

CITY OF HASTINGS, NEBRASKA
MINUTES OF CITY COUNCIL WORKSESSION
Monday, February 19, 2024

Pursuant to due call and notice thereof, a Worksession Meeting of the City Council of the City of Hastings, Nebraska was conducted at the Hastings Municipal Airport, 3300 W. 12th Street, on February 19, 2024.

The Worksession Meeting was called to order at 5:30 p.m. by Council President Matt Fong with the following members present: Steve Huntley, Joy Huffaker, Shawn Hartmann, Brad Consbruck, Marc Rowan. Absent: Jeniffer Beahm, Butch Eley.

City Officials Present: Mayor Corey Stutte, Shawn Metcalf, Mark Funkey, Jesse Oswald, Lori Vorderstrasse, Adam Story, Brad Starling, Erik Nielsen, Kevin Johnson, Roger Nash, Jeff Hassenstab, Lee Vrooman, Teresa Kreutzer-Hodson, Amy Hafer, Marty Stange, Tony Hermann, Lori Hartman, Chad Bunger, Kevin Kubo, Anthony Murphy.

Others Present: Troy Keilig, CMBA

Pledge of Allegiance.

Moved by Shawn Hartmann seconded by Joy Huffaker to adopt the current agenda for the February 19, 2024 City Council Worksession. Roll Call: Ayes: Steve Huntley, Brad Consbruck, Joy Huffaker, Marc Rowan, Shawn Hartmann, Matt Fong. Nays: None. Absent: Jeniffer Beahm, Butch Eley. The motion carried.

Official Notice of the Worksession was published in the Hastings Tribune on Friday, February 16, 2024. 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 and a current copy of the Nebraska Open Meetings Act is posted and accessible to members of the public.

Discussion of renderings of City Council Chambers and City Hall building exterior.

Shawn Metcalf, City Administrator, began with an overview of key changes. He mentioned the following elements: moving the main entrance to the east side for a better focal point into City Hall, the Development Services Department, Finance and Administration would be occupying the building with two extra offices in each department for growth, Development Services located on first floor along with the council chambers, restrooms and meeting rooms, council chambers will be increased to 97 seats for public, there will be a section for IT and media, overflow room with TV, staff will be located all together in the council chambers for a better experience at meetings, Finance and Administration on second floor, maximized the space with additional conference areas and offices. He indicated the main focus at this time is on the design, exterior and interior. He stated with input from today, the goal would be for Council to vote on the design at the March 11th City Council meeting.

Troy Keilig, CMBA, reviewed the options before Council.

Option 1 black exterior - elevator located behind black element, main entrance located on east side of building, outdoor seating, windows all replaced with energy efficient windows, open up the stairway for safety reasons, tie west side to the front (east side) of building, will salvage as much as they can of existing materials but some of it is delicate, for security reasons, the west side is employee entrance only and the mail boxes will be located in this entrance, current

elevator would be removed

Option 2 white exterior - creating more windows at the front entrance, can see people approaching from in and outside, stone or metal panels have not been determined yet due to cost being a factor in that decision, will use natural elements such as marble or stone to keep with the existing look

Option 2 black interior (council chambers) - dark marble, logo would be metal cutout

Option 1 white interior (council chambers) - marble, nice but not over the top

Interior main entrance - kiosk for public

Councilmember Rowan questioned the windows around the stairwell and the windows around the front entrance and their importance. Mr. Keilig explained that it is for security reasons regarding visibility. Councilmember Fong stated he liked reorienting the direction of the building to utilize the existing parking lot and felt that would be helpful. Councilmember Fong asked if either option was more expensive. Mr. Keilig indicated they were cost neutral. Councilmember Fong asked that the renderings be put on the city website for public to review. Mr. Metcalf asked if the Council would like a survey done. Councilmember Fong indicated he would be happy with either option. Councilmember Huntley suggested having an open house for citizens to come and state what they like. Councilmember Rowan stated he likes the marble and appreciated the reusing of it. It was the consensus of the Council to have Shawn set up a community open house for additional feedback.

Discussion on Delegated Authority.

Mr. Metcalf indicated they were taking a different approach to delegated authority with a pilot program which they would implement and then monitor the developers that are using it and after a year, do a survey and see how it is working for them. He stated it is easy to stop and start delegated authority, so why not give it a try for a year and then revert back if it isn't working.

