

CITY OF HASTINGS, NEBRASKA
MINUTES OF CITY COUNCIL REGULAR MEETING
Monday, May 10, 2021

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 May 10, 2021.

The meeting was called to order at 5:30 p.m. in Regular Session by Mayor Stutte with the following members present: Ginny Skutnik, Butch Eley, Chuck Rosenberg, Shawn Hartmann, Matt Fong, Joy Huffaker, Ted Schroeder, Jeniffer Beahm. Absent: None.

The following City Officials were present: City Administrator, David Ptak; City Attorney, Clint Schukei; City Clerk, Kimberly Jacobitz; Police Captain, Raelee Van Winkle; Fire Chief, Brad Starling; Parks & Recreation Director, Jeff Hassenstab; Finance Director, Roger Nash; Utility Manager, Kevin Johnson; Information Technology Director, Erik Nielsen; Development Services Director, Lisa Parnell-Rowe; Director of Engineering, Lee Vrooman.

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 May 10, 2021 Regular Meeting. 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 Regular Meeting was published in the Hastings Tribune on Friday, May 7, 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 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 Skutnik reported on the Tree Board's annual Arbor Day celebration held April 30th. They planted a tree at Brickyard Park. Will Lock received the Stewardship Award for his many years of service. Dave Glass and Will Lock gave a program on Emerald Ash Borer.

CITIZEN COMMUNICATIONS:

None.

MAYOR'S COMMUNICATIONS:

Mayor Stutte recognized Service Anniversaries for Zachary Oreskovich, Landfill, 5 years; Ronald Kohmetscher, WEC, 10 years; Tyler Hermann, WEC, 5 years.

CONSENT AGENDA:

1. All Consent Items.

Moved by Ginny Skutnik seconded by Matt Fong to approve all consent items, as presented.

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.

(a) Approval of the minutes of the Council Meeting of April 26, 2021

(b) Approval of the minutes of the Worksession of April 19,

(c) Approval of claims and payroll

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

(e) Approval of the manager application of Angela L. Coffey in connection with the Class "D" Liquor License of GNS Corporation dba "Discount City" located at 848 S. Burlington Avenue

(f) Approval of the manager application of Angela L. Coffey in connection with the Class "D" Liquor License of GNS Corporation dba "Discount City" located at 819 E. South Street

- (g) Approval of the request of Steeple Brewing Company for the utilization of city streets for Tour de Nebraska Street Dance on June 18, 2021
- (h) Approval of the request of Steeple Brewing Company, LLC dba Steeple Brewing for a Special Designated License for the Tour de Nebraska Street Dance on 1st Street between Lincoln Avenue and Hastings Avenue on June 18, 2021
- (i) Approval of Work Order EL-162, convert outdated streetlights to energy efficient LED lights in Juniata
- (j) Approval of Release of Easement in part of Westbrook Village 1st, 2nd and 5th Subdivisions and part of Country Estates Subdivision
- (k) Approval of Invoice No. 1158 from South Central Economic Development District, Inc. in the amount of \$655.00 for grant administrative services for Community Development Block Grant Project 17-DTR-105, Downtown Revitalization
- (l) Approval of the request for Community Development Block Grant funds, Drawdown #16, in the amount of \$655.00 for Community Development Block Grant Project 17-DTR-105, Downtown Revitalization
- (m) Approval of the request of Mary Lanning Healthcare for the utilization of city streets for the Mary Lanning Fun Run on June 12, 2021

REGULAR AGENDA:

2. Unfinished Business of Preceding Meeting.

None.

3. Public Hearings.

(a) Public hearing regarding an amendment to the City of Hastings Comprehensive Plan Future Land Use Map by changing land use from Employment/Industrial to Suburban Residential for property commonly addressed as 825 South Elm Avenue to 1007 South Elm Avenue, Hastings, Nebraska. Lisa Parnell-Rowe pointed out when consultants to the Comprehensive Plan put the map together, they did not follow lot lines. The zoning is to the lot line now. Most of the industrial employment has migrated to the northeast and south. Our housing study addressed missing middle income needs. Lisa presented current and future land use map amendments. No public spoke. No objections were received.

ORDINANCE NO. 4664 AMENDING CITY OF HASTINGS COMPREHENSIVE PLAN FUTURE LAND USE MAP TO CHANGE CERTAIN PROPERTY'S DESIGNATED LAND USE FROM EMPLOYMENT/INDUSTRIAL TO SUBURBAN RESIDENTIAL

Said Ordinance was read by title and thereafter Councilmember Chuck Rosenberg moved for passage of the ordinance, which motion was seconded by Councilmember Shawn Hartmann.

The Mayor then stated the question "Shall Ordinance No. 4664 be passed and adopted?" Upon roll call vote the following Councilmembers voted Ayes: Matt Fong, Shawn Hartmann, Chuck Rosenberg, Joy Huffaker, Butch Eley, Ted Schroeder, Ginny Skutnik, Jeniffer Beahm. Nays: None. Absent: None. The motion carried.

Councilmember Ginny Skutnik moved that the statutory rule requiring reading on three different days be suspended; Councilmember Matt Fong seconded the motion to suspend the rules and upon roll call vote the following Councilmembers voted Ayes: Matt Fong, Shawn Hartmann, Chuck Rosenberg, Joy Huffaker, Butch Eley, Ted Schroeder, Ginny Skutnik, Jeniffer Beahm. Nays: None. Absent: None. The motion to suspend the rules was adopted by three fourths vote of the Council and the statutory rule was declared suspended for consideration of said ordinance.

