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

PUBLIC NOTICE - Official Notice of the Regular Meeting was published in the Hastings Tribune on Friday, March 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 Pledge of Allegiance to the Flag of the United States of America was recited.

The meeting was called to order at 6:00 p.m. in Regular Session by Mayor Beckby with the following members present: Steve Huntley, Michael Anderson, Brad Consbruck, Larry Consbruck, Maggie Esch, Marc Rowan, Brian Hoffman. Absent: Matt Fong. 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; Safety Director, Trent Clark; City Planner, Ember Batelaan, Information Technology, Kirk Layton.

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

COUNCIL COMMUNICATION:
Reports of Liaisons. Councilmember Marc Rowan informed the community about the information and activity guide. Councilmembers Brian Hoffman, Maggie Esch, Steve Huntley, Michael Anderson, and Larry Consbruck expressed their gratitude for the work of Hasting Utilities for their work resulting from the recent snowstorm event.

CITIZEN COMMUNICATIONS:
None.

MAYOR'S COMMUNICATIONS:
Mayor Beckby thanked Hastings Utilities for their work during last week's blizzard; it is difficult to work in those conditions. Mayor Beckby appreciated their ability to restore power to a business that resulted in avoiding a large spoilage of food.

CONSENT AGENDA:

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

(a) Approval of the minutes of the Council Meeting of March 10, 2025

(b) Approval of the minutes of the City Council Retreat of March 1, 2025

(c) Approval of claims and payroll

(d) Approval of the request of Do the Brew/Prairie Loft to utilize city property for the Downtown Do the Brew event to be held on April 26, 2025.

(e) Approval of the request of the Prairie Loft Center for a Special Designated Liquor License for a craft beer festival and tasting event (Downtown Do The Brew) to be located at the City Auditorium, Auditorium Park and on 4th Street right-of-way on April 26, 2025

(f) Approval of Work Order WA-132, new 8" water main to serve Fairview Villas at G Street and Franklin Avenue

(g) Approval of Work Order WA-133, Elm 26 First Subdivision, 10" water main to serve apartment buildings

(h) Approval of Work Order WA-134, Elm Meadows First Subdivision Water Main Extension District 2024-1

(i) Approval of Work Order SW-384, Elm Meadows First Subdivision Sanitary Sewer Extension District 2024-3

(j) Approval of the request of the YWCA Adams County to utilize city property for the 4th of July Parade on July 4, 2025

(k) Approval of Invoice #1883 from South Central Economic Development District in the amount of $1,150.00 for administrative services provided from November 1, 2024 to February 28, 2025 for Community Development Block Grant Project 23-ED-001, WR Reserve

(l) Approval of the request for Community Development Block Grant funds, Drawdown #4, in the amount of $1,150.00 for general administration services for Community Development Block Grant Project 23-ED-001, WR Reserve

(m) Approval of Invoice #1884 from South Central Economic Development District in the amount of $2,990.00 for administrative services completed from November 7, 2024 through February 28, 2025 for Community Development Block Grant Project 24-PWF-001, Public Works Facilities (Revive)

(n) Approval of the request for Community Development Block Grant funds, Drawdown #1, in the amount of $2,990.00 for general administration work for Community Development Block Grant Project 24-PWF-001, Public Works Facilities (Revive)

(o) Approval of Invoice #1882 from South Central Economic Development District in the amount of $1,063.75 for general administration work completed on Community Development Block Grant Project 21-DTR-007, Downtown Revitalization

(p) Approval of the request for Community Development Block Grant funds, Drawdown #10, in the amount of $1,063.75 for general administration work completed on Community Development Block Grant Project 21-DTR-007, Downtown Revitalization

(q) Approval of Invoice #1885 from South Central Economic Development District in the amount of $3,450.00 for administrative services for Community Development Block Grant Project 24-DTR-004, Downtown Revitalization

(r) Approval of the request for Community Development Block Grant funds, Drawdown #1, in the amount $3,450.00 for general administration work for Community Development Block Grant Project 24-DTR-004, Downtown Revitalization

REGULAR AGENDA:

2. Unfinished Business of Preceding Meeting.

None.

3. Public Hearings.

(a) Public hearing on the request of Daniel Hernandez to change zoning from R-1, Urban Single-Family Residential District to C-3, Commercial Business District for property commonly addressed as 913 W. J Street, Hastings. Ordinance No. 4791 amending the Zoning District Map to change zoning from R-1, Urban Single-Family Residential District to C-3, Commercial Business District for property commonly addressed as 913 W. J Street, Hastings. Mayor Beckby opened the public hearing. City Planner, Ember Batelaan reported that Development Services staff has reviewed the application to rezone the property located at 913 W J Street. The applicant, Daniel Hernandez, has applied to rezone a 1.5-acre parcel located at 913 W J Street from R-1, Urban Single-Family Residential District to

C-3, Commercial Business District. The Planning Commission held a public hearing on the request during their meeting March 4, 2025, and recommended approval to the City Council by a vote of 7-0. Daniel Hernandez of 2705 Lakeview Ave made himself available to answer questions regarding the application. No comments were received in opposition to the proposed zoning change. Mayor Beckby closed the public hearing. Moved by Maggie Esch seconded by Larry Consbruck to approve Ordinance No. 4791 and the amendment to the Official Zoning District Map to rezone the property at 913 W J Street from R-1, Urban Single-Family Residential District to C-3, Commercial Business District. Roll Call: Ayes: Steve Huntley, Michael Anderson, Brad Consbruck, Larry Consbruck, Maggie Esch, Marc Rowan, Brian Hoffman. Nays: None. Absent: Matt Fong. The motion carried.

(b) Public Hearing on the adoption of the City of Hastings' Comprehensive Plan Update, titled City of Hastings, Nebraska Comprehensive Plan 2025. Resolution No. 2025-10 adopting the City of Hastings' Comprehensive Plan Update, titled City of Hastings, Nebraska Comprehensive Plan 2025. Mayor Beckby opened the public hearing. Director of Development Services, Chad Bunger reported that Development Services staff has worked alongside the staff of MPC and the community to develop the comprehensive development plan; there was an extensive effort to gain input and feedback from the community. The proposed plan meets the minimum requirements of State Statute 19-903. The planning and policy document was created to guide future development and provide City staff and the community with policies to address annexation needs and other development topics. The Planning Commission held a public hearing on the adoption of the Comprehensive Plan on March 4, 2025. The Commission suggested some minor edits which have been made to the draft document provided. The Planning Commission recommended approval to adopt the plan to the City Council, by a vote of 7-0. No comments were received in favor or opposition to the adoption of the City of Hastings' Comprehensive Plan Update. Mayor Beckby closed the public hearing. Moved by Brian Hoffman seconded by Maggie Esch to approve Resolution No. 2025-10 to adopt the City of Hastings' Comprehensive Plan Update, titled City of Hastings, Nebraska Comprehensive Plan 2025. Councilmember Huntley expressed his desire to have the numbers in the plan further updated. Director of Development Services, Chad Bunger provided that the decennial census numbers provide the base with American Community Survey estimate updates. Councilmember Anderson inquired about whether a five-year update would be needed given that five years have passed since the last census, and additionally the impact of COVID. MPC Community Planner, Mason Herrman stated that you could expect a drastic change with the 2030 decennial census numbers. Director of Development Services, Chad Bunger added that MPC worked with staff on the Planning Action Plan 2023 update adopted at the end of 2023 which included relevant housing numbers that have carried through; housing numbers and economic data have been updated as of 2024. Mayor Beckby stressed the importance of this document for the receipt of future grants. Councilmember Hoffman asked about the plan moving forward and the timeline for future updates. Director of Development Services, Chad Bunger, said that it takes a couple of years for the census data to become available following the 2030 decennial census; annual updates will be provided to the Planning Commission and City Council on annexation, building projections, updated census estimates. At the time of the 2030 census, Director of Development Services, Chad Bunger would make recommendations based upon the amount of growth and access the need for an update around year seven if necessary due to growth. Council Member Brian Hoffman inquired regarding the new zoning classifications. Director of Development Services, Chad Bunger explained that the zoning categories can be viewed as big buckets that point the community in the proper direction for future zoning. Councilmember Brad Consbruck inquired regarding the method of growth such a buildings, area, businesses or all of them. Director of Development Services, Chad Bunger provided that the Plan was developed to focus on housing and commercial growth; there is a lot of opportunity for growth within the city limits versus the costs of extending infrastructure to new growth; the Plan focuses on using existing infrastructure effectively first and looks to grow out if necessary. Councilmember Michael Anderson inquired about the need for business and industry growth to increase residential growth. Director of Development Services, Chad Bunger provided that the Comprehensive Plan is not the tool to address employment growth. Those plans would be with the HEDC and Chamber of Commerce, but the Comprehensive Plan would help in making sure the commercial and industrial growth fits well within the community. Council Member Brad Consbruck expressed his concern regarding having residential housing without people to fill them. Director of Development Services, Chad Bunger stated that the numbers indicate that housing is needed for industry to grow, with approximately one-third of employees driving into Hastings for employment; a portion of those people may want to live in other locations, but the hope is that some would desire to live in Hastings if housing was available. Council Member Marc Rowan inquired whether there are communities that focus more on industry in their comprehensive plans. MPC Community Planner, Mason Herrman stated that there are some much smaller communities that do not focus on zoning and housing because there are just not any jobs within their community and plans have been written with that in mind; it varies by community. Director of Development Services, Chad Bunger expressed his desire to include HEDC information with the annual report to provide information on the economic growth. Roll Call: Ayes: Steve Huntley, Michael Anderson, Brad Consbruck, Larry Consbruck, Maggie Esch, Marc Rowan, Brian Hoffman. Nays: None. Absent: Matt Fong. The motion carried.

4. General Business.

(a) Approval of the agreement with Van Kirk Bros. Contracting for the Elm Meadows Sub-Division Water, Sewer and Paving Districts. Moved by Brian Hoffman seconded by Maggie Esch to approve the agreement with Van Kirk Bros. Contracting for the Elm Meadows Sub-Division Water, Sewer and Paving Districts. Director of Engineering, Lee Vrooman reported that bids were opened on March 5, 2025 for the Elm Meadows Water, Sewer and Paving work. Three bids were received with Van Kirk Brothers Contracting being the low bid at $1,067,401.13. This is below the engineer's estimate of approximately $1,250,000 and below the budgeted amount of $1,200,000. Work is scheduled to start May/June time frame depending on weather and contractor's schedule. Councilmember Huntley asked if the motion included the dollar amount. Councilmember Brian Hoffman stated that his motion did not include the dollar amount and was based on the approval agreement of Van Kirk Bros. City Attorney Jesse Oswald stated that the dollar amount is not required and was stated for the record by Director of Engineering, Lee Vrooman; it is good practice to include the amount in the motion. It would be at the discretion of the City Council to withdraw the motion to add the amount. Brian Hoffman withdrew his motion and submitted a new motion seconded by Maggie Esch to approve the agreement with Van Kirk Bros. Contracting for the Elm Meadows Sub-Division Water, Sewer and Paving Districts for the amount of the low bid of $1,670,401.13. Mark Rowan requested Director of Engineering, Lee Vrooman to inform someone if the City receives a low bid from an unqualified contractor. Director of Engineering, Lee Vrooman provided that there is an evaluation of the bids and discussions are held with bidders when there are concerns. Roll Call: Ayes: Steve Huntley, Michael Anderson, Brad Consbruck, Larry Consbruck, Maggie Esch, Marc Rowan, Brian Hoffman. Nays: None. Absent: Matt Fong. The motion carried.

5. Ordinances and Resolutions.

(a) Resolution No. 2025-11 authorizing the City of Hastings to proceed with an amendment to its Gas Supply Agreement with Central Plains Energy Project (CPEP) in connection with the reset of the available discount in CPEP gas prepayment Project No. 2. Moved by Maggie Esch seconded by Larry Consbruck to approve Resolution No. 2025-11 Authorizing the City of Hastings to proceed with an amendment to its Gas Supply Agreement with Central Plains Energy Project (CPEP) in connection with the reset of the available discount in CPEP gas prepayment project No. 2. Utilities Manager Derek Zeisler reported that CPEP is looking to lock in a new discounted rate for its current reset period due to changes in the market and timing constraints. CPEP is made up of three different entities that work to lock in the market and requires Council approval. Approval allows CPEP to work on behalf of the City and the other participants in the third reset period with

CPEP. The agreement started in 2009 and CPEP2 has saved customers over one million dollars to date, and the hope is to save an additional one million dollars over the next seven years. The Utility Advisory Board voted to recommend approval. Roll Call: Ayes: Steve Huntley, Michael Anderson, Brad Consbruck, Larry Consbruck, Maggie Esch, Marc Rowan, Brian Hoffman. Nays: None. Absent: Matt Fong. The motion carried.

(b) Resolution No. 2025-12 approving the plans, specifications and authorization to advertise for bids for Lochland Meadows 17th Sub-Division Water and Paving Project. Moved by Larry Consbruck seconded by Steve Huntley to approve Resolution No. 2025-12 Approving the plans, specifications and authorization to advertise for bids for Lochland Meadows 17th Sub-Division Water and Paving Project. Director of Engineering, Lee Vrooman reported that plans and specifications for Lochland Meadows 17th Subdivision water and paving have been completed and are included in the packet. Water and paving districts were created at the City Council meeting on March 10, 2025. The bid opening date for this work will be April 16, 2025. The plans and specifications are being brought before the Council at the final Council meeting in April because the project is part of a district. Staff recommends approval. Roll Call: Ayes: Steve Huntley, Michael Anderson, Brad Consbruck, Larry Consbruck, Maggie Esch, Marc Rowan, Brian Hoffman. Nays: None. Absent: Matt Fong. The motion carried.

(c) Resolution No. 2025-13 requesting assistance from South Central Economic Development District, Inc. in the completion of a Community Development Block Grant Application for a Bruckman Rubber expansion project. Moved by Maggie Esch seconded by Brian Hoffman to approve Resolution No. 2025-13 requesting assistance from the South Central Economic Development District in the completion of a Community Development Block Grant application for Bruckman Rubber expansion project. Director of Development Services, Chad Bunger reported that the City is partnering with the South Central Economic Development District, and the City begins the process by adopting a Resolution to affirm the grant application. HEDC Executive Director, Shannon Landauer reported that Bruckman Rubber is an international company selling rubber pieces with projects including Nike, Garmin and Yeti as some of their clients. Bruckman Rubber is looking to bring in a new product line and get into new markets. Equipment, upgrades and increased material storage are needed at the plant to achieve this. HEDC is working with the state of Nebraska on the CDBG grant that will be granted to the City; HEDC will take the sub-recipient position, as in the past. Costs and job creation will be agreed upon. Typically, half of the grant amount is forgiven if Bruckman Rubber meets the requirements with the other half returning to the HEDC revolving loan fund to support other projects in the community. Councilmember Marc Rowan inquired regarding the process for other businesses that would be interested in this kind of funding. HEDC Executive Director, Shannon Landauer provided that the process begins with a municipal applicant. The HEDC conducts business retention expansion visits; four have been completed this year. The HEDC provides information on financial products that can help them grow. If there is a company that has not been visited, the company needs to contact the HEDC so HEDC can learn about the proposed project and options for contributing funds. The Nebraska site building fund is available, although commercial projects are a little more difficult at the local level. The HEDC is eager to have conversations if there is a project; it's not possible to support projects that the HEDC doesn't know about. The HEDC encourages conversations about resources. Councilmember Marc Rowan asked about the financial participation of Bruckman Rubber. HEDC Executive Director, Shannon Landauer stated that it's a 50/50 on the project to be eligible; there is work being completed on final numbers, but estimates are in the neighborhood of $650,000 for the project, which is phase #1. The process is an excellent way to grow when a company is already in town, they are taking advantage of existing infrastructure. Current projects are on track for 75 new positions, and approximately $75 million of investment. Roll Call: Ayes: Steve Huntley, Michael Anderson, Brad Consbruck, Larry Consbruck, Maggie Esch, Marc Rowan, Brian Hoffman. Nays: None. Absent: Matt Fong. The motion carried.

6. <u>Final Passage of Ordinances.</u>
None.

7. <u>Appointments.</u>
None.

8. <u>Miscellaneous and Other Business.</u>
None.

9. <u>Possible Closed Session (if necessary or requested).</u>
None.

Moved by Steve Huntley seconded by Michael Anderson there being no further business before the Council to adjourn at 7:13 p.m. Roll Call: Ayes: Steve Huntley, Michael Anderson, Brad Consbruck, Larry Consbruck, Maggie Esch, Brian Hoffman. Nays: Marc Rowan. Absent: Matt Fong. The motion carried.

APPROVED:

George J.J. Beckby, Mayor

ATTEST:

Tyler Ficken, City Clerk

(S E A L)