

CITY OF HASTINGS, NEBRASKA
MINUTES OF CITY COUNCIL REGULAR MEETING
Monday, March 28, 2022

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 March 28, 2022.

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, Butch Eley, Joy Huffaker, Chuck Rosenberg, Shawn Hartmann, Matt Fong, Jeniffer Beahm. Absent: None.

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; Finance Director, Roger Nash; Utility Water Supt., Brandan Lubken; Information Technology Director, Erik Nielsen; Development Services Director, Lisa Parnell-Rowe; Director of Engineering, Lee Vrooman; Director of Human Resources, Lori Hartman; Museum Director, Teresa Kreutzer-Hodson; Public Information Manager, Amanda Scott; Environmental Engineer, Marty Stange.

The Mayor led the group in recital of the Pledge of Allegiance to the United States of America.

Moved by Butch Eley seconded by Ginny Skutnik to adopt current agenda for March 28, 2022 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, March 25, 2022. 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 Rosenberg reported that he is meeting with Dave Ptak, Development Services, and three consultants to review the Comprehensive Plan.

Councilmember Schroeder reported that the Antique Airplane Association held its first fly-in of the year this past weekend.

CITIZEN COMMUNICATIONS:

None.

MAYOR'S COMMUNICATIONS:

Mayor Stutte attended a ribbon cutting for Alliance Steel, and welcomed them to the community.

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 March 14, 2022

(b) Approval of claims and payroll

(c) Approval of the request of the Hastings Community Arts Council to utilize city streets for the Do The Brew event on April 30, 2022

- (d) Approval of the request of the Hastings Community Arts Council for a Special Designated License for an outdoor craft beer festival event (Do The Brew) to be located at 1st Street and St. Joseph Avenue on April 30, 2022 with an alternate location of the Hastings City Auditorium, 400 N. Hastings Avenue
- (e) Approval of Invoice No. 1367 from South Central Economic Development District in the amount of \$2,675.00 for grant administration from November 1, 2021 through February 28, 2022 for Community Development Block Grant Project 19-DTR-103, Downtown Revitalization
- (f) Approval of the request for Community Development Block Grant funds, Drawdown #11, in the amount of \$2,675.00 for Community Development Block Grant Project 19-DTR-103, Downtown Revitalization
- (g) Approval of Work Order PL-617, new library in the basement of North Denver Station for storage of Unit 4 and 5 records
- (h) Approval of Work Order PL-612, replacement of North Denver Station plant heating boiler and accessories
- (i) Approval of Work Order WA-101, replace and upgrade water main on 1st Street, Lincoln Avenue to Colorado Avenue and St. Joseph Avenue, 1st Street to 2nd Street
- (j) Approval of Work Order WA-102, replace and upgrade existing water main on 3rd Street and 4th Street, Eastside Boulevard to California Avenue
- (k) Approval of Work Order WA-103, new 12" water main for Well 35 to tie into distribution system
- (l) Approval of Work Order WA-394, replace and upgrade existing water main on 7th Street, Minnesota Avenue to Cedar Avenue
- (m) Approval of Work Order WA-396, replace and upgrade existing water main on Kansas Avenue from 7th Street to 8th Street
- (n) Approval of Work Order WA-398, replace and upgrade water main on 5th Street, Minnesota Avenue to California Avenue
- (o) Approval of Work Order EL-194, extension of underground electric and street lights along Fisherman Lane and 38th Street
- (p) Approval of Work Order EL-197, replacement of existing platform transformers with padmount transformer at 1210 West 1st Street, Flowserve
- (q) Approval of Work Order EL-203, installation of a new three phase padmount transformer to serve new Dollar General located in Juniata, Nebraska
- (r) Approval of Work Order SW-360, reline 8" sanitation sewer main on East 12th Street from California Avenue to Cedar Avenue, Cedar Avenue from 12th Street to 13th Street and in alley between 5th Street and 6th Street from St. Joseph Avenue to Kansas Avenue
- (s) Approval of Invoice No. 1371 from South Central Economic Development District in the amount of \$125.00 for construction management administration completed from November 1, 2021 to February 28, 2022 for Community Development Block Grant Project 20-PW-004, Public Works
- (t) Approval of Invoice No. 1372 from South Central Economic Development District in the amount of \$1,650.00 for grant administration completed from November 1, 2021 to February 28, 2022 for Community Development Block Grant Project 20-PW-004, Public Works
- (u) Approval of the request for Community Development Block Grant funds drawdown in the amount of \$1775.00 for Community Development Block Grant Project 20-PW-004, Public Works

REGULAR AGENDA:

2. Unfinished Business of Preceding Meeting.

None.

