

CITY OF HASTINGS, NEBRASKA
MINUTES OF CITY COUNCIL REGULAR MEETING
Monday, March 11, 2024

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 West 12th Street, on March 11, 2024.

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, Joy Huffaker, Marc Rowan, Shawn Hartmann, Matt Fong. Absent: None.

The following City Officials were present: City Administrator, Shawn Metcalf; Asst. City Administrator, Mark Funkey; Utility Manager, Kevin Johnson; City Clerk, Kimberly Jacobitz; Police Chief, Adam Story; Fire Chief, Brad Starling; 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; Safety Director, Trent Clark; Library Director, Amy Dissmeyer.

The Pledge of Allegiance to the Flag of the United States of America was recited.

Moved by Butch Eley seconded by Shawn Hartmann to adopt current agenda for March 11, 2024 Regular Meeting. Roll Call: Ayes: Steve Huntley, Jeniffer Beahm, Brad Consbruck, Butch Eley, Joy Huffaker, Marc Rowan, Shawn Hartmann, Matt Fong. Nays: None. Absent: None. The motion carried.

PUBLIC NOTICE - Official Notice of the Regular Meeting was published in the Hastings Tribune on Friday, March 8, 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.

COUNCIL COMMUNICATION:

None.

CITIZEN COMMUNICATIONS:

City Hall: Mike Anderson, 1405 South Baltimore; Chuck Holmberg, 717 North Cedar.

Ordinance 4754: Rodney Holling, 1115 W 13th St.

MAYOR'S COMMUNICATIONS:

Mayor Stutte thanked the Street Department for cleanup after the snowstorm last week. He also recognized the following service anniversaries: Rodney Hermann, Utility, 15; Shane Stone, Utility, 15; Angela Spaulding, Utility, 5; Kevin Gawrych, Utility, 15; Samantha Rundle, Library, 5; Daniel Gdowski, Utility, 5; Darren Hofmann, Utility, 30.

CONSENT AGENDA:

1. All Consent Items.

Moved by Shawn Hartmann seconded by Matt Fong to approve all consent items as presented. Roll Call: Ayes: Steve Huntley, Jeniffer Beahm, Brad Consbruck, Butch Eley, Joy Huffaker, Marc Rowan, Shawn Hartmann, Matt Fong. Nays: None. Absent: None. The motion carried.

(a) Approval of the minutes of the Council Meeting of February 27, 2024

(b) Approval of the minutes of the Worksession of February 19, 2024

(c) Approval of claims and payroll

(d) Approval of the request of the Nebraska Chapter of the Antique Airplane Association to utilize city property for Last Saturday Monthly Burger Cookout to be held the last Saturday of the month from

March 30, 2024 to October 26, 2024 at the Hastings Municipal Airport
(e) Approval of Work Order EL-273, installation of a three-phase underground electric line and padmount switch to provide a power source for upcoming maintenance and padmount transformer to serve a new well at Lochland Country Club

REGULAR AGENDA:

2. Unfinished Business of Preceding Meeting.
None.

3. Public Hearings.

(a) Public hearing on the request of Indicator Land & Cattle LLC to change zoning from A, Agricultural District to R-1A, Single Family Large Lot Residential District and to amend the Official Zoning District Map for property commonly addressed as 925 E. 42nd Street, Hastings, Nebraska. Spoke: Bill Primrose (on behalf of Tyler Adams), 2120 West 12th Street. Chad Bunger reported the parent track of land is north of East 42nd Street. The applicant wishes to rezone the odd-shaped track, which is a little over three acres. The lot they designed is too small to be a separate lot in the Agricultural District, so they want to rezone to R-1A. This should not adversely affect other properties. The Comprehensive Plan's Future Plan Use Map from 2009 shows this area to be suburban residential. This item was heard by the Hastings Planning Commission on February 20, 2024, with a recommended approval of the rezoning request to City Council by a vote of 7-0.

