

CITY OF HASTINGS, NEBRASKA
MINUTES OF CITY COUNCIL REGULAR MEETING
Monday, February 24, 2025

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 February 24, 2025.

PUBLIC NOTICE - Official Notice of the Regular Meeting was published in the Hastings Tribune on Friday, February 21, 2025. 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.

The meeting was called to order at 5:30 p.m. in Regular Session by Mayor Beckby with the following members present: Larry Consbruck, Michael Anderson, Brad Consbruck, Steve Huntley, Marc Rowan, Brian Hoffman, Matt Fong. Absent: Maggie Esch. The following City Officials were present: City Administrator, Mark Funkey; City Attorney, Jesse Oswald; City Clerk, Tyler Ficken; Police Chief, Adam Story; Fire Chief, Troy Vorderstrasse; Parks & Recreation Director, Jeff Hassenstab; Utility Manager, Derek Zeisler; Information Technology Director, Erik Nielsen; Director of Engineering, Lee Vrooman; Director of Human Resources, Lori Hartman; Director of Development Services, Chad Bunger; Director of Finance/City Treasurer, Roger Nash; Environmental Director, Marty Stange; Museum Director, Teresa Kreutzer-Hodson; Public Information Manager, Tony Herrman; Safety Director, Trent Clark; Information Technology, Kirk Layton.

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

Moved by Councilmember Matt Fong seconded by Councilmember Steve Huntley to adopt current agenda for February 24, 2025, Regular Meeting. Roll Call: Ayes: Larry Consbruck, Michael Anderson, Brad Consbruck, Steve Huntley, Marc Rowan, Brian Hoffman, Matt Fong. Nays: None. Absent: Maggie Esch. The motion carried.

COUNCIL COMMUNICATION:

Councilmember Matt Fong expressed gratitude to those who participated in the Library open house event; a survey is available on Engage Hastings via the Library Facebook page. Councilmember Marc Rowan thanked the cemetery staff for their assistance in helping his

coworker locate a family member buried at Parkview Cemetery. Councilmember Steve Huntley provided a reminder for the Council retreat at 8:30 a.m., Saturday, March 1, 2025, at the Hastings Public Library. Councilmember Steve Huntley reported that he attended the Board of Public Works meeting where the Utility portion of the audit was presented; Utility Manager Derek Zeisler provided a brief report on the audit. Larry Consbruck thanked Shannon and Mikki for the information they provided on HEDC and the CRA.

CITIZEN COMMUNICATIONS:

None.

MAYOR'S COMMUNICATIONS:

Mayor Beckby expressed his excitement regarding the planning for the new space at the Library.

CONSENT AGENDA:

1. All Consent Items.

Moved by Steve Huntley seconded by Matt Fong to approve all consent items, as presented. Roll Call: Ayes: Larry Consbruck, Michael Anderson, Brad Consbruck, Steve Huntley, Marc Rowan, Brian Hoffman, Matt Fong. Nays: None. Absent: Maggie Esch. The motion carried.

- (a) Approval of the minutes of the Council Meeting of February 10, 2025
- (b) Approval of claims and payroll
- (c) Approval of the request of the Highland Park Farmers Market LLC to utilize city property to hold the Highland Park Farmers Market every Saturday from May 17, 2025 to November 1, 2025
- (d) Approval of Work Order WA-135, provide inspections for Hastings College main improvement in the easement where Pine Knoll Road used to be, from 9th Street extending 700 feet north

REGULAR AGENDA:

2. Unfinished Business of Preceding Meeting.

None.

3. Public Hearings.

- (a) Motion to adjourn as Mayor and City Council and reconvene as Board of Equalization. Moved by Councilmember Brian Hoffman seconded by Councilmember Larry Consbruck to adjourn as Mayor and City Council and reconvene as Board of Equalization.

Roll Call: Ayes: Larry Consbruck, Michael Anderson, Brad Consbruck, Steve Huntley, Marc Rowan, Brian Hoffman, Matt Fong. Nays: None. Absent: Maggie Esch. The motion carried.

(b) Public hearing on the levying of assessments in Street Improvement District No. 2023-1 M Street. Mayor Beckby opened the public hearing. No comments were received in favor or opposition to the levying of assessments in Street Improvement District No. 2023-1 M Street. Mayor Beckby closed the public hearing.

