

CITY OF HASTINGS, NEBRASKA
MINUTES OF CITY COUNCIL REGULAR MEETING
Monday, July 12, 2021

Pursuant to due call and notice thereof, a Regular Meeting of the City Council of the City of Hastings, Nebraska was conducted at the Hastings Public Library, 314 North Hastings Avenue, on July 12, 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, Ted Schroeder, Joy Huffaker, Matt Fong, Chuck Rosenberg.
Absent: Shawn Hartmann, Butch Eley, Jeniffer Beahm.

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; 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 Ginny Skutnik seconded by Matt Fong to adopt current agenda, removing Item 2(a), for July 12, 2021 Regular Meeting. Roll Call: Ayes: Matt Fong, Chuck Rosenberg, Joy Huffaker, Ted Schroeder, Ginny Skutnik. Nays: None. Absent: Shawn Hartmann, Butch Eley, Jeniffer Beahm. The motion carried.

PUBLIC NOTICE - Official Notice of the Regular Meeting was published in the Hastings Tribune on Friday, July 9, 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 available for public review. Also, a current copy of the Nebraska Open Meetings Act is posted and accessible to members of the public.

COUNCIL COMMUNICATION:

Councilmember Schroeder reported that he and Councilmember Eley were asked to serve on the YRTC Advisory Board.

CITIZEN COMMUNICATIONS

None.

MAYOR'S COMMUNICATIONS:

Mayor Stutte announced the Adams County Fair Kick-off will be held July 14th at 5:30p.m. at the fairgrounds, and the annual Recovery in the Park will be held July 27th at Chautauqua Park.

Mayor Stutte recognized service anniversaries for Nathan Cummins, Utility, 10 years; Doyle Bankson, Utility, 10 years; John Adams, Police, 10 years; Shaun Propp, Utility, 20 years; Jon Rojewski, Utility, 20 years.

CONSENT AGENDA:

1. All Consent Items.

Moved by Ginny Skutnik seconded by Chuck Rosenberg to approve all consent items, as presented. Roll Call: Ayes: Matt Fong, Chuck Rosenberg, Joy Huffaker, Ted Schroeder, Ginny Skutnik. Nays: None. Absent: Shawn Hartmann, Butch Eley, Jeniffer Beahm. The motion carried.

- (a) Approval of the minutes of the Council Meeting of June 28, 2021
- (b) Approval of the minutes of the Worksession of June 21, 2021
- (c) Approval of claims and payroll
- (d) Approve receiving and placing on file department monthly reports
- (e) Approval of Work Order WA-391, install a VFD at Well 24

REGULAR AGENDA:

2. Unfinished Business of Preceding Meeting.

(a) Approval of moving Hastings City Council meetings, Hastings City Planning Commission meetings, and Hastings Utility Advisory Board meetings from the Hastings Public Library to Hastings City Hall commencing with all meetings beginning in July 2021 (*Tabled from June 28, 2021 Council Meeting*).

This item was removed from the agenda.

3. Public Hearings.

(a) Public hearing on the request of Thomas R. Karr for a Conditional Use Permit for limited manufacturing at property commonly addressed as 214 East 2nd Street, Hastings, Nebraska. Lisa Parnell-Rowe reported this would allow for limited manufacturing. There is commercial to the west, north, and east of this area, so it is a good fit as far as zoning. No extension of service is needed for utilities. Letters were sent to adjacent property owners. Lisa received one phone call, but once they understood the use, they were supportive. Staff conducted a site visit. Future zoning is slated for urban residential, but Lisa expects a correction to future zoning, if possible. Planning Commission reviewed and recommended approval. No public spoke. No objections were received.

Moved by Chuck Rosenberg seconded by Ted Schroeder to approve Resolution No. 2021-32 for limited manufacturing at property commonly addressed as 214 E 2nd Street, City of Hastings, Adams County, Nebraska subject to following conditions: 1) Improvements to pave driveway into business and at minimum add crushed concrete or rock that is able to sustain weight in amount of 75,000 pounds for emergency vehicles to the approach and the parking area will be required when property is fully purchased by applicant from property owner. 2) Should applicant decide to incorporate powder coating processes into the processing done at this location rather than subcontracting out at a separate location then an amendment to this CUP will be required. 3) There shall be compliance with any other applicable City, County, State or Federal regulations that shall apply. 4) This resolution shall be filed with the registrar of deeds so as to provide notice to any person examining the real estate records of the existence of this CUP. The recording costs incurred to comply with this section shall be paid by the applicant for the CUP. Roll Call: Ayes: Matt Fong, Chuck Rosenberg, Joy Huffaker, Ted Schroeder, Ginny Skutnik. Nays: None. Absent: Shawn Hartmann, Butch Eley, Jeniffer Beahm. The motion carried.

(b) Public hearing on the request of the Community Redevelopment Authority regarding Plan Modification No. 2021-4 to Redevelopment Area Number 4 for West 2nd Properties LLC Redevelopment Project. Lisa Parnell-Rowe reported they are proposing Tax Increment Financing (TIF) money for a workshop facility, which will contain up to nine units. We changed the future land use zoning at a previous meeting from Urban Residential to Employment Industrial. Planning Commission recommended approval. No public spoke. No objections were received.

Moved by Ginny Skutnik seconded by Matt Fong to approve Resolution No. 2021-33, Plan Modification No. 2021-4 to Redevelopment Area #4, for West 2nd Properties LLC Redevelopment Project with the following condition: Use of this workshop shall not include any outside storage and/or wholesale distribution as these types of manufacturing are considered heavy manufacturing and would only be appropriate in the I-2, Heavy Industrial zone. Roll Call: Ayes: Matt Fong, Chuck Rosenberg, Joy Huffaker, Ted Schroeder, Ginny Skutnik. Nays: None. Absent: Shawn Hartmann, Butch Eley, Jeniffer Beahm. The motion carried.

(c) Public hearing on the request of Tom Huston for a Planned District Development Plan for Theatre District LLC commonly addressed as 3101 West 12th Street, Hastings, Nebraska. Lisa Parnell-Rowe reported the empty lot is not included in the development plan. This area is zoned CP3. She reminded the group, this is a Planned District, which provides maximum flexibility, but preserves the character integrity of adjacent lands. She listed several allowed deviations. Applicant is responsible for submitting FAA forms, as stipulated. Planning Commission recommended approval. Tom Huston, Lincoln (Theatre District LLC and Perry Reid Properties) spoke in support of this item. No objections were received.

Moved by Matt Fong seconded by Ginny Skutnik to approve Resolution No. 2021-34 for a Planned District Development Plan for Theatre District LLC commonly addressed as 3101 W 12th Street, City of Hastings, Adams County, Nebraska with the following conditions:

1. Applicant must incorporate final lighting that meet City Code Section 34-305 requirements and are full cutoff prior to approval for each building permit. Any lighting recommendations of the FAA will be incorporated into City requirements. 2. Applicant must incorporate location of dumpsters and enclosures to meet City Code Section 34-305 (b) (iii) prior to approval for each building permit. 3. Applicant must submit a development permit for monument Theatre District signage that will meet the regulations described in City Code Section 34-309, as well as airspace zoning review requirements found in City Code Section 34-217. Additional business and residential signage must also comply to these codes. 4. Parking requirements will be reassessed as part of building permits for development of each lot. 5. Theatre District LLC will be responsible for submitting the following on Forms 7460-2, Notice of Actual Construction or Alteration, as stipulated in the return letters of Determination of No Hazard to Air Navigation. 6. All recommendations from FAA with Development Plan and any permits pulled and reviewed by FAA within the Theatre District Subdivision shall be implemented and maintained accordingly by the owners of the lots as they are developed. 7. Any changes to building footprint and/or increase in height proposed in this Development Plan for Block 2 will require a Development Plan Amendment. 8. Any increase to building heights proposed in this Development Plan for Block 1 will require a Development Plan Amendment. 9. Final approval of Water and Sewer plans must be approved by Utilities Coordinator prior to approval of final building permits. 10. Final approval of Public Street Plan & Traffic Study must be approved by City Engineer prior to approval of final building permits. 11. Final approval of Storm water & Drainage must be approved by Civil Engineer prior to approval of final building permits. Roll Call: Ayes: Matt Fong, Chuck Rosenberg, Joy Huffaker, Ted Schroeder, Ginny Skutnik. Nays: None. Absent: Shawn Hartmann, Butch Eley, Jeniffer Beahm. The motion carried.

4. General Business.

(a) Moved by Chuck Rosenberg seconded by Ginny Skutnik to approve Release of Easement for Brian A. Kohl and Kathleen A. Kohl, Kohl Subdivision. Lee Vrooman reported the property owners requested release of easements, to make it more developer friendly. Staff has reviewed and approves the releases. Roll Call: Ayes: Matt Fong, Chuck Rosenberg, Joy Huffaker, Ted Schroeder, Ginny Skutnik. Nays: None. Absent: Shawn Hartmann, Butch Eley, Jeniffer Beahm. The motion carried.

5. Ordinances and Resolutions.

(a) Moved by Matt Fong seconded by Ginny Skutnik to approve Resolution No. 2021-36 authorizing and approving an amendment to the Interlocal Cooperation Agreement providing for the organization and operation of Central Plains Energy Project (CPEP). Kevin Johnson reported on the Interlocal Cooperation Agreement, which provides an option for the potential for prepaying electric. This group was approached to modify the CPEP agreement to allow for prepaying electric energy, with no other significant changes. Roll Call: Ayes: Matt Fong, Chuck Rosenberg, Joy Huffaker, Ted Schroeder, Ginny Skutnik. Nays: None. Absent: Shawn Hartmann, Butch Eley, Jeniffer Beahm. The motion carried.

6. Final Passage of Ordinances.

None.

7. Appointments.

(a) Moved by Ginny Skutnik seconded by Matt Fong to approve appointments as presented by Mayor Stutte:

Utility Advisory Board, Bill Hitesman, 07/01/2021-07/01/2026, Reappointment

Museum Board, Mark Funkey, 07/01/2021-07/01/2025, Reappointment

Museum Board, Sheana Smith, 07/01/2021-07/01/2025, Reappointment

Library Board, Andrew McCarty, 07/01/2021-07/01/2025, Replacement

Roll Call: Ayes: Matt Fong, Chuck Rosenberg, Joy Huffaker, Ted Schroeder, Ginny Skutnik. Nays: None.

Absent: Shawn Hartmann, Butch Eley, Jeniffer Beahm. The motion carried.

(b) Mayor Stutte recommended appointment of Teresa Kreutzer-Hodson as Museum Director, effective July 12, 2021.

Moved by Ginny Skutnik seconded by Chuck Rosenberg to approve Teresa Kreutzer-Hodson as Museum Director. Roll Call: Ayes: Matt Fong, Chuck Rosenberg, Joy Huffaker, Ted Schroeder, Ginny Skutnik. Nays: None. Absent: Shawn Hartmann, Butch Eley, Jeniffer Beahm. The motion carried.

8. Miscellaneous and Other Business.

None.

Moved by Ginny Skutnik seconded by Matt Fong there being no further business to adjourn at 6:07 P.M. Roll Call: Ayes: Matt Fong, Chuck Rosenberg, Joy Huffaker, Ted Schroeder, Ginny Skutnik. Nays: None. Absent: Shawn Hartmann, Butch Eley, Jeniffer Beahm. The motion carried.

APPROVED:

Corey Stutte, Mayor

ATTEST:

Kimberly S. Jacobitz, City Clerk

(S E A L)