

CITY OF HASTINGS, NEBRASKA
MINUTES OF CITY COUNCIL WORKSESSION
Tuesday, January 19, 2021

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 January 19, 2021, as allowed by executive order issued from Governor Ricketts on November 25, 2020.

The meeting was called to order at 5:30 p.m. in Worksession by Council President Ginny Skutnik with the following members present: Matt Fong, Shawn Hartmann, Chuck Rosenberg, Joy Huffaker, Butch Eley, Ted Schroeder, Jeniffer Beahm. Absent: Corey Stutte.

The following City Officials were present: City Administrator, David Ptak; City Attorney, Clint Schukei; City Clerk, Kimberly Jacobitz; Police Chief, Adam Story; Fire Chief, Brad Starling; Parks & Recreation Director, Jeff Hassenstab; Utility Manager, Kevin Johnson; Information Technology, Erik Nielsen; Development Services Director, Lisa Parnell-Rowe; Director of Engineering, Lee Vrooman, Sub & Communication Supt., Noel Nienhueser.

Moved by Butch Eley seconded by Matt Fong to adopt current agenda for January 19, 2021 Worksession. Roll Call: Ayes: Matt Fong, Shawn Hartmann, Chuck Rosenberg, Joy Huffaker, Butch Eley, Ted Schroeder, Ginny Skutnik, Jeniffer Beahm. Nays: None. Absent: None. The motion carried.

PUBLIC NOTICE - Official Notice of the Worksession was published in the Hastings Tribune on Friday, January 15, 2021. 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 ITEMS

1. Discussion of Airport lease for mechanic services.

Deb Bergmann reported on the Airport lease for mechanic services. She stated that having an aviation mechanic onsite would take the airport to the next level. J & S Aviation is a full-service air-frame and engine maintenance provider, currently based in McCook. Hastings would be a satellite location for them. They would initially have two employees onsite providing full mechanical services. Pilots would be more apt to stop over in Hastings, if a mechanic was onsite.

Discussion was held on offering Hangar 11 and the airport house free or at reduced rental rates for a specified length of time. Maintenance, repairs, improvements, and utilities would be paid by the tenant. There is no revenue currently coming in for the house or Hangar 11. The combination of potential rent is approximately \$14,000 per year. Dave Ptak stated this will not cost anything for lost revenue and if it turns around the airport or brings opportunity to the airport, it is a win-win for the city. We would make sure we had the right lease in place, so we are protected for the two years. Deb told the group that Hangar 11 would be used to perform repairs and maintenance on aircraft. The house cannot be rented to anyone that is not aviation related.

The city receives 10 cents per gallon on fuel sales, which should increase if a mechanic is onsite. Deb confirmed that J & S Aviation would not compete in any way with the FBO (Luke Meyer). She would like to see a two or three year contract offered to J & S Aviation. A letter of recommendation or information from the City of McCook would be helpful in evaluating the opportunity.

Staff will discuss an offer for three years and see what J & S Aviation supports. Staff will come back to the council for final approval, using the perimeters that were given tonight.

2. Discussion of Advanced Metering Infrastructure (AMI) Phase 1, smart meter platform.

Kevin Johnson and Noel Nienhueser presented on the Advanced Meter Infrastructure (AMI) Phase 1, smart meter platform. The pilot phase has been completed. We are looking at automated meters, which include many benefits. Noel Nienhueser explained Phase 1, which we are moving into now that the pilot is done. We budgeted for Phase 1 this year.

Noel Nienhueser stated the Utility Department has been working towards an AMI or "smart meter" platform to continue to provide reliable service to the community and keep up with technology. This is a one way communication stream from the meter to a collection system. The current radio read meters and collection system are still delivering accurate information, but they are being phased out and will be discontinued in the near future. In an AMI system there is two-way communication. We can read the existing meters. The SMART meter not only sends information to a collection system, but the collection system can talk to the meter and request other information, more timely information, and with some meters the ability to remote disconnect the electric service. The Tantalus system rose to the top of those looked at for its approach to moving into AMI. It is a computer system and a communication system. The system can do many functions besides meters. Hastings began a pilot program with Tantalus in July. After analysis of the Tantalus system and looking at it from Operations, Administration, and the IT side, he believes they are ready to move into Phase 1 of full implementation. We setup the system on Phase 1 and have the ability to store data onsite, or we can work with TUNet to have storage in the cloud. In the next two years, during Phases 2 and 3, we will add meters. This would make the system more robust. The goal is complete an entire conversion in a three year timeframe. Kevin stated AMI has been around for a while. It is advanced technology and will help us become a lot more efficient. Down the road, it can provide hourly rate structure, and many other improvements.

3. Discussion of a senior center addition at Community Center.

Lisa Parnell-Rowe reported this item goes back to May 2019, when we entered into a contract with the State of Nebraska receiving grant match to do some research and design, as well as to look at the funding plan for a community center. We have received the final report, which is located online on the city's website. Several locations were looked at and several meetings were held with Midlands Aging, YMCA Director, City of Hastings, and Good Samaritan. Wilkins ADP and Olsson provided the city with final recommendations. The final recommendation for the Hastings Civic and Community Center was to renovate the existing Armory Building and add on a 9500 square foot addition. The total project cost estimate is \$2,803,703. Lisa presented a rendering of the addition. Olsson will continue to research available funding for this project.

Jeff Hassenstab reported the biggest funding resource would be the Civic and Community Center Financing Fund, through the Department of Economic Development. That round of applications is happening now. They are currently only accepting applications for planning activities, not construction activities. We hope to apply next year for the construction funds. This same fund supported the auditorium renovation project. Without that funding, it would be a challenge funding this project in the future.

Dave Ptak stated that Adams County is a possible partner in funding. This space would be a multigenerational use facility. The project cost includes the acquisition of a rental house for space to build an equipment storage building. This project would connect the Aquacourt, skatepark, community center, and senior center to make a campus setting. This is a viable thing and would be a great asset for the community. There can be further discussion on project funding at the council retreat.

Moved by Matt Fong seconded by Butch Eley there being no further business to adjourn at 6:26 P.M.
Roll Call: Ayes: Matt Fong, Shawn Hartmann, Chuck Rosenberg, Joy Huffaker, Butch Eley, Ted Schroeder, Ginny Skutnik, Jeniffer Beahm. Nays: None. Absent: None. The motion carried.