

CITY OF HASTINGS, NEBRASKA
MINUTES OF CITY COUNCIL SPECIAL MEETING
Tuesday, January 17, 2023

Pursuant to due call and notice thereof, a Special 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 January 17, 2023.

The meeting was called to order at 5:15 p.m. in Special Session by Mayor Stutte with the following members present: Matt Fong, Shawn Hartmann, Marc Rowan, Joy Huffaker, Brad Consbruck, Steve Huntley. Absent: Butch Eley, Jeniffer Beahm.

The following City Officials were present: City Administrator, Shawn Metcalf; City Attorney, Jesse Oswald; Utility Manager, Kevin Johnson; City Clerk, Kimberly Jacobitz; Police Chief, Adam Story; Parks & Recreation Director, Jeff Hassenstab; Information Technology Director, Erik Nielsen; Director of Engineering, Lee Vrooman; Director of Human Resources, Lori Hartman; Museum Director, Teresa Kreutzer-Hodson; Library Director, Amy Dissmeyer; Environmental Engineer, Marty Stange; Development Services, Kevin Kubo.

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

Moved by Matt Fong seconded by Shawn Hartmann to adopt current agenda for the January 17, 2023 Special Meeting. Roll Call: Ayes: Matt Fong, Shawn Hartmann, Marc Rowan, Joy Huffaker, Brad Consbruck, Steve Huntley. Nays: None. Absent: Butch Eley, Jeniffer Beahm. The motion carried.

PUBLIC NOTICE - Official Notice of the Special Meeting was published in the Hastings Tribune on Saturday, January 14, 2023. 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.

AGENDA ITEMS

1. Moved by Shawn Hartmann seconded by Joy Huffaker to approve Resolution No. 2023-04 approving application for Rural Workforce Housing Land Development funds for project located at "D" Street and Cedar Avenue. Randy Chick, Community Redevelopment Authority (CRA) Director, thanked staff and others for a quick turnaround for the special meeting. In December the City Council agreed to submit a Letter of Intent for this grant. This grant would pay for 50% or more of a development of single family homes. The application is due Thursday, January 19, 2023. Mayor Stutte thanked Randy Chick and city staff for getting this ready to go out. Randy stated that the best use of the ground would be to build duplex-style townhomes, for single families. This area would need to be rezoned, if we move forward. There is currently a person living in a house on the property. The person living in the house is on a month-to-month rent. This grant will not allow us to displace anyone. The scope of the project would be reduced, if necessary. This is not low-income housing. This is workforce housing, and there are no income restrictions. We do have rental caps on the units. The city is the applicant for the grant and the CRA would spearhead the project. CRA would prepare the land and then find a local developer. Hastings Economic Development Corporation has to provide some funding from their Rural

Workforce Housing Loan Fund. CRA has approximately three years to develop the land from the date of grant award. Randy stated that anytime you have competing homes, people have to choose to pay more or less for a house in a certain area. The American Rescue Plan Act (ARPA) funds are funneled down through the State, for a variety of uses. This is a qualified census tract, which means someone deemed the people in this area to have been disproportionately impacted from the COVID pandemic. We can't utilize the funds in any other area. We will provide a smaller starter home that is not available in other areas. We are trying to do the best dollar usage, so it can be single homes or duplexes. Roll Call: Ayes: Matt Fong, Shawn Hartmann, Marc Rowan, Joy Huffaker, Brad Consbruck, Steve Huntley. Nays: None. Absent: Butch Eley, Jeniffer Beahm. The motion carried.

Moved by Shawn Hartmann seconded by Steve Huntley there being no further business to come before the council to adjourn at 5:28 P.M. Roll Call: Ayes: Matt Fong, Shawn Hartmann, Marc Rowan, Joy Huffaker, Brad Consbruck, Steve Huntley. Nays: None. Absent: Butch Eley, Jeniffer Beahm. The motion carried.

APPROVED:

Corey Stutte, Mayor

ATTEST:

Kimberly S. Jacobitz, City Clerk

(S E A L)