CITY OF HASTINGS, NEBRASKA
MINUTES OF CITY COUNCIL REGULAR MEETING
Monday, August 25, 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 August 25, 2025.

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, Marc Rowan, Brian Hoffman, Maggie Esch, Larry Consbruck, Brad Consbruck, Matt Fong. Absent: None. The following City Officials were present: City Administrator, Mark Funkey; City Attorney, Jesse Oswald; City Clerk, Tyler Ficken; Fire Chief, Troy Vorderstrasse; Police Chief, Adam Story; Parks & Recreation Director, Jeff Hassenstab; Utility Manager, Derek Zeisler; Director of Engineering, Lee Vrooman; Development Services Director, Kevin Kubo; Director of Human Resources, Lori Hartman; Library Director, Kelly Reisig; Director of Finance/City Treasurer, Roger Nash; Technology Director, Erik Nielsen; Public Information Manager; Tony Herrman; Information Technology, Kirk Layton; Safety Director, Trent Clark.

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

Moved by Matt Fong seconded by Maggie Esch to to adopt the current agenda. 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.

PUBLIC NOTICE - Official Notice of the Regular Meeting was published in the Hastings Tribune on Friday, August 22, 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.

<u>COUNCIL COMMUNICATION:</u>

Councilmember Hoffman thanked the Mayor for doing his service in the dunk tank for community events. Councilmember Fong had a good meeting with the Library Advisory Board and good staff communication. Councilmember Rowan enjoyed the Do The Que event downtown. Councilmember Anderson thanked the utility workers for their work on Sunday. Councilmember Huntley provided information about the September 4, 2025, Town Hall Meeting at 7p.m. at the South Fire Station to discuss the budget; City Administrator Mark Funkey will be attending.

CITIZEN COMMUNICATIONS:

Willis Hunt spoke on the Community Redevelopment Authority levy authority and Ordinance 4810 electric dividend fee and 2026 Utility Department Budget. Travis Augustin spoke in support of the Chamber of Commerce. Scott Barwick spoke in support of Hastings Economic Development Corp. Jeb Brandt spoke in support of the levy authority for the Community Redevelopment Authority. Edward Krontz spoke on the budget.

MAYOR'S COMMUNICATIONS:

Mayor Beckby stated that he enjoyed attending National Night Out, Kool-Aid Days, Melon Roast and encouraged the public to attend community events.

CONSENT AGENDA:

1. All Consent Items.

Moved by Brian Hoffman seconded by Steve Huntley to approve the consent agenda. 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 August 11, 2025

(b) Approval of claims and payroll

(c) Approval of the request of Kitty's Roadhouse I, LLC dba "Kitty's Roadhouse" located at 1400 E. South Street for a reconstruction amendment to their liquor licensed area

(d) Approval of the request of Our Little Angels to utilize city property for the Our Little Angels 5k Remembrance Run on October 4, 2025

(e) Approval of the request of Special Olympics Nebraska to utilize city property for the Special Olympics Nebraska Truck Convoy event on September 20, 2025

(f) Approval of Brant Rentals LLC permit to occupy or use a portion of the City street right-of-way

(g) Approval of Work Order EL-313, installation of a three-phase underground electric line and padmount transformer to serve the new Les Schwab Tire Store east of Osborne Drive East, south of 39th Street

REGULAR AGENDA:

2. Unfinished Business of Preceding Meeting.

None.

3. Public Hearings.

(a) Public hearing on the adoption of the City of Hastings 2026-2031 One and Six Year Street Improvement Plan. Mayor Beckby opened the public hearing to those in favor and in opposition to the plan. Hearing none, Mayor Beckby closed the public hearing. Director of Engineering Lee Vrooman reported current and upcoming projects. Councilmember Huntley asked how projects are prioritized on the list. Director of Engineering Lee Vrooman responded that projects are prioritized based on conditions and coinciding work. Year one projects are budgeted, and the other projects are grouped. Councilmember Rowan asked about organizations that help secure project funding. Director of Engineering Lee Vrooman stated that organizations such as JEO make the City aware of opportunities and City staff typically submits proposals. Councilmember Anderson asked how projects are prioritized. Director of Engineering Lee Vrooman stated that the availability of funding is important; street projects are funded through sales tax and storm sewer projects would need to have a grant, bonding or through savings.