ORDINANCE NO. 4755 AMENDING THE OFFICIAL ZONING DISTRICT MAP TO CHANGE ZONING FROM A, AGRICULTURAL DISTRICT TO R-1A, SINGLE FAMILY LARGE LOT RESIDENTIAL DISTRICT AND TO AMEND THE OFFICIAL ZONING DISTRICT MAP FOR PROPERTY COMMONLY ADDRESSED AS 925 E. 42ND STREET, HASTINGS, NEBRASKA

Said Ordinance was read by title and thereafter Councilmember Matt Fong moved for passage of the ordinance, which motion was seconded by Councilmember Shawn Hartmann. Upon roll call vote the following Councilmembers voted Ayes: Steve Huntley, Jeniffer Beahm, Brad Consbruck, Butch Eley, Joy Huffaker, Marc Rowan, Shawn Hartmann, Matt Fong. Nays: None. Absent: None. The motion carried.

Councilmember Shawn Hartmann moved that the statutory rule requiring reading on three different days be suspended; Councilmember Butch Eley seconded the motion to suspend the rules and upon roll call vote the following Councilmembers voted Ayes: Steve Huntley, Jeniffer Beahm, Brad Consbruck, Butch Eley, Joy Huffaker, Marc Rowan, Shawn Hartmann, Matt Fong. Nays: None. Absent: None. The motion to suspend the rules was adopted by three fourths vote of the Council and the statutory rule was declared suspended for consideration of said ordinance. The ordinance is declared to be lawfully adopted upon publication as required by law.

4. General Business.

(a) Moved by Butch Eley seconded by Shawn Hartmann to approve Professional Services/Consultant Agreement with South Central Economic Development District, Inc. (SCEDD) for Community Development Block Grant 24-ED-001 grant administration in the amount of \$10,000. Sharon Ferguson, SCEDD, stated that the City of Hastings has been awarded a Community Development Block Grant (CDBG) Economic Development grant of \$1,010,000.00 to provide economic development assistance to Noah's Ark Processors d/b/a WR Reserve. The City is required to utilize the services of a CDBG certified administrator to provide general administration services for the project. A contract between SCEDD and the City is being submitted to provide stated general administration services for the project. SCEDD has certified administrators on staff to provide services and no procurement is required. The contract amount is \$10,000.00 and funds are provided through the grant as funded by the Dept. of Economic Development. Roll Call: Ayes: Steve Huntley, Jeniffer Beahm, Brad Consbruck, Butch Eley, Joy Huffaker, Marc Rowan, Shawn Hartmann, Matt Fong. Nays: None. Absent: None. The motion carried.

(b) Moved by Matt Fong seconded by Shawn Hartmann to approve exterior design option #1 and interior options with darker wood and darker backdrop. Shawn Metcalf stated that between the open house on Monday March 4th and the survey on Engagement HQ, there were 112 responses. Recommendation is based on the most votes for Option 1 for the exterior and dark wood, dark backdrop for the interior. The appearance would be more professional, progressive, and welcoming. Mayor Stutte stated the city hall project was approved to move forward with design on Sept 25, 2023. Roger Nash explained the multiple options the City would have to pay for the project. Lee Vrooman reported that the timeline is to have the design wrapped up in May to get bids in June for the budget. Chad Bunker reported on the EngageHastings demographics, showing 156 visitors to the project. There were 74 contributors, with many folks living in the city or working or owning a business in the city. It appears 11 of them were city registered, but the rest were private citizens. Roll Call: Ayes: Steve Huntley, Jeniffer Beahm, Brad Consbruck, Butch Eley, Joy Huffaker, Marc Rowan, Shawn Hartmann, Matt Fong. Nays: None. Absent: None. The motion carried.

5. Ordinances and Resolutions.

(a) ORDINANCE NO. 4754 AMENDING SECTIONS 30-1301 THROUGH 1308 AND 29-308 OF HASTINGS CITY CODE TO CHANGE THE PLUMBERS, GAS, AND MECHANICAL INSTALLERS EXAMINATION BOARD TO THE PLUMBERS, GAS, AND MECHANICAL INSTALLERS ADVISORY BOARD AND TO UPDATE THE CITY'S EXAMINATION AND LICENSURE PROCESS AND CORRESPONDING CHANGES TO THE ELECTRICAL CODE