(c) Motion to adjourn as Board of Equalization and reconvene as Mayor and City Council. Moved by Councilmember Matt Fong seconded by Councilmember Steve Huntley to adjourn as Board of Equalization and reconvene as Mayor and City Council. Roll Call: Ayes: Larry Consbruck, Michael Anderson, Brad Consbruck, Steve Huntley, Marc Rowan, Brian Hoffman, Matt Fong. Nays: None. Absent: Maggie Esch. The motion carried.

(d) Resolution No. 2025-07 making assessments in Street Improvement District No. 2023-1 M Street. Moved by Councilmember Brian Hoffman seconded by Councilmember Michael Anderson to approve Resolution No. 2025-07 making assessments in Street Improvement District 2023-1 M Street. City Engineer Lee Vrooman reported that the City Council accepted the proposed schedule of assessments for this project at the January 13, 2025 meeting and set a hearing date for levying of special assessments of February 24, 2025. Street Improvement District 2023-1 installed concrete paving and street improvements on M Street from Baltimore Avenue to a distance of 815 feet east. The total cost of Street Improvement District 2022-3, M Street is \$342,748.60. Of this total cost, \$157,457.88 is General Obligation that will be paid by the City of Hastings, \$171,581.81 will be assessed to the adjacent property owners included in the district, and \$13,708.91 will be assessed as a special obligation (driveways and seeding) to the specific property it is benefiting. Property owners will have fifty (50) days to pay the assessment in full or any amount without interest accruing. Property owners will have the ability to finance the improvements for up to fifteen (15) years at 5.25% interest. Roll Call: Ayes: Larry Consbruck, Michael Anderson, Brad Consbruck, Steve Huntley, Marc Rowan, Brian Hoffman, Matt Fong. Nays: None. Absent: Maggie Esch. The motion carried.

4. General Business.

(a) Presentation on Micro TIF (Tax Increment Financing). Director of Development Services Chad Bunker introduced the Micro TIF program explaining its purpose and benefits for small redevelopment projects. The program allows for expedited review of redevelopment plans, with a maximum review time of 30 days with three requirements: (1) project must be in a blighted and substandard area, (2) the property has been within the City limits for sixty (60) years, and (3) the completed project value will not exceed thresholds per State statute. The program is intended to encourage upkeep and redevelopment in blighted areas, with a focus on residential properties. Director of

Development Services Chad Bunker made it clear that the program is not intended for maintenance or cosmetic improvements, but for substantial rehabilitation or new construction that will add sufficient value to the property. Parameters of the program were discussed, including the number of projects per year with potential for review at six months and a focus on residential projects. The program will come back to City Council at a future meeting for consideration.

5. Ordinances and Resolutions.

(a) Resolution No. 2025-08 adopting and approving the execution of an agency agreement with Nebraska Department of Transportation, Division of Aeronautics for Project No. 3-31-0040-023-2025. Moved by Councilmember Matt Fong seconded by Councilmember Steve Huntley to approve Resolution No. 2025-08 adopting and approving the execution of an agency agreement with Nebraska Department of Transportation, Division of Aeronautics for Project No. 3-31-0040-023-2025. Roll Call: Ayes: Larry Consbruck, Michael Anderson, Brad Consbruck, Steve Huntley, Marc Rowan, Brian Hoffman, Matt Fong. Nays: None. Absent: Maggie Esch. The motion carried.

6. Final Passage of Ordinances.

None.

7. Appointments.

None.

8. Miscellaneous and Other Business.

None.

9. Possible Closed Session (if necessary or requested).

None.

Moved by Councilmember Steve Huntley seconded by Councilmember Brad Consbruck there being no further business before the Council to adjourn at 6:40 p.m. Roll Call: Ayes: Steve Huntley, Michael Anderson, Brad Consbruck, Larry Consbruck, Brian Hoffman, Matt Fong. Nays: Marc Rowan. Absent: Maggie Esch. The motion carried.

APPROVED:

George J.J. Beckby, Mayor

ATTEST:

Tyler Ficken, City Clerk

(S E A L)