

CITY OF HASTINGS, NEBRASKA
MINUTES OF CITY COUNCIL WORKSESSION
Monday, June 15, 2020

Pursuant to due call and notice thereof, a Worksession of the City Council of the City of Hastings, Nebraska was conducted via video conference on June 15, 2020.

The Worksession was called to order at 5:30 p.m. by City Council President Paul Hamelink with the following members present: Matt Fong, Chuck Rosenberg, Scott Snell, Butch Eley, Ted Schroeder, Ginny Skutnik, Jeniffer Beahm.

City Officials Present: Mayor Corey Stutte, David Ptak, Clint Schukei, Jeff Hassenstab, Kevin Johnson, Amy Hafer, Becky Matticks, Marty Stange.

Moved by Matt Fong seconded by Jeniffer Beahm to adopt the current agenda for the June 15, 2020 Worksession. Roll Call: Ayes: Matt Fong, Paul Hamelink, Chuck Rosenberg, Scott Snell, Butch Eley, Ted Schroeder, Ginny Skutnik, Jeniffer Beahm. Nays: None. The motion carried.

Official Notice of the Worksession was published in the Hastings Tribune on Friday, June 12, 2020. 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 can be found on the City of Hastings website, cityofhastings.org.

Discussion regarding reopening of City buildings and facilities.

Dave Ptak, City Administrator, indicated that the governor came out with the new Directed Health Measures (DHMs) beginning June 22nd (Phase 3). He stated he would send the new DHMs to Council. He told Council the biggest change was in building capacity and affects the Library and Museum which are currently working on plans to reopen. Mr. Ptak stated that there are many questions not addressed in the DHMs such as requiring the wearing of masks and sanitizing of the facility. He said that staff would need sanitizer and staffing to do the sanitizing and that they would come back with plans for those two facilities.

Amy Hafer, Library Director, stated that they are caught up on all book requests for March and April and that there is about a week to ten day wait on a request. She said that it is working and they are pleased with how it is working. She indicated her biggest question was to what extent is it their responsibility to clean between facility uses versus the public's use at your own risk type of mentality. She indicated it would take a lot of staff time to clean and sanitize and also additional supplies. She indicated she wanted to reopen the Library where all of it is usable. She stated she wanted to find a balance of what is reasonable for staff to maintain and clean throughout the day because they don't have janitorial staff on board during the day. She stated that unlike the Museum, the Library doesn't have cleaning staff throughout the day.

Becky Matticks, Museum Director, stated that a hundred people in the Museum at a time would be something they felt they could handle, they would clean every three hours and would reduce open hours. She told Council all staff would help clean halfway through the day and that they could be closed on Mondays and Thursdays for deep cleaning. Ms. Matticks stated they were checking with Rick Herrington about cleaning supplies and what would be needed.

Mr. Ptak indicated they needed a little more guidance from the state as far as what is expected as far as masks and sanitizing. He said at this time they are still struggling to find the best way to move forward and keep staff and public safe. Mr. Ptak stated they want the public to use facilities but want to do it in a safe and responsible way. He stated he hoped to have a plan to

present to Council at the next council meeting.

Councilmember Skutnik questioned why Library staff couldn't clean at the library. Ms. Hafer indicated that staff does some cleaning but it would take staff away from their other duties.

Councilmember Fong discussed adding sanitizing stations, possibly asking that customers help clean after they use or before they use equipment and just providing some sanitary options for them.

Councilmember Rosenberg stated he would like to see facilities opened as soon as possible and that people expect the City to open. He indicated he would like to see plans for reopening by next Monday.

Mayor Corey Stutte indicated they want to make sure they provide services as quickly and safely as possible for staff and citizens and he appreciated the patience and hard decisions that have to be made.

Ms. Matticks stated what they would like to do is just open to members only for the first week or two and then open to general public after that.

Mayor Stutte stated they need direction and some guidelines on if they have a sick staff member or sick citizen after reopening.

Mr. Ptak stated staff would put something in writing for elected officials to review.

Kevin Johnson, Utility Director, talked about public coming into the Utility Business Office that is under construction. He indicated they would restrict to just cash payments with almost everything being able to be done online or over the phone. He said the drive up window at City Hall will stay open until the new drive up window at the Utility Business Office is open. He talked about their plans to get a credit card kiosk.

Mr. Ptak asked about revisiting the possible opening of the Aquacourt with the new DHMs. Jeff Hassenstab, Parks and Recreation Director, stated the new DHMs allow for 75% of capacity and the challenge they have had from the beginning is the social distancing. He stated they would need three weeks to open and didn't know if staff would be available. He told Council his decision has not changed with regard to opening the water park even with the new DHMs.

Mr. Ptak indicated they would formalize a plan with the new DHMs in effect and bring those to City Council to act on Monday night.

Councilmember Skutnik asked about the Community Center. Mr. Hassenstab indicated the Community Center would be the same as the Museum and Library and he indicated the City Auditorium is currently open for receptions following the DHMs at 50% capacity.

Councilmember Eley stated he was for opening things back up and that he felt the use of masks is the choice of the person but felt if they needed to mandate employees to use masks that was okay.

Discussion of possible renovation of City Hall building.

Mr. Ptak, stated that with the engineering Department reorganization, the Environmental Engineering Supervisor, Marty Stange, moved to City Hall and picked up on things about City Hall that reflected in a lot of deferred maintenance over the years. He stated they are now

having to deal with some of the situations that should have been taken care of in the past.

Marty Stange, Environmental Engineering Supervisor, presented to City Council a Hastings City Hall Condition Assessment. (Attached and made part of original minutes.) He summarized the assessment of the City Hall building by evaluating mold and mildew, roof membrane, exterior damage, asbestos insulation, drive through tunnel, boiler air shafts and structural foundation damage. Mr. Stange told Council the water entering the building is concerning and that the roof membrane has exceeded its life and needs to be replaced. He mentioned to Council the asbestos areas and that they are starting to break down and need to be removed and it is not going to get any better. He went on to talk about the drive through tunnel and the water entering the tunnel from above where the pavement is in poor condition. Mr. Stange told Council the air shaft is below grade and not a good situation. He reviewed with Council the structural damage in the basement vault where the entire foundation is sliding to the west. Mr. Stange reviewed cost estimate for repairs and renovation at a total cost of \$850,000 to \$1,000,000. He went over possible options to consider like renovating the City Hall building, moving City Hall to another existing facility, build a new building or possibly relocate City Hall to the North Denver Station (NDS) turbine room. He indicated that the area at the NDS could be reclaimed rather quickly. He told Council they need to think about handicap accessibility, security, foundation repair, mold removal and what the remaining life of the building would be. He said of the NDS, that there would be sufficient space, one-stop service, sufficient parking, better communication between departments, fostering of new ideas and the reduced cost of not having to maintain the City Hall building.

Councilmember Skutnik stated she thought this was an item to be discussed at budget time.

Mayor Stutte agreed and stated it was clearly a lot to take in. He felt they need to move forward in some way, need to discuss and look at safety and welfare of employees. He told Council this is an opportunity to move forward with the reorganization and look at the North Denver Station option.

Mr. Ptak explained creating a facilities corporation and how it is used and doesn't require a vote of the people. He stated they have touched base with the fiscal agent and this is just one option. He told Council the pictures don't do it justice and invited Council to come to City Hall for a tour.

Councilmember Rosenberg indicated he would like to see some public input due to the large costs.

Councilmember Eley asked how long it would take to rebuild City Hall up north. Mr. Stange estimated nine months to a year. Councilmember Eley questioned if they would have to put any money into the current City Hall while you begin construction somewhere else. Mr. Stange stated you would probably need to limit the amount of people you bring into building and now that you know you have a problem, you need to address the issue.

Councilmember Snell indicated he has seen some of the damage in the basement and it is concerning and that he likes the North Denver Station idea.

Mr. Ptak indicated that the Community Redevelopment Authority might be able to help as far as what happens with the City Hall building.

Councilmember Hamelink stated that he liked the proficiency of having things all in one place but that they also needed to address accessibility and security. He felt someone might want to develop the City Hall building and that there are some possibilities for the building.

Mayor Stutte stated he felt this is a great opportunity to bring together Utilities and City.

Moved by Butch Eley seconded by Matt Fong 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. The motion carried.