Brad Starling, Fire Chief, stated they have talked about delegated authority off and on for 30+ years and they've hired an additional inspector. He indicated he thinks it is a good option and that delegated authority would make a more streamlined process, and that all it takes is a letter to the State Fire Marshal and giving it up would be the same. Councilmember Fong asked Chief Starling to explain what delegated authority does and provides for the community. Chief Starling stated that every building in Nebraska is covered by the state fire code and if you are in a jurisdiction that has adopted a local code, you are governed by local and state codes. He told Council that delegated authority allows the local to govern both codes and contractors don't have to coordinate with a state inspector. Councilmember Fong stated it would be a benefit and a more efficient process for developers, so they have one point of contact. Chief Starling indicated they wouldn't be looking at a huge workload increase, they are already out there inspecting. Councilmember Fong asked if any adjustments needed to be made to our code. Chief Starling indicated no changes needed to be made.

Councilmember Consbruck questioned just adopting one code. Chief Starling stated that the International Fire Code is a companion code to the International Building Code so to unadopt the city fire code just wouldn't make sense because there are many fire components that are in the building code. He indicated that most communities in the state have adopted the International Code series, which includes the International Fire Code and International Building Code. Chad Bunker, Development Services Director, spoke regarding the Development Services aspect. He indicated he didn't feel it was fair to compare city code to state code with

them being different codes and different years with the state following 2012 code and the city following 2018 code. He indicated that essentially what they are asking is that with delegated authority they would just focus on the city's code and wouldn't have to largely incorporate the state's fire code. Councilmember Consbruck asked about using one or the other code so there is no conflict. Chief Starling stated they would be able to look for solutions from both codes. He indicated to Council that he felt the delegated authority system is better and that it will eliminate coordination, streamline and really make the experience for the customer smoother.

Councilmember Huntley asked what communities have delegated authority. Chief Starling indicated Grand Island, Scottsbluff, North Platte, Norfolk, Lincoln, Omaha and Beatrice. Mayor Stutte asked about the ISO rating and its relation to the International Fire Code. Chief Starling stated that the adopted fire code does have an impact. He stated the more current the code and the fact that we have an adopted code gives us points towards the ISO rating. Mayor Stutte questioned if the higher rating is a benefit to home owners on their insurance. Chief Starling indicated that it is.

Councilmember Fong asked for thoughts from Development Services regarding any feedback they have received from developers. Mr. Bunger stated that the Development Services Department, Fire Department and the State Fire Marshal's office strive to work closely together to eliminate confusion to provide an unified message when it comes to plan review and inspections. He stated he thought it would make things smoother if one agency handled things. Councilmember Consbruck asked if delegated authority is more for new builds and remodels. Chief Starling indicated that would be the primary areas but also health facility inspections, fuel storage tanks and day care inspections. Councilmember Consbruck asked about annual inspections. Chief Starling stated that local priority inspections are based on life safety threats, plan review for new builds and remodels and complaints about a safety hazards. He stated that they don't really get to touch annual inspections right now. Chief Starling told Council they wouldn't need to add personnel for delegated authority.

Councilmember Fong stated they would not make a decision tonight but bring this back to a Council meeting in the next month for a one year trial period and during that time they would institute some surveys to solicit feedback to then make an ultimate decision to continue or cease delegated authority and go back to a dual authority inspection process. He then asked about the timeline for the decision coming back to Council. Chief Starling indicated there was no timeline, the only ones waiting are the builders and developers in the community. Mr. Metcalf indicated that in the near future it would come to Council for a vote. Councilmember Huntley suggested bringing it back for another worksession and maybe reach out to contractors or developers for their input. Mr. Metcalf indicated that they have information already from developers and that maybe the best way to go about that is to compile the information and send it to Council and then bring it to Council after that for a vote.

Moved by Steve Huntley seconded by Shawn Hartmann there being no further business to come before the Council, the meeting was adjourned at 6:33 p.m. Roll Call: Ayes: Steve Huntley, Brad Consbruck, Joy Huffaker, Marc Rowan, Shawn Hartmann, Matt Fong. Nays: None. Absent: Jeniffer Beahm, Butch Eley. The motion carried.