptak, City Administrator, stated if the Council is interested in the program, that the Development Services Director could be the PACE administrator with the City Administrator being the appeal person. He indicated everything would be done administratively and won't come to Council. He stated that the fees would off-set cost of the program and guidelines could be set with a project minimum amount. Councilmember Rosenberg questioned if the Development Services Department would have time to administer this new program. Mr. Ptak stated that Development Services deals with codes so it is the most likely place for the program and there won't be a huge volume if they set a minimum amount.

Mayor Stutte stated that Hastings is a development friendly community and this is just one more tool to use and help developers. Councilmember Hamelink stated that direction from Council is needed regarding making this program available to developers in Hastings and setting a floor for the PACE loan. Council discussed a minimum loan amount for the program with Council coming to a consensus of \$200,000 to \$250,000. Mayor Stutte suggested looking at the average size of the projects that have been done in the past and honing in a little on the minimum amount.

Mr. Peterson indicated that the PACE loan does usually have prepayment penalties. Councilmember Hamelink asked about the fees assessed by the city for each loan. Mr. Peterson indicated there are three fees: application fee of \$1000, administrative fee of 1% of the PACE loan, and a recurring \$500 fee paid every year. It was the consensus of the Council to move forward with an ordinance on the November 12th Council Meeting to put the PACE program in place.

Presentation of "Hastings Utilities 101".

Al Meyer, Assistant Utility Manager, presented "Hastings Utilities 101" to Council and indicated it is a broad based background on the Utility Department. During the presentation Mr. Meyer reviewed Utility Advisory Board Members, the management team, energy supply, engineering, warehouse, maintenance (facility, equipment & vehicles), Whelan Energy Center Unit I & Unit II, PPGA, electric generation, renewables (solar & wind), electric meters, natural gas, gas meters, water meters, Aquifer Storage and Restoration, pollution control, street lighting and community support.

Mayor Stutte indicated if anyone is interested, tours of the Utility facilities are always available upon request.

Moved by Ginny Skutnik seconded by Butch Eley to go into executive session at 6:46 P.M. for the discussion of personnel. Roll Call: Ayes: Matt Fong, Paul Hamelink, Chuck Rosenberg, Scott Snell, Butch Eley, Ted Schroeder, Ginny Skutnik, Jeniffer Beahm. Nays: None. Absent: None. The motion carried.

Moved by Matt Fong seconded by Butch Eley to resume open session at 6:54 P.M. Roll Call: Ayes: Matt Fong, Paul Hamelink, Chuck Rosenberg, Scott Snell, Butch Eley, Ted Schroeder, Ginny Skutnik, Jeniffer Beahm. Nays: None. Absent: None. The motion carried.

Moved by Matt Fong seconded by Jeniffer Beahm there being no further business to come before the Council, the meeting be adjourned at 6:54 P.M. Roll Call: Ayes: Matt Fong, Paul Hamelink, Chuck Rosenberg, Scott Snell, Butch Eley, Ted Schroeder, Ginny Skutnik, Jeniffer Beahm. Nays: None. Absent: None. The motion carried.