

CITY OF HASTINGS, NEBRASKA
MINUTES OF CITY COUNCIL REGULAR MEETING
Tuesday, November 12, 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 November 12, 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, Joy Huffaker, Marc Rowan, Shawn Hartmann, Matt Fong. Absent: Butch Eley.

The following City Officials were present: Interim City Administrator, Mark Funkey; City Attorney, Jesse Oswald; City Clerk, Kimberly Jacobitz; Police Chief, Adam Story; Interim Fire Chief, Troy Vorderstrasse; Parks & Recreation Director, Jeff Hassenstab; Finance Director, Roger Nash; Information Technology Director, Erik Nielsen; Director of Engineering, Lee Vrooman; City Planner, Ember Batelaan; Director of Human Resources, Lori Hartman; Museum Director, Teresa Kreutzer-Hodson; Public Information Manager, Tony Herrman; Safety Director, Trent Clark; Information Technology, Kirk Layton; Director of Underground Operations, Brandan Lubken; Library Director, Amy Dissmeyer; Environmental Engineer, Marty Stange.

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

Moved by Shawn Hartmann seconded by Matt Fong to adopt current agenda for the November 12, 2024, Regular Meeting. Roll Call: Ayes: Steve Huntley, Jeniffer Beahm, Brad Consbruck, Joy Huffaker, Marc Rowan, Shawn Hartmann, Matt Fong. Nays: None. Absent: Butch Eley. The motion carried.

PUBLIC NOTICE - Official Notice of the Regular Meeting was published in the Hastings Tribune on Friday, November 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:

Councilmember Fong gave an update on the recent 5-year Gold Accreditation received by the Hastings Public Library.

CITIZEN COMMUNICATIONS:

Rural Workforce Housing Funds: Terry Anstine, 1011 Loch View Drive, on behalf of the Hastings Economic Development Corporation.

MAYOR'S COMMUNICATIONS:

Mayor Stutte recognized the efforts of the City of Hastings for receiving three Community Development Block Grants (CDBG): Business Improvement District \$435,000, Revive \$480,000, and the Mobile Home Water Connection Project \$335,900 for a total of over \$1.25 million awarded to our community.

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

Mayor Stutte recognized Service Anniversaries for Wyatt Powell, Parks, 5; Tina Whitcomb, Library, 10.

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, Joy Huffaker, Marc Rowan, Shawn Hartmann, Matt Fong. Nays: None. Absent: Butch Eley. The motion carried.

(a) Approval of the minutes of the Council Meeting of October 28, 2024

(b) Approval of the minutes of the Worksession of October 21, 2024

(c) Approval of claims and payroll

(d) Approval of Work Order EL-298, installation of single-phase underground electric lines and padmount transformers for new housing development located at Franklin Avenue and "G" Street

(e) Approval of Work Order GA-386, new 2" x 4" medium pressure gas main behind condos at Motorsport Park Hastings at the intersection of Showboat Boulevard and East South Street

(f) Approval of Work Order EL-300, installation of five post top street lights on G Street at Fairview Villas

REGULAR AGENDA:

2. Unfinished Business of Preceding Meeting.

None.

3. Public Hearings.

(a) Public hearing on the adoption of the City of Hastings Engineering Department 2025-2030 One and Six Year Street Improvement Plan. No public spoke on this item. Lee Vrooman, City Engineer, presented this item. This is the public hearing for the One & Six Year Plan as required by State Statute. Projects in year One of the plan are those that were approved by the City Council in the 2024/25 budget in September. This is a planning document with projects shown in years 2026-2030 being subject to change, with the City Council making the final determination on all projects to be actually constructed through its budgetary process.

Projects in progress or completed:

M Street Paving District

Nebraska Department of Transportation (NDOT) Burlington Avenue traffic signal project.

Asphalt Resurfacing : 7th Street - Chestnut to Crane, Crane Avenue - 5th to 7th, 3rd & 4th Streets - Eastside Blvd to California, Turner Avenue - 12th to 13, Lexington Avenue - 7th to 9th, West 5th Street - Baltimore to Saunders.

Quiet Crossings: Pine and Hastings Avnue construction complete. Lincoln, Denver, & California under contract. Complete design and bid Colorado and Elm Avenue in 2025. Anticipated construction completion in 2026. Complete paperwork and reviews to initiate quiet zone.