3. Public Hearings.

None.

4. General Business.

(a) Presentation of Financial Audit for the City of Hastings and Utility Department ending September 30, 2021 - AMGL. Marcy Luth, AMGL P.C. (Grand Island, Nebraska), presented the Independent Auditor's Report for the City of Hastings. This audit was performed in accordance with Government Auditing Standards. She reviewed the Financial Statements and Supplementary Information September 30, 2021, with the City Council. She reviewed benchmarking numbers, comparing those numbers to other cities across Nebraska with similar populations. She stated the City of Hastings received an unmodified opinion. Roger Nash will get the audit uploaded to the city's website. It will be located on the state's website as well. The audit must be submitted to the State Auditor's office by March 31, 2022.

(b) Moved by Chuck Rosenberg seconded by Shawn Hartmann to approve the purchase of a Case 590SN Backhoe for the Gas Department in the amount of \$126,272.67. Lee spoke on this item. This equipment replaces a 2010 backhoe. It came in slightly over-budget, but they anticipate room in the budget to accommodate the extra cost. This was done through Sourcewell, a cooperative purchasing group. 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 Ted Schroeder seconded by Matt Fong to approve Release of 20' Utility and Access Easement Lot 4, Block 3, Lochland Meadows Subdivision Number Ten. Lee Vrooman spoke on this item. Johnson Imperial Homes requested the easement release. They want to combine two lots, so they can build a house on the lots. 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.

(d) Moved by Ginny Skutnik seconded by Matt Fong to approve Preliminary/Final plat for Landmark Implement Subdivision, a plat of Tax Lot 3 and conveyance of property to Landmark Holdings, LLC under Instrument No. 20215716 as waived and allowed under Resolution No. 2021-55 as a legal subdivision. Lisa Parnell-Rowe explained that part of the agreement was to do the subdivision within 120 days. It is taking Tax Lot 3 and combining it with a piece of land from Uhrmacher. Landmark is planning an addition to their structure. Adams County has been involved in the review. 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.

(e) Moved by Butch Eley seconded by Matt Fong to approve the hiring of two additional full-time employees (FTEs) for the Water Department Service Installation Crew. Brandan Lubken, Water Superintendent, spoke on this item. Securing contractors for the installation of water service lines has been a challenge over the past few years. We are forecasting a continuous and compounding need to have our own water service installation crew. It comes down to two things: the need to get the work done annually and the utility department feasibility from a cost perspective. One of the employees would be a boring machine operator and the other a master plumber. There is concern on hiring, with employee shortages. 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.

(a) Moved by Butch Eley seconded by Shawn Hartmann to approve Resolution No. 2022-12 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.

Lisa spoke on this item. The original development plan for the Theatre Development District was approved on July 12, 2021. That plan was missing Lot 1, Block 1, because there were tax implications that did not show up in the title report. We worked with the applicant to remove that piece from what council approved. This is adding that piece back in. Development Services reviewed for any other deviations. A few items were added by the Fire Marshal, but those can be covered with the building permit. 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 Resolution 2022-11 Supplemental Agreement No. 1 regarding maintenance and operation of traffic signal control devices at US-34 and North Shore Drive in Hastings. Lee Vrooman stated this is an amendment to the agreement approved in December 2021. It adds North Shore Drive signal heads and plans for future development. The entire project would cover from 2nd Street to North Shore Drive. The State of Nebraska will bid this project out. 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.

6. Final Passage of Ordinances.
None.

7. Appointments.
None.

8. Miscellaneous and Other Business.
None.

Moved by Ginny Skutnik seconded by Shawn Hartmann to go into closed session for real estate, personnel, and litigation at 6:08 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.

Moved by Butch Eley seconded by Matt Fong to come out of closed session at 7:33 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.

Moved by Butch Eley seconded by Jeniffer Beahm there being no further business to adjourn at 7:33 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)