

CITY OF HASTINGS, NEBRASKA
MINUTES OF CITY COUNCIL REGULAR MEETING
Monday, November 13, 2023

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 Municipal Airport, 3300 W. 12th Street, on November 13, 2023.

The meeting was called to order at 5:30 p.m. in Regular Session by Mayor Stutte with the following members present: Steve Huntley, Jeniffer Beahm, Brad Consbruck, Butch Eley, Marc Rowan, Shawn Hartmann, Matt Fong. Absent: Joy Huffaker.

The following City Officials were present: City Administrator, Shawn Metcalf; City Attorney, Jesse Oswald; Director of Energy Production & Supply, Derek Zeisler; City Clerk, Kimberly Jacobitz; Police Chief, Adam Story; Fire Chief, Brad Starling; Parks & Recreation Director, Jeff Hassenstab; Finance Director, Roger Nash; Information Technology Director, Erik Nielsen; Director of Engineering, Lee Vrooman; Director of Development Services, Chad Bunger; Director of Human Resources, Lori Hartman; Museum Director, Teresa Kreutzer-Hodson; Public Information Manager, Tony Herrman; Library Director, Amy Dissmeyer.

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

Moved by Butch Eley seconded by Shawn Hartmann to adopt current agenda for November 13, 2023 Regular Meeting. Roll Call: Ayes: Matt Fong, Shawn Hartmann, Marc Rowan, Butch Eley, Brad Consbruck, Steve Huntley, Jeniffer Beahm. Nays: None. Absent: Joy Huffaker. The motion carried.

PUBLIC NOTICE - Official Notice of the Regular Meeting was published in the Hastings Tribune on Friday, November 10, 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 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 Fong reported that it is Nebraska Library Week. Amy Dissmeyer gave an overview of activities for Nebraska Library Week. Councilmember Rowan stated that he took part in the survey for strategic planning for the City of Hastings. Councilmember Eley reminded everyone of the Celebration of Lights being held downtown this Thursday.

CITIZEN COMMUNICATIONS:

Peg Wallace, 2825 N Columbine, spoke on item 1(c) claims and payroll.

MAYOR'S COMMUNICATIONS:

Thanks to staff for the work in making the move out to the airport for meetings.

Mayor Stutte recognized service anniversaries for Richard Fuller, Street, 25 years, and Darren Parr, Street, 5 years.

Mayor Stutte read a proclamation for Hastings Family Caregiver's Month. Jinx Hackler spoke on behalf of the South Central Town Hall Caregiver Coalition.

A Boy Scout from Troop 207 was in attendance, working toward a merit badge.

CONSENT AGENDA:

1. All Consent Items.

Moved by Shawn Hartmann seconded by Matt Fong to approve all consent items as presented. Shawn Hartmann withdrew his motion and Matt Fong withdrew his second.

Moved by Matt Fong seconded by Marc Rowan to approve the consent agenda, removing items 1(e) and 1(f). Roll Call: Ayes: Matt Fong, Shawn Hartmann, Marc Rowan, Butch Eley, Brad Consbruck, Steve Huntley, Jeniffer Beahm. Nays: None. Absent: Joy Huffaker. The motion carried.

(a) Approval of the minutes of the Council Meeting of October 23, 2023

(b) Approval of the minutes of the Worksession of October 16, 2023

(c) Approval of claims and payroll except the claim of Eldon's Automotive Repair

(d) Approval of Work Order EL-262, installation of one PH UGD electric line and transformer for a new hanger at Hastings Municipal Airport

(g) Approval of Release of Easements on Lots 1 and 5, Showboat Condos Addition

(e) Moved by Matt Fong seconded by Butch Eley to approve invoice from Pacha Soap Company in the amount of \$600,954.70 for Community Development Block Grant Project 22-ED-003, Economic Development. Chad Bunger spoke with Lori Ferguson of South Central Economic Development District (SCEDD), who is handling grant administration on this project. In December of last year, an application was made and approved by the City Council to fund working capital on equipment for Pacha. The grant is passed from the state to the city to Hastings Economic Development Corporation (HEDC), to distribute to the grant recipient. He explained the zero-interest loan. As the funds are paid back to HEDC, it is defederalized and becomes a revolving loan. A portion of the loan is forgivable if they continue to meet grant requirements. SCEDD and State have oversight of the requirements being met by the grant recipient. Once the funds are defederalized, the money goes back to be loaned out by HEDC. Shannon Landauer, HEDC, stated those are federal dollars that come to the state. The state awards the grant. The grant has to go to a government entity (City of Hastings). HEDC has a subrecipient agreement with the City, so they are the recognized development organization to oversee it. HEDC does not collect administration, and they are not reimbursed for time. Every dollar collected goes back into the loan program and recirculated throughout the community. There is a loan guideline, and HEDC is audited twice a year by the state for activities on those funds. Those are restricted funds that have to accomplish what is set out in the guidelines. There is no net gain to HEDC, it is just a service to provide to our community. Roll Call: Ayes: Matt Fong, Shawn Hartmann, Marc Rowan, Butch Eley, Brad Consbruck, Steve Huntley, Jeniffer Beahm. Nays: None. Absent: Joy Huffaker. The motion carried.