Chad Bunker reported that Development Services has been working to make needed improvements to our licensing procedures and to better utilize the commitment by members of the Plumbers, Gas, and Mechanical Installers Examination Board. The proposed amendments are an attempt to streamline the process. First is to change licensing requirements to streamline that any tradesperson that has a license with any other first-class city, they qualify for licensing in Hastings as well. We worked hard to get a reciprocating agreement with Kearney and Grand Island, but it has not happened. We are working on training opportunities, so they don't have to go out of town. There are plenty of opportunities for going online to get the training. If a plumber is a licensed septic installer, we will accept those types of training. We want them recognized for being a trained professional. We are changing to a calendar cycle for licensing. We worked with the board throughout last year on changes. We met in December with a number of plumbers to propose the changes. We are changing the function of the board to advisory. This is step one of several changes we are looking at for our City Code. Chad explained the slight differences in codes used by Kearney and Grand Island. If contractors do work in Hastings, they must follow our codes. We would need to do a lot of staff training if we changed what code we are following. City inspectors are not installers or designers, but they are checking to make sure code is followed correctly. Master plumbers in other communities are at the same level as master plumbers in Hastings. Mike Hansen, City Plumbing and Mechanical Board, spoke on the subject. The reason we are on IPC as opposed to the UPC has to do with the fire code when it was changed. There is no state license for plumbing. Several years ago, the City changed to the Uniform Plumbing Code, but switched back after one year because it was not liked. Kevin Kubo, Chief Building Inspector, stated that 1st Class cities are about a 50/50 split between using IPC and UPC codes. Kevin looked at all 1st Class cities in Nebraska for licenses, procedures, and requirements. Grand Island and Kearney were the most restrictive. Chad stated that the licensing renewal is May 1st, unless we adopt the ordinance, which changes it to a calendar year. This ordinance will add six hours of training for licensees. Electricians already require eight credit hours.

Said Ordinance was read by title and thereafter Councilmember Shawn Hartmann moved for passage of the ordinance, which motion was seconded by Councilmember Butch Eley. Upon roll call vote the following Councilmembers voted Ayes: Steve Huntley, Jeniffer Beahm, Brad Consbruck, Butch Eley, Joy Huffaker, Marc Rowan, Shawn Hartmann, Matt Fong. Nays: None. Absent: None. The motion carried.

Councilmember Matt Fong moved that the statutory rule requiring reading on three different days be suspended; Councilmember Shawn Hartmann seconded the motion to suspend the rules and upon roll call vote the following Councilmembers voted Ayes: Steve Huntley, Jeniffer Beahm, Brad Consbruck, Butch Eley, Joy Huffaker, Marc Rowan, Shawn Hartmann, Matt Fong. Nays: None. Absent: None. The motion to suspend the rules was adopted by three fourths vote of the Council and the statutory rule was declared suspended for consideration of said ordinance. The ordinance is declared to be lawfully adopted upon publication as required by law.

(b) Moved by Matt Fong seconded by Shawn Hartmann to approve Resolution No. 2024-07 Accepting the work and the Certificate of the City Engineer in Water Extension District No. 2022-2 Lakeview 10th Addition. Lee stated this action formally accepts the work and finalizes the cost of the water extension district. The total cost of Water Extension District 2022-2 is \$180,335.21. Of this total cost, \$8,045.26 is General Obligation that will be paid by the City of Hastings and \$172,289.95 will be assessed to the adjacent property owners included in the district. The General Obligation for this project is the portion of the water main that is in the intersections and Right-of-Way. Roll Call: Ayes: Steve Huntley, Jeniffer Beahm, Brad Consbruck, Butch Eley, Joy Huffaker, Marc Rowan, Shawn Hartmann, Matt Fong. Nays: None. Absent: None. The motion carried.

(c) Moved by Shawn Hartmann seconded by Steve Huntley to approve Resolution No. 2024-08 accepting the schedule of assessments as prepared by the City Engineer for special assessments proposed to be levied in Water Extension District No. 2022-2 Lakeview 10th Addition and setting a hearing date relative to the levy of said special assessments. This action accepts the schedule of assessments for Water Extension District 2022-2, and sets up the hearing date for the Board of Equalization for April 22, 2024. Agenda attachments detail the assessment for each property in the district. Subsequent action will be required at the April 22nd meeting to finalize the assessments. Notices will be sent to each property owner in the district informing them of the date of the public hearing for the Board of Equalization. Roll Call: Ayes: Steve Huntley, Jeniffer Beahm, Brad Consbruck, Butch Eley, Joy Huffaker, Marc Rowan, Shawn Hartmann, Matt Fong. Nays: None. Absent: None. The motion carried.

(d) Moved by Butch Eley seconded by Shawn Hartmann to approve Resolution No. 2024-09 Accepting the work and the Certificate of the City Engineer in Sewer Extension District No. 2022-1 Lakeview 10th Addition. Lee Vrooman stated this action formally accepts the work and finalizes the cost of the sewer extension district. The total cost of Sewer Extension District 2022-1 is \$142,205.71. Of this total cost, \$6,872.51 is General Obligation that will be paid by the City of Hastings and \$135,333.20 will be assessed to the adjacent property owners included in the district. General Obligation for this project is the portion of the sewer main that is in the intersections and Right-of-Way. Roll Call: Ayes: Steve Huntley, Jeniffer Beahm, Brad Consbruck, Butch Eley, Joy Huffaker, Marc Rowan, Shawn Hartmann, Matt Fong. Nays: None. Absent: None. The motion carried.

(e) Moved by Shawn Hartmann seconded by Matt Fong to approve Resolution No. 2024-10 Accepting the schedule of assessments as prepared by the City Engineer for special assessments proposed to be levied in Sewer Extension District No. 2022-1 Lakeview 10th Addition and setting a hearing date relative to the levy of said special assessments. This action accepts the schedule of assessments for Sewer Extension District 2022-1, and sets up the hearing date for the Board of Equalization for April 22, 2024. Agenda attachments detail the assessment for each property in the district. Subsequent action will be required at the April 22nd meeting to finalize the assessments. Notices will be sent to each property owner in the district informing them of the date of the public hearing for the Board of Equalization. Roll Call: Ayes: Steve Huntley, Jeniffer Beahm, Brad Consbruck, Butch Eley, Joy Huffaker, Marc Rowan, Shawn Hartmann, Matt Fong. Nays: None. Absent: None. The motion carried.

(f) Moved by Jeniffer Beahm seconded by Steve Huntley to approve Resolution No. 2024-11 Accepting the work and the Certificate of the City Engineer in Street Improvement District No. 2022-

2 Lakeview 10th Addition. Lee Vrooman reported this action formally accepts the work and finalizes the cost of the street improvement district. The total cost of Street Improvement District 2022-2 is \$384,312.10. Of this total cost, \$20,638.80 is General Obligation that will be paid by the City of Hastings and \$363,673.30 will be assessed to the adjacent property owners included in the district. General Obligation for this project is the portion of the street that is in the intersections. Roll Call: Ayes: Steve Huntley, Jeniffer Beahm, Brad Consbruck, Butch Eley, Joy Huffaker, Marc Rowan, Shawn Hartmann, Matt Fong. Nays: None. Absent: None. The motion carried.

(g) Moved by Matt Fong seconded by Shawn Hartmann to approve Resolution No. 2024-12 Accepting the schedule of assessments as prepared by the City Engineer for special assessments proposed to be levied in Street Improvement District No. 2022-2 Lakeview 10th Addition and setting a hearing date relative to the levy of said special assessments. This action accepts the schedule of assessments for Street Improvement District 2022-2, and sets up the hearing date for the Board of Equalization for April 22, 2024. Agenda attachments detail the assessment for each property in the district. Subsequent action will be required at the April 22nd meeting to finalize the assessments. Notices will be sent to each property owner in the district informing them of the date of the public hearing for the Board of Equalization. Roll Call: Ayes: Steve Huntley, Jeniffer Beahm, Brad Consbruck, Butch Eley, Joy Huffaker, Marc Rowan, Shawn Hartmann, Matt Fong. Nays: None. Absent: None. The motion carried.

6. Final Passage of Ordinances.
None.

7. Appointments.
None.

8. Miscellaneous and Other Business.
None.

Moved by Butch Eley seconded by Shawn Hartmann there being no further business to come before the City Council to adjourn at 6:54 P.M. Roll Call: Ayes: Steve Huntley, Jeniffer Beahm, Brad Consbruck, Butch Eley, Joy Huffaker, Marc Rowan, Shawn Hartmann, Matt Fong. Nays: None. Absent: None. The motion carried.

APPROVED:

Corey Stutte, Mayor

ATTEST:

Kimberly S. Jacobitz, City Clerk

(S E A L)