Upcoming Projects:

12th Street Corridor Improvements, BNSF Pedestrian Crossing - RAISE Planning Grant, 33rd Street and Osborne Drive West and East Study, Support for Development, Central Hastings Drainage Improvement Design.

Future Projects:

Hastings Southeast Project, 12th Street Corridor Improvements

Moved by Matt Fong seconded by Shawn Hartmann to approve Resolution No. 2024-67 approving the 2025-2030 One and Six Year Street Improvement Plan. Lee Vrooman stated that the Crane and Laird crossing will be addressed when we do improvements to the intersection. He explained that part of the process of getting the RAISE grant is finding out if it is feasible for crossing the Burlington tracks for pedestrians or vehicular traffic. This is step 1 in the grant process. This is a competitive grant application process, so many communities are applying for these funds. The grant application is due in January, then it would take six months to 1 year to get funding. Lee Vrooman stated there will be a public meeting for Phase 1 findings of the storm sewer the first week of December . He also explained that the connection from Brickyard Park area to Marian Road is in the 2-6 year plan.

Roll Call: Ayes: Steve Huntley, Jeniffer Beahm, Brad Consbruck, Joy Huffaker, Marc Rowan, Shawn Hartmann, Matt Fong. Nays: None. Absent: Butch Eley. The motion carried.

(b) Public hearing on the request of Johnson Imperial Homes to change zoning from R-1, Urban Single-Family Residential District to R-2, Mixed Density Neighborhood District for property generally located to the northwest of the intersection of West Lochland Road and Pintail Avenue, Hastings, Nebraska. Speaker For: Chris Wissing, Johnson Imperial Homes, 6204 Quail Ridge Avenue. Ember Batelaan, City Planner, presented this item. This area is off of Lochland Road and Pintail Avenue. The property and surrounding area is a mix of single and two-family residential and highway commercial uses that conforms with the 2009 Comprehensive Plan. There is adequate public infrastructure available in the area to serve the development. The character of the surrounding neighborhood is primarily residential and a duplex would fit the character of the area. The rezoning of the property to R-2 would be compatible with the existing zoning districts in the area.

ORDINANCE NO. 4780 AMENDING THE ZONING DISTRICT MAP TO CHANGE ZONING FROM R-1, URBAN SINGLE-FAMILY RESIDENTIAL DISTRICT TO R-2, MIXED DENSITY NEIGHBORHOOD DISTRICT FOR PROPERTY GENERALLY LOCATED TO THE NORTHWEST OF THE INTERSECTION OF WEST LOCHLAND ROAD AND PINTAIL AVENUE, HASTINGS, NEBRASKA

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

Councilmember Shawn Hartmann moved that the statutory rule requiring reading on three different days be suspended; Councilmember Steve Huntley seconded the motion to suspend the rules and upon roll call vote the following Councilmembers voted Ayes: Steve Huntley, Jeniffer Beahm, Brad Consbruck, Joy Huffaker, Marc Rowan, Shawn Hartmann, Matt Fong. Nays: None. Absent: Butch Eley. 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.

(c) Public hearing on the request of the Community Redevelopment Authority regarding Plan Modification No. 2024-8 to Redevelopment Area #5 for the Cedar Park Redevelopment Project generally located to the southeast of the intersection of East D Street and South Cedar Avenue, Hastings, Nebraska. Speakers For: Evan Clark, Poppe Development Representative; Randy Chick, Community Redevelopment Authority (CRA) representative.

Ember Batelaan, City Planner, presented this item. The project is feasible and conforms with the Comprehensive Plan.

- The project would not be economically feasible without the use of TIF funding. LIHTC funds require a debt service coverage ratio of 1.15%. Without TIF funding, the project is infeasible.
- Because of the infeasibility of the project without TIF funding, the project would most likely not happen without the use of the TIF tool.
- The cost/benefit of the project is in the long-term best interest of the community. The project redevelops a property, which currently has a vacant single-family house into a 58-unit mixed-income multi-family housing development.

Moved by Shawn Hartmann seconded by Jeniffer Beahm to approve Resolution No. 2024-65 approving Plan Modification No. 2024-8 to Redevelopment Area #5 for the Cedar Park Redevelopment Project generally located to the southeast of the intersection of East D Street and South Cedar Avenue, Hastings, Nebraska. Roll Call: Ayes: Steve Huntley, Jeniffer Beahm, Brad Consbruck, Joy Huffaker, Marc Rowan, Shawn Hartmann, Matt Fong. Nays: None. Absent: Butch Eley. The motion carried.

4. General Business.

(a) Moved by Shawn Hartmann seconded by Matt Fong to approve the contract with Capitol Museum Services for the Hastings Museum Kool-Aid Exhibit in the amount of \$883,061.78. Teresa Kreutzer-Hodson presented this item. This is the first phase of a planned revitalization of the second-floor exhibits that Museum staff, Hastings Museum Board, and the Hastings Museum Foundation have been working toward over the past five years. These changes are vital to maintaining relevancy to the community and drawing visitors to Hastings. We have collected a half-cent sales tax for the renovation of the second floor and improve our collection storage. The first phase of this project is to address life safety deficits. It was originally budgeted for \$600,000. Any expenses will be offset by the Hastings Museum Foundation funds, as a pass-through of the budget. The bid was for \$883,061.78. They hope to be done with construction by summer, to be open for Kool Aid Days. Roll Call: Ayes: Steve Huntley, Jeniffer Beahm, Brad Consbruck, Joy Huffaker, Marc Rowan, Shawn Hartmann, Matt Fong. Nays: None. Absent: Butch Eley. The motion carried.

(b) Moved by Jeniffer Beahm seconded by Steve Huntley to approve to submit Letters of Intent for 2024 Rural Workforce Housing Funds from the Nebraska Department of Economic Development. Randy Chick, substituting for Shannon Landauer (HEDC). This is a fund that will be in the community for a long time. After loans are repaid, the funds will turn over to others as loans. The full application is not due until January 2025. The City would be the applicant to apply for the grant. Roll Call: Ayes: Steve Huntley, Jeniffer Beahm, Brad Consbruck, Joy Huffaker, Marc Rowan, Shawn Hartmann, Matt Fong. Nays: None. Absent: Butch Eley. The motion carried.

5. Ordinances and Resolutions.

(a) ORDINANCE NO. 4781 CREATING STREET IMPROVEMENT DISTRICT 2024-1 ELM MEADOWS FIRST SUBDIVISION

Lee Vrooman presented this item. All 4 districts are the same subdivision. Scott Rief with Innate Concepts/Rief Development and Maria Montanez with Lagunas Home Construction both requested and are in favor of creating this district. These two developers comprise 100% of the property owners in the district. This ordinance will create Street Improvement District 2024-1. The project consists of new 6" thick, 32 foot wide concrete paving with curb and gutter for 23rd Street from Elm Avenue to Hudson Way then south on Hudson Way onto 22nd Street to the west edge of Elm Meadows First Subdivision.

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, Joy Huffaker, Marc Rowan, Shawn Hartmann, Matt Fong. Nays: None. Absent: Butch Eley. 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, Joy Huffaker, Marc Rowan, Shawn Hartmann, Matt Fong. Nays: None. Absent: Butch Eley. 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) ORDINANCE NO. 4782 CREATING WATER EXTENSION DISTRICT 2024-1 ELM MEADOWS FIRST SUBDIVISION

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

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

(c) ORDINANCE NO. 4783 CREATING SANITARY SEWER EXTENSION DISTRICT 2024-3 ELM MEADOWS FIRST SUBDIVISION

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

(d) ORDINANCE NO. 4784 CREATING GAS EXTENSION DISTRICT 2024-1 ELM MEADOWS FIRST SUBDIVISION

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

6. Final Passage of Ordinances.
None.

7. Appointments.

(a) Moved by Matt Fong seconded by Shawn Hartmann to approve appointments as presented:
Museum Board: Emma Markle, Term from 11/12/2024 to 7/31/2028, Replacing
Police Retirement Committee: John Adams, Term from 11/12/2024 to 11/12/2028, Replacing
Roll Call: Ayes: Steve Huntley, Jeniffer Beahm, Brad Consbruck, Joy Huffaker, Marc Rowan, Shawn Hartmann, Matt Fong. Nays: None. Absent: Butch Eley. The motion carried.

8. Miscellaneous and Other Business.
None.

Moved by Steve Huntley seconded by Shawn Hartmann there being no further business to come before the council to adjourn at 6:37 P.M. Roll Call: Ayes: Steve Huntley, Jeniffer Beahm, Brad Consbruck, Joy Huffaker, Marc Rowan, Shawn Hartmann, Matt Fong. Nays: None. Absent: Butch Eley. The motion carried.

APPROVED:

Corey Stutte, Mayor

ATTEST:

Kimberly S. Jacobitz, City Clerk

(S E A L)