(f) Moved by Shawn Hartmann seconded by Butch Eley to approve the request for Community Development Block Grant (CDBG) funds Drawdown #2, in the amount of \$210,000 for CDBG Project 22-ED-003 (Pacha Soap). Roll Call: Ayes: Matt Fong, Shawn Hartmann, Marc Rowan, Butch Eley, Brad Consbruck, Steve Huntley, Jeniffer Beahm. Nays: None. Absent: Joy Huffaker. The motion carried.

REGULAR AGENDA:

2. Unfinished Business of Preceding Meeting.

None.

3. Public Hearings.

None.

4. General Business.

(a) Moved by Shawn Hartmann seconded by Steve Huntley to approve of claim of Eldon's Automotive Repair in the amount of \$112.10 (City). Roll Call: Ayes: Matt Fong, Shawn Hartmann, Marc Rowan, Butch Eley, Brad Consbruck, Steve Huntley, Jeniffer Beahm. Nays: None. Absent: Joy Huffaker. The motion carried.

(b) Moved by Butch Eley seconded by Jeniffer Beahm to approve Final Plat of Showboat Condos Addition, generally located to the southeast of the intersection of U.S. Highway 6 and Showboat Boulevard, Hastings, Nebraska. Chad Bunger spoke on this item. This item was brought to you first as an annexation and preliminary plat on September 11th. This meets all the conditions, after minor revisions. The Planning Commission recommended approval of the Final Plat by a vote of 7-0 at the October 18, 2023 meeting. Roll Call: Ayes: Matt Fong, Shawn Hartmann, Marc Rowan, Butch Eley, Brad Consbruck, Steve Huntley, Jeniffer Beahm. Nays: None. Absent: Joy Huffaker. The motion carried.

(c) Moved by Shawn Hartmann seconded by Matt Fong to approve the Preliminary/Final Plat for Hastings Medical Park I Building, west of North Kansas Avenue and east of St. Joseph Avenue, Hastings, Nebraska. Chad Bunger spoke on this item. This item was originally scheduled to be considered by the City Council at the July 10, 2023 meeting, along with a request regarding the plan modification of the Redevelopment Plan No. 7 for a new development on the associated property. The applicant asked for both items to be pulled from that meeting's agenda for undisclosed reasons. This plat lays out two lots: one being where the existing medical building is and the other for a future building. We don't know the future building plans, except that it is a future development. The Planning Commission recommended approval 7-0 at their June 19, 2023 meeting. Roll Call: Ayes: Matt Fong, Shawn Hartmann, Marc Rowan, Butch Eley, Brad Consbruck, Steve Huntley, Jeniffer Beahm. Nays: None. Absent: Joy Huffaker. The motion carried.

(d) Moved by Butch Eley seconded by Shawn Hartmann to approve Work Order #1 with Garver LLC for the Hastings Municipal Airport Apron Rehabilitation Project AIP #3-31-0040-021 with FAA Concurrence. Butch Eley withdrew his motion, Shawn Hartmann withdrew his second.

Moved by Butch Eley seconded by Shawn Hartmann to approve Work Order #1 with Garver LLC for the Hastings Municipal Airport Apron Rehabilitation Project AIP #3-31-0040-021 with FAA Concurrence for the amount of \$138,990. Matt Kuhr, Airport Manager, spoke on this item. The FAA has awarded the City of Hastings funding for the Apron Rehabilitation Project AIP #3-31-0040-021. In order to receive the funding, the City must approve Work Order #1 with Garver LLC. This project has been included in the Airport CIP and has been approved by the NDOT division of aeronautics and the Nebraska Aeronautics Division. This project is a 90/10 (90% Federal Funds) (10% local already in Budget) project. We received concurrence from FAA/NDA. The main portion of the apron on the south end of the field has not been rehabilitated in a long time and is in need of repair. Roll Call: Ayes: Matt Fong, Shawn Hartmann, Marc Rowan, Butch Eley, Brad Consbruck, Steve Huntley, Jeniffer Beahm. Nays: None. Absent: Joy Huffaker. The motion carried.

(e) Reviewing draft City of Hastings Affordable Housing Plan, dated October 27, 2023, created by Marvin Planning Consultants and Community Planning Insights. Chad Bunger spoke on this item. This is intended to discuss the draft of the City of Hastings Affordable Housing Plan, created by Marvin Planning Consultants and Community Planning Insights. City staff would appreciate feedback and comments on the draft plan. This document is intended to meet the requirements of the Municipal Density and Missing Middle Housing Act, which was approved in 2020. It is an unfunded mandate that the City adopts to send to the State. We folded this project

in with the comprehensive plan to help draft this. We are under a tight deadline, as this must be adopted by January 1, 2024 or the Act would require the community to override several of our zoning regulations on single family zoning districts. We are working with the community to make sure it is what we need.

Aaron Sorrell, Community Planning Insights (CPI), spoke to the group via video feed. This plan will be a sub-chapter of the Comprehensive Plan. We tried to quantify the needs in Hastings historically, along with what we anticipate over the next five years for job growth that would determine future demand, and address the requirements of the mandate. Hastings shares similarities in that there is a drastic need for housing. After 2008, the mortgage meltdown took out a lot of family home builders. There are not as many trade people as needed, along with high costs. The difference is that some communities are more proactive in being a part of the solution than others from a public finance perspective. The definition of affordable housing was discussed, being 80% of AMI. He stated at the end of the day, affordable housing is what you can afford and it is different for people. Chad Bunger stated that his opinion is to see it as finding the full spectrum, not just the 80%.

5. Ordinances and Resolutions.

(a) Moved by Shawn Hartmann seconded by Matt Fong to approve Resolution No. 2023-36 approving the use of Hastings Police Department premises located at 317 S Burlington Avenue in Hastings NE for State's Traffic Signal Network. Lee Vrooman spoke on this item. The NDOT will install two small transmitters on the tower at the Police Station and connect them to a Nebraska Department of Transportation (NDOT) server that will be located inside the Police Station server room. This will allow for sequencing and coordination of traffic signals along with the ability for NDOT staff to access their equipment remotely. The City's IT, Police, Engineering and Attorney have all reviewed the agreement and placement of equipment and find it acceptable. We do not receive money from NDOT for this. Roll Call: Ayes: Matt Fong, Shawn Hartmann, Marc Rowan, Butch Eley, Brad Consbruck, Steve Huntley, Jeniffer Beahm. Nays: None. Absent: Joy Huffaker. The motion carried.

(b) ORDINANCE NO. 4748 AMENDING SECTION 2-501 OF THE OFFICIAL CITY CODE TO ADD ASSISTANT CITY ADMINISTRATOR TO THE LIST OF DEPARTMENT HEADS

Moved by Butch Eley seconded by Shawn Hartmann to approve Ordinance No. 4748 to amend Section 2-501 of the official City Code to add Assistant City Administrator to the list of department heads. Shawn Metcalf spoke on this item. Department heads are appointed by the Mayor with consent of the majority of council. Based on the role and responsibility of this position, it is important for this position to be appointed and supported by City Council. Some residents would appreciate extra scrutiny of the position, since it is important to the public. The hiring process would be longer with this ordinance in place. Shawn informed the council of interviews being held on Friday for this position. He views this position at the same level as current department heads. Residents would appreciate extra scrutiny, since it is important to the public. It is nice to have the support of the City Council as a new position. The negative is that it would be a longer process for hiring. It is important that the council makes the determination. Mayor Stutte agreed with the importance of this being a department head level position in the City Code.

The group discussed concerns about having the Assistant City Administrator appointed by the City Council, since that position will work directly under the City Administrator. Shawn Metcalf explained that adding them to the list of department heads would be the same process for hiring and termination as with other department heads. He agreed that it might be easier for him to have the power to hire and terminate, and not have to go before council for approval. He is

seeking the council's input on their preference. Mayor Stutte stated that if the City Administrator is on vacation, the Assistant City Administrator would be acting City Administrator. Because of that, it would be appropriate for oversight and backing from the council.

Shawn explained the timeline for hiring the Assistant City Administrator. Candidate interviews are scheduled for this Friday. If this is approved tonight, council could expect the name to come before them for approval in the near future. If we wait to have further discussion, then it might come into play when offering the position. Time is of the essence in hiring this position, so it was stated that Shawn Metcalf could make an appointment without a decision from the council.

Roll Call: Ayes: Shawn Hartmann. Nays: Matt Fong, Marc Rowan, Butch Eley, Brad Consbruck, Steve Huntley, Jeniffer Beahm. Absent: Joy Huffaker. The motion failed.

6. Final Passage of Ordinances.

None.

7. Appointments.

None.

8. Miscellaneous and Other Business.

None.

Moved by Steve Huntley seconded by Butch Eley there being no further business to come before the council to adjourn at 6:42 P.M. Roll Call: Ayes: Matt Fong, Shawn Hartmann, Marc Rowan, Butch Eley, Brad Consbruck, Steve Huntley, Jeniffer Beahm. Nays: None. Absent: Joy Huffaker. The motion carried.

APPROVED:

Corey Stutte, Mayor

ATTEST:

Kimberly S. Jacobitz, City Clerk

(S E A L)