The passage and adoption of said ordinance having been concurred in by a majority of all members of the Council, the Mayor declared the ordinance adopted upon second and final reading and the Mayor signed and approved the ordinance. City Clerk attested the passage approval of the same and affixed her signature thereto. Published in the Hastings Tribune on May 14, 2021. Effective date of the ordinance is 15 days from and after the date this ordinance is passed and approved.

(b) Public hearing on the request of the Community Redevelopment Authority regarding Plan Modification No. 2021-3 to Redevelopment Area No. 1 for DAVALWAT Properties LLC commonly addressed

as 306 West 2nd Street, Hastings, Nebraska. Lisa Parnell-Rowe presented the modification for a project to begin in 2021. This space is for storage units and a medical office. The downtown future use is a mixture of all growth patterns and types of land uses. No public spoke. No objections were received.

Moved by Butch Eley seconded by Matt Fong to approve Resolution 2021-25, Plan Modification #2021-3 to Redevelopment Areas #1 for DAVALWAT Properties LLC commonly addressed as 306 West 2nd Street, Hastings, Nebraska. 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.

4. General Business.

(a) Moved by Ginny Skutnik seconded by Chuck Rosenberg to approve Preliminary/Final plat for Old Buddies Subdivision. Lisa Parnell-Rowe reported this is taking tax Lot 10 into three lots of record. Property owner will place a house on Lot 2, and a future house will be proposed on Lot 3.

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.

(b) Moved by Matt Fong seconded by Shawn Hartmann to approve Final Plat for Theatre District Subdivision. Lisa Parnell-Rowe reported many details have been added from the Preliminary to the Final Plat. This creates a record of lots for sale. Some of the supplemental plans will be seen again when fine tuning requirements. The Federal Aviation Administration (FAA) is still reviewing.

Tom Houston spoke in support of this item. They will create twelve lots with this final plat. He spoke of a multi-family building for apartments, former K-Mart and SunMart buildings, and a retail office building. They hope to start construction as soon as possible this summer.

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.

(c) Moved by Ginny Skutnik seconded by Chuck Rosenberg to approve the amended IAFF Salary Schedule. Brad Starling reported this adds a position to the salary schedule. This position was approved in the 2020-21 budget. We have allowed individuals to get the required training and are processing through Civil Service. 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.

5. Ordinances and Resolutions.

None.

6. Final Passage of Ordinances.

None.

7. Appointments.

(a) Moved by Ginny Skutnik seconded by Shawn Hartmann to approve appointments to the Library Board for replacements as proposed: Ross Struss, 5/10/2021-5/10/2025; Marsha Nelson, 5/10/2021-5/10/2024; Jessica Brock, 5/10/2021-5/10/2022; Nikki Pfeil, 5/10/2021-5/10/2025. 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.

8. Miscellaneous and Other Business.

Dave Ptak and Marty Stange updated the group on the City Hall building. They have been working on the largest problems: radon, mold, and asbestos. GPAC (Great Plains Asbestos Control) was brought in to assist with the plan of action. Storage units will be moved onto the parking lot east of City Hall. GPAC will clean and move items from the basement into the storage units. Staff will then go through files for what we need to keep. Most air quality issues stem from the basement tunnel, which is where the old drive-thru was located. Air pressure is moving contaminants east to west through the basement. Radon test results

pointed us to the source of the air quality problem. The radon level was 25.8 in the tunnel, with above 4 needing to be mitigated. The radon decreases to 2.8 moving west. Plastic was put over the tunnel door to keep air from entering the rest of the basement. Staff brought in a blower, to create negative air pressure in the tunnel, reversing the air flow to alleviate the radon problem. We want to seal up the west end of the hallway, so Hastings Public Access Channel can safely access their office area. We will continue running the negative air machine and will recheck Radon levels. GPAC will setup additional negative air machines, until the basement is cleaned out. Air quality should improve on the first and second floors with these machines, giving us time to coordinate relocation of employees to North Denver Station (NDS). Kevin Johnson and staff worked with us on the employee relocation plan. A work order has been opened to track expenses throughout the relocation project, and when a final decision is made on whether to renovate City Hall or do something else, we will roll that cost into a total cost. Dave met multiple times with City Hall employees and separately with department heads in the past two weeks. We need to coordinate what we are going to move, the available space to move it to, and who will move it. Connections for computers and phones are high priority. We have identified locations our employees will be moved to. This is a big project, as twenty-three out of twenty-five employees will move to NDS. We will lose all meeting space. We expect to rent two portable buildings and set them in the parking area. It is our intention to get out of City Hall as soon as possible. We are waiting on numbers from the architect, most likely 60 days for hard numbers. We will update council with those numbers for comparisons on renovations when they are available. Mayor Stutte explained that City Council asked Dave Ptak and staff to get firmer numbers to renovate City Hall or NDS. We need to know close estimates of numbers so we have a true estimate, not just numbers that defer repairs.

Marty stated it will most likely take ten days to two weeks from start to finish for asbestos abatement. The most pressing issue right now is to get containers in place to move items out of the basement.

Dave reported that air quality on 1st and 2nd floors was not as bad as the basement, but employees go to the basement for records. He wants to keep staff together in one location. Employees need to interact with one another, and IT will have it easier to connect us if we are in one location. We will move in groups, as space is available, not all departments at once. As it gets warmer, the air conditioning will pick up and move air around the building, and concern is that the air quality might drop again. We will hold City Council, Planning Commission, and Utility Board meetings in the Library meeting room when staff is removed from the City Hall.

Moved by Matt Fong seconded by Chuck Rosenberg there being no further business to adjourn at 6:11 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.

APPROVED:

Corey Stutte, Mayor

ATTEST:

Kimberly S. Jacobitz, City Clerk

(S E A L)