4. General Business.

(a) Approval of moving the regularly scheduled City Council Meeting on Monday, September 8, 2025, from 6:00 P.M. to 6:30 P.M. at the Hastings Municipal Airport, 3300 W. 12th Street. Moved by Matt Fong seconded by Larry Consbruck to approve Approval of moving the regularly scheduled City Council Meeting on Monday, September 8, 2025, from 6:00 P.M. to 6:30 P.M. at the Hastings Municipal Airport, 3300 W. 12th 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.

(b) Approval of the calling of a Special Council Meeting on Monday, September 8, 2025 at 6:00 P.M. at the Hastings Municipal Airport, 3300 W. 12th Street, for the purpose of a public hearing on the 2025-2026 Annual Budget for the City of Hastings and related budget items. Moved by Brian Hoffman seconded by Matt Fong to approve the calling of a Special Council Meeting on Monday, September 8, 2025 at 6:00 P.M. at the Hastings Municipal Airport, 3300 W. 12th Street for the purpose of a public hearing on the 2025-2026 Annual Budget for the City of Hastings and related budget items. 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) Approval of the authorization for the Public Property License Agreement between the City of Hastings and Alltel Corporation d/b/a Verizon Wireless for property at 12th Street and Crane Avenue. Moved by Steve Huntley seconded by Michael Anderson to approve the authorization for the Public Property License Agreement between the City of Hastings and Alltel Corporation d/b/a Verizon Wireless for property at 12th and Crane Ave. Utility Manager Derek Zeisler reported that there is an existing tower, and Verizon would install a new tower, and it would not interfere with existing utility operations. 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) Approval of Interlocal Agreement between the City of Hastings, Nebraska and Adams County, Nebraska for GIS. Moved by Matt Fong seconded by Maggie Esch to approve Interlocal Agreement between Adams County and the City of Hastings for the geographic information system. GIS Coordinator, Lindsey Stone reported that the current contract expires September 20, 2025 and the renewal will be for five years. Costs are shared between the County, City and Utility budgets; the county approved the agreement on August 5, 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.

(e) Annual report from Hastings Area Chamber of Commerce. Chamber of Commerce Executive Director, Shannon Landauer reported on Chamber of Commerce marketing and retail consulting activities. Councilmember L. Consbruck asked what it will take to attract restaurants that are not fast food. Shannon Landauer stated that restaurants are difficult because of initial investment; the revolving loan fund can help. Restaurants follow tier one establishments such as Buffalo Wild Wings. Councilmember Huntley asked why the City does not have a voting member on the board while contributing $30,000. Shannon Landauer stated that the funding is specifically for marketing purposes versus operations and would need to consult the bylaws, and the board could have a discussion. Councilmember Fong asked if the larger draw information is mentioned in the marketing activities, and could that information be made available to businesses as they develop their marketing expenditure. Shannon Landauer stated that the information is hosted on the Chamber of Commerce website on the retail development page.

(f) Annual report from Hastings Economic Development Corp. Chamber of Commerce Executive Director, Shannon Landauer provided a report on the activities of the Hastings Economic Development Corp., covering the topics of business retention and expansion, locations, workforce, housing and advocacy. Councilmember Huntley inquired regarding the Council not having a voting member on the board. Shannon Landauer stated that Mark Funkey and Derek Zeisler serve on the Executive Committee, and Councilmember L.

Consbruck and Mayor Beckby are named members of the full board. Councilmember Huntley spoke about the difficulty of recruiting businesses while utilizing funding from existing businesses. Councilmember Huntley asked what the City's best selling points are for potential businesses. Shannon Landauer provided education, diversity and the personality of the downtown. Councilmember Hoffman asked if LB840 would help stimulate growth; Shannon Landauer stated that LB840 funding for childcare facilities, housing, and amenities could be assisted with the funding, and it is important to have an articulated plan. Councilmember B. Consbruck inquired about industrial-type buildings instead of housing. Shannon Landauer provided that HEDC got into housing because it was not happening upon looking at the 10-year history; it is not the goal of the HEDC to be a housing developer. Shannon Landauer stated that the HEDC does not have the appetite for a spec building based upon experience; past president of HEDC Terry Anstine spoke to his experience with the spec building process. Councilmember Esch thanked Shannon Landauer for their work, and their accomplishments with a small team.

5. <u>Ordinances and Resolutions.</u>

(a) Resolution No. 2025-22 approving the levy authority for the Community Redevelopment Authority. Moved by Brian Hoffman seconded by Maggie Esch to approve Resolution No. 2025-22 approving the levy authority for the Community Redevelopment Authority. Community Redevelopment Authority Director, Randy Chick provided a report on the activities of the Community Redevelopment Authority covering areas of operation, powers and use of funds. Councilmember Huntley asked if there is a list of available properties, and Randy Chick provided that the information is available on the CRA website. Councilmember Anderson asked how the CRA operates by offering zero percent loans. Randy Chick stated that payments are principal payments and saves money for development; the purpose of the CRA is to accomplish redevelopment, which is a win-win; the CRA receives the principal payments, and the value of the property has increased. In answering a follow-up question, Rany Chick provided the unused funds collected approximately $50,000 in investment interest; the goal is not to keep the funding, but to circulate it in the community. Councilmember Rowan added that private investment adds to the community by employing people, additional sales tax, and fixing buildings. Councilmember Anderson asked that, given the removal of the Regional Center area, where would be the next location for a blighted area. Randy Chick provided that a consultant is reviewing two areas, with the first being a commercial residential mix, and the second a commercial and industrial area, both in the east section of the community. Councilmember B. Consbruck asked about the amount of funding the CRA received in the prior year. Randy City stated $556,000, which which was the full 2.6 cent levy, and the current ask is $596,000. Councilmember B. Consbruck stated that he believes the CRA should receive the same amount they received the prior year. Councilmember Hoffman stated that purchasing a used instead of new vehicle would make up the difference and allow the CRA the full 2.6 cent levy. Councilmember L. Consbruck stated that Councilmember B. Consbruck's proposal is reasonable. Roll Call: Ayes: Maggie Esch, Marc Rowan, Brian Hoffman, Matt Fong, Jay Beckby. Nays: Steve Huntley, Michael Anderson, Brad Consbruck, Larry Consbruck. Absent: None. The motion carried.

(b) Resolution No. 2025-29 authorizing the Mayor to sign all documents associated with the awarded Community Development Block Grant 24-PWI-008. Moved by Maggie Esch seconded by Brian Hoffman to approve Resolution No. 2025-29 Authorizing the Mayor to sign all documents associated with the awarded Community Development Block Grant 24-PWI-008. Director of Engineering, Lee Vrooman reported that the resolution will allow the Mayor to sign all documents associated with the $335,900 CDBG grant that the City was awarded on behalf of Lone Vista, LLC. The grant originally just covered the K&K Mobile Park Plaza. With a redesign of the water main for K&K, there will be enough grant money to also cover the second mobile home park, Nebraskan Mobile Park, owned by Lone Vista, LLC. The original resolution giving the Mayor the authorization to sign documents was only for the K&K Mobile Park Plaza. 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. 4810 providing for an electric dividend fee and amending electric rates to remove the PILOT fee. Moved by Brian Hoffman seconded by Maggie Esch to approve Ordinance No. 4810 amending Section 52-404 of the official city code providing for an electric dividend fee and amending electric rates to remove the PILOT fee. Utility Manager Derek Zeisler reported that a PILOT fee has always been paid by the rate payers; it is in the State constitution and is paid throughout the state. The rate would be included in the City budget if the proposed change to a dividend fee is adopted. The City Council would have the ability to adjust the dividend fee with the fee schedule. Councilmember B. Consbruck asked which method is better for the rate payer. Utility Manager Derek Zeisler stated that the dividend fee is more transparent and provides the Council with flexibility to adjust the fee to support the City. There was discussion regarding the need to educate the public about the change. 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 suspend the rules and hold final reading of Ordinance No. 4810. Roll Call: Ayes: Maggie

Esch, Brian Hoffman, Matt Fong. Nays: Steve Huntley, Michael Anderson, Brad Consbruck, Larry Consbruck, Marc Rowan. Absent: None. The motion failed.

(d) Ordinance No. 4811 providing for a gas dividend fee and amending gas rates to remove the PILOT fee. Moved by Larry Consbruck seconded by Michael Anderson to approve Ordinance No. 4811 amending Section 52-502 of the official city code providing for a gas dividend fee and amending the gas rates to remove the PILOT fee. 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.

(e) Ordinance No. 4812 providing for a water dividend fee and amending water rates to remove the PILOT fee. Moved by Brian Hoffman seconded by Matt Fong to approve Ordinance No. 4812 amending Section 52-910 of the official city code providing for a water dividend fee and amending water rates to remove the PILOT fee. 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) Ordinance No. 4813 establishing the general conditions under which Hastings Utilities will make extