

CITY OF HASTINGS, NEBRASKA
MINUTES OF CITY COUNCIL REGULAR MEETING
Monday, April 14, 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 April 14, 2025.

Official Notice of the Regular Meeting was published in the Hastings Tribune on Friday, April 11, 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: Larry Consbruck, Michael Anderson, Brad Consbruck, Steve Huntley, Marc Rowan, Maggie Esch, Matt Fong, Brian Hoffman. Absent: None. The following City Officials were present: 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; City Planner, Ember Batelaan, Director of Finance/City Treasurer, Roger Nash; Environmental Director, Marty Stange; Safety Director, Trent Clark; Information Technology, Kirk Layton.

Moved by Matt Fong seconded by Steve Huntley to adopt the current agenda for the April 14, 2025, Regular Meeting. Roll Call: Ayes: Steve Huntley, Michael Anderson, Brad Consbruck, Larry Consbruck, Maggie Esch, Marc Rowan, Brian Hoffman, Matt Fong. Nays: None. Absent: None. The motion carried.

COUNCIL COMMUNICATION:

Councilmember Matt Fong reported that interviews for the Library Director position are moving forward and they hope to have a new Director identified in the coming weeks. Councilmember Steve Huntley asked Derek Zeisler to provide a report on the Utility Advisory Board. Utilities Manager, Derek Zeisler thanked the Hastings Tribune and City social media platforms for getting information out on the plans for elimination of postings

starting June 1, 2025 and associated \$25 fee and future approval of late fees in concert with the budget approval. The due dates for bills will not change. Budget billing will be averaged over twelve months instead of eleven months and any over or under payment will be divided over the next twelve months, which can be adjusted in season if needed. Councilmember Marc Rowan reported that the City County Combined services met on Tuesday and discussed electric and housing with Ron Pugh. The County and City are working together to keep from duplicating services.

CITIZEN COMMUNICATIONS:

Jordan Raybould of 2724 Bradfield Drive let the Council know that he was there to discuss item 5(c) the conditional use permit of the Allen's Department Store to operate as a storage facility.

MAYOR'S COMMUNICATIONS:

Fire Chief, Troy Vorderstrasse provided a report and awards for a fire event that occurred on January 16, 2025. Awards were presented by Mayor Beckby.

Service Anniversaries. Michelle A. Hill, Solid Waste, 10; Lance J. Conklin, PCF, 25; Mark A. Leonard, Operations, 15; Mark A. Turner, NDS, 35; Brandon J. Savage, Operations, 10.

CONSENT AGENDA:

1. All Consent Items.

Moved by Steve Huntley seconded by Larry Consbruck to approve all consent items excepting items (g) and (h) at the request of Marc Rowan, as presented. Roll Call: Ayes: Steve Huntley, Michael Anderson, Brad Consbruck, Larry Consbruck, Maggie Esch, Marc Rowan, Brian Hoffman, Matt Fong. Nays: None. Absent: None. The motion carried.

- (a) Approval of the minutes of the Council Meeting of March 24, 2025
- (b) Approval of the minutes of the Worksession of March 17, 2025
- (c) Approval of claims and payroll
- (d) Approval of the request of the Barrel Bar II, LLC dba "Barrel Bar" located at 1200 E. South Street for a reconstruction amendment to their liquor licensed area
- (e) Approval of the request of Mary Lanning Healthcare to utilize city property for the Mary Lanning Fun Wun on June 7, 2025
- (f) Approval of the request of Mary Lanning Healthcare to utilize city property for the Half Hastings Marathon event on May 31, 2025
- (i) Approval of Work Order GA-375, replacement and relocation of existing gas main and services that are in conflict with Nebraska Department of Transportation

Hastings Southeast Project No. S-6-4 (1022): J Street/US Highway #6 from Elm Avenue to South Street; and South Street from Elm Avenue to Showboat Boulevard

(j) Approval of Work Order EL-385, Nebraska Department of Transportation Hastings Southeast Project 6-4 (1022) electric line relocation

(k) Approval of Work Order EL-305, new overhead transformer for an irrigation well east of Adams Central Road, south of US Highway 6

(g) Approval of the request of Barista's of Hastings LLC to utilize city property for the Summer Sounds Outdoor Concert Series on May 31, 2025 and July 31, 2025. Moved by Steve Huntley seconded by Matt Fong to approve the request of Barista's of Hastings LLC to utilize city property for the Summer Sounds Concert Series to be held on May 31, 2025, and July 31, 2025, in Downtown Hastings. Roll Call: Ayes: Steve Huntley, Michael Anderson, Brad Consbruck, Larry Consbruck, Maggie Esch, Marc Rowan, Brian Hoffman, Matt Fong. Nays: None. Absent: None. The motion carried.

(h) Approval of the request of Barista's of Hastings, LLC dba Barista's Downtown for a Special Designated Liquor Licenses for outdoor concert events on Hastings Avenue between 1st Street and 2nd Street on May 31, 2025 and July 31, 2025. Moved by Steve Huntley seconded by Matt Fong to approve the request of Barista's of Hastings, LLC dba Barista's Downtown for a Special Designated Liquor Licenses for outdoor concert events on Hastings Avenue between 1st Street and 2nd Street on May 31, 2025 and July 31, 2025. Roll Call: Ayes: Steve Huntley, Michael Anderson, Brad Consbruck, Larry Consbruck, Maggie Esch, Marc Rowan, Brian Hoffman, Matt Fong. Nays: None. Absent: None. The motion carried.

REGULAR AGENDA:

2. Unfinished Business of Preceding Meeting.

(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 Steve Huntley to approve Motion to reconsider the approval of the agreement with Van Kirk Bros. Contracting for the Elm Meadows Sub-Division Water, Sewer and Paving Districts in the amount of \$1,067,401.13 and to ratify the contract approved on March 24, 2025. City Attorney, Jesse Oswald reported that this item is to correct for the record the motion that occurred at the March 24, 2025 City Council meeting. Roll Call: Ayes: Steve Huntley, Michael Anderson, Brad Consbruck, Larry Consbruck, Maggie Esch, Marc Rowan, Brian Hoffman, Matt Fong. Nays: None. Absent: None. The motion carried.

3. Public Hearings.

(a) Public hearing on the application of Barista's of Hastings, LLC dba "Barista's Downtown" for a Class "C" Liquor License (Beer, Wine, Spirits, On and Off Sale) at 647 W.

2nd Street. Resolution No. 2025-14 approving the application of Barista's of Hastings, LLC dba "Barista's Downtown" for a Class "C" Liquor License at 647 W. 2nd Street. Mayor Beckby opened the public hearing. Joe Kindig of 2520 N. Elm Ave. purchased Barista's Downtown and intends to operate the establishment in the same manner, and made himself available for questions from the Council. No comments were received in opposition to the proposed Liquor License. Mayor Beckby closed the public hearing. Police Chief Story provided a report and recommended approval of the application. Roll Call: Ayes: Steve Huntley, Michael Anderson, Brad Consbruck, Larry Consbruck, Maggie Esch, Marc Rowan, Brian Hoffman, Matt Fong. Nays: None. Absent: None. The motion carried.

(b) Approval of the manager application of Joe Kindig in connection with the Class "C" Liquor License of Barista's of Hastings, LLC dba "Barista's Downtown" located at 647 W. 2nd Street. Moved by Brad Consbruck seconded by Matt Fong to approve Approval of the manager application of Joe Kindig in connection with the Class "C" Liquor License of Barista's of Hastings, LLC dba "Barista's Downtown" located at 647 W. 2nd Street. Roll Call: Ayes: Steve Huntley, Michael Anderson, Brad Consbruck, Larry Consbruck, Maggie Esch, Marc Rowan, Brian Hoffman, Matt Fong. Nays: None. Absent: None. The motion carried.

(c) Public hearing on the request of the Community Redevelopment Authority regarding Plan Modification No. 2025-1 to Redevelopment Area #1 for the Brant Rentals, 811 W. 1st Redevelopment Project, generally located to the southwest of the intersection of West 1st Street and N. Lincoln Avenue, Hastings. Resolution No. 2025-16 approving Plan Modification No. 2025-1 to Redevelopment Area #1 for the Brant Rentals, 811 W. 1st Redevelopment Project, generally located to the southwest of the intersection of West 1st Street and N. Lincoln Avenue, Hastings. Mayor Beckby opened the public hearing. Jeb Brant of 725 W. 2nd Street stated the TIF funding helps to make these types of projects attractive and made himself available for questions. No comments were received in opposition to the proposed action. Mayor Beckby closed the public hearing. Moved by Matt Fong seconded by Larry Consbruck to approve Resolution No. 2025-16 to approve Plan Modification No. 2025-1 to Redevelopment Area #1 for the Brant Rentals 811 W. 1st Redevelopment Project. The Plan Modification area is generally located to the southwest of the intersection of West 1st Street and N. Lincoln Avenue, City of Hastings, Adams County, Nebraska. City Planner Ember Batelaan provided a report on the project providing that the project conforms with the comprehensive plan, would be infeasible without TIF funding, and is in the best interest of the community by adding 4,800 square feet of speculative commercial building space. Councilmember Marc Rowan asked how long the property had been empty. The applicant provided that the property has been used for occasional board meetings, but generally vacant since the 1970's. The developer provided that the location is good for him and TIF is needed for the project financially.

Councilmember Michael Anderson inquired regarding the need for downtown office space. The applicant provided that office space is limited in the downtown and he frequently receives inquiries for commercial space. Councilmember Michael Anderson stated that he would be voting no on this item because the City needs tax revenue. Roll Call: Ayes: Steve Huntley, Brad Consbruck, Larry Consbruck, Maggie Esch, Marc Rowan, Brian Hoffman, Matt Fong. Nays: Michael Anderson. Absent: None. The motion carried.

(d) Public hearing on the request of the Community Redevelopment Authority regarding Plan Modification No. 2025-2 to Redevelopment Area #14 for the Trailside Village Redevelopment Project generally located to the southeast of the intersection of East 31st Street and West Laux Drive, Hastings. Resolution No. 2025-17 approving Plan Modification No. 2025-2 to Redevelopment Area #14 for the Trailside Village Redevelopment Project generally located to the southeast of the intersection of East 31st Street and West Laux Drive, Hastings. Mayor Beckby opened the public hearing. Dave Rippe of 1312 Heritage Dr. representing Trailside Village LLC provided that the project is a pilot project to bring affordable housing to the community. The partnership for the project includes Chief Industries of Grand Island, a private Nebraska family foundation, Cardinal Construction of Doniphan and Queen City Development of Hastings; the plan is to build duplexes and triplexes for rent and ultimately sell them to future homeowners. Travis Augustin of 13750 W. 70th Juniata, Nebraska appreciates the support and momentum of the project; the project meets a number of price points and will bring people to town to spend their money in the community. HEDC Executive Director Shannon Landauer of 6011 W. 13th Street expressed her support for the project; as the property owner, she was pleased to see that the project is becoming a transitional family project with the properties being sold at an affordable price in the future. The project is exciting as a pilot project to provide an example to other developers. The HEDC applied successfully for Rural Workforce Housing funds and the Nebraska Economic Development recognizes what the project could mean for rural areas throughout the State. No comments were received in opposition to the project. Mayor Beckby closed the public hearing. Moved by Matt Fong seconded by Maggie Esch to approve Resolution No. 2025-17 to approve the Plan Modification No. 2025-2. Director of Development Services, Chad Bunger reported that the project is feasible and conforms with the comprehensive plan, it would be infeasible without TIF funding, and the project is in the long-term best interest of the community with the redevelopment of a vacant lot into 29-31 workforce housing units. Councilmember Brad Consbruck inquired as to the nature of the pilot project. Mr. Rippe stated that it is a project that has not been done before; his study of housing shows that there are barriers to housing in the State, such as the availability of skilled labor in rural areas, which can be ten times less than in metropolitan communities, and the shortage increases costs. The age of housing is older in rural communities with fewer new building projects to keep prices down. The entities

participating in the project are working to keep costs low, and the financials show a low return on investment. The plan includes renting and ultimately selling the homes to future homeowners. Councilmember Larry Consbruck asked if each unit would be sold as its own property. Mr. Rippe provided that each unit would be legally separated on its own platted lot and each could be sold to individual owners. Councilmember Steve Huntley asked who would operate the condominium association. Mr. Rippe provided that it would operate as a rental community with an HOA with shared greenspace and landscaping with costs included in the rent amount. Councilmember Matt Fong expressed his thanks for the opportunities to learn about this project and future projects. Councilmember Michael Anderson inquired about the process of selling the properties. Mr. Rippe stated that it would not be a rent to own process, but an organic process as units become available. The timeframe once up and going would be around one duplex per week, so 13 weeks if the project stays on schedule. Roll Call: Ayes: Steve Huntley, Brad Consbruck, Larry Consbruck, Maggie Esch, Marc Rowan, Brian Hoffman, Matt Fong. Nays: Michael Anderson. Absent: None. The motion carried.

(e) Public hearing on the request of Hastings Area Habitat for Humanity to change zoning from R-1, Urban Single-Family Residential District to R-2 Mixed-Density Neighborhood District for property commonly addressed as 705 S. Franklin Street. Ordinance No. 4792 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 commonly addressed as 705 S. Franklin Street. Mayor Beckby opened the public hearing. David Hoglund of 1302 N. Laird thanked the City staff for their help and made himself available for questions. No comments were received in opposition to the proposed action. Mayor Beckby closed the public hearing. Moved by Brian Hoffman seconded by Maggie Esch to approve Ordinance No. 4792 and the amendment to the Official Zoning District Map to rezone the property commonly addressed as 705 S. Franklin Street from R-1, Urban Single-Family Residential District to R-2 Mixed-Density Neighborhood District. Director of Development Services, Chad Bunger provided a report that the Planning Commission held a public hearing on March 18, 2025, to consider the rezoning request. By a vote of 6-0, to recommend approval of the proposed rezoning to the City Council; staff recommended approval. Roll Call: Ayes: Steve Huntley, Michael Anderson, Brad Consbruck, Larry Consbruck, Maggie Esch, Marc Rowan, Brian Hoffman, Matt Fong. Nays: None. Absent: None. The motion carried. Moved by Matt Fong seconded by Brian Hoffman to approve Ordinance No. 4792 and take to second and final reading. Roll Call: Ayes: Steve Huntley, Michael Anderson, Brad Consbruck, Larry Consbruck, Maggie Esch, Marc Rowan, Brian Hoffman, Matt Fong. Nays: None. Absent: None. The motion carried.

(f) Public Hearing on the request of B & R Stores Inc. for a Conditional Use Permit for a self-service storage facility in a portion of the existing building at 1115 W. 2nd

Street. Resolution No. 2025-15 approving the request of B & R Stores Inc. for a Conditional Use Permit for a self-service storage facility in a portion of the existing building at 1115 W. 2nd Street. Mayor Beckby opened the public hearing. Jordan Raybould of 2724 Bradfield Dr., Lincoln, NE made himself available for questions. No comments were received in opposition to the proposed action. Mayor Beckby closed the public hearing. Moved by Steve Huntley seconded by Maggie Esch to approve Resolution No. 2025-15 for the Conditional Uses Permit request to allow for a self-service storage facility in a portion of the existing building at 1115 W. 2nd Street. Director of Development Services, Chad Bunker reported that staff have reviewed the application for the self-service storage facility Conditional Use Permit and the Planning Commission held a public hearing for the request on March 18, 2025, and by a vote of 6-0, recommended approval of the Conditional Use Permit to the City Council; staff recommended approval. Roll Call: Ayes: Steve Huntley, Michael Anderson, Brad Consbruck, Larry Consbruck, Maggie Esch, Marc Rowan, Brian Hoffman, Matt Fong. Nays: None. Absent: None. The motion carried.

4. General Business.

(a) Advising of objections to Street Improvement District 2025-1, Lochland Meadows Subdivision Number 17. Director of Engineering Lee Vrooman advised the Council that there were no objections to the district; the district is valid. No action is required by the Council.

5. Ordinances and Resolutions.

(a) Resolution No. 2025-09 giving advance notice to the Nebraska Department of Transportation that the City of Hastings intends to conduct a special event, the Half Hastings Races, requiring the closing of a portion of the State Highway System on May 31, 2025. Moved by Matt Fong seconded by Steve Huntley to approve Motion to approve Resolution No. 2025-09 giving advance notice to the Nebraska Department of Transportation that the City of Hastings intends to conduct a special event, the Half Hastings Races, requiring the closing of a portion of the State Highway System on May 31, 2025. Roll Call: Ayes: Steve Huntley, Michael Anderson, Brad Consbruck, Larry Consbruck, Maggie Esch, Marc Rowan, Brian Hoffman, Matt Fong. Nays: None. Absent: None. The motion carried.

(b) Resolution No. 2025-18 to allow expedited review of Redevelopment Plans (Micro-TIF) in the City of Hastings. Moved by Matt Fong seconded by Brian Hoffman to approve Resolution No. 2025-18 to allow expedited review of Redevelopment Plans in the City of Hastings. Roll Call: Ayes: Steve Huntley, Michael Anderson, Brad Consbruck, Larry Consbruck, Maggie Esch, Marc Rowan, Brian Hoffman, Matt Fong. Nays: None. Absent: None. The motion carried.

(c) 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 (Second and possible Final Reading). Moved by Matt Fong seconded by Steve Huntley to approve Ordinance No. 4791 for 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 on second and final reading. Roll Call: Ayes: Steve Huntley, Michael Anderson, Brad Consbruck, Larry Consbruck, Maggie Esch, Marc Rowan, Brian Hoffman, Matt Fong. Nays: None. Absent: None. The motion carried.

(d) Ordinance No. 4793 revising all the ordinances of the City of Hastings. Moved by Brad Consbruck seconded by Steve Huntley to table Ordinance No. 4793 revising all ordinances of the City of Hastings. Roll Call: Ayes: Steve Huntley, Michael Anderson, Brad Consbruck, Larry Consbruck, Maggie Esch, Marc Rowan. Nays: Brian Hoffman, Matt Fong. Absent: None. The motion carried.

6. Final Passage of Ordinances.

7. Appointments.

8. Miscellaneous and Other Business.

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

Moved by Matt Fong seconded by Steve Huntley there being no further business before the Council to adjourn at 7:38 p.m. Roll Call: Ayes: Steve Huntley, Michael Anderson, Brad Consbruck, Larry Consbruck, Maggie Esch, Brian Hoffman, Matt Fong. Nays: Marc Rowan. Absent: None. The motion carried.

APPROVED:

George J.J. Beckby, Mayor

ATTEST:

Tyler Ficken, City Clerk

(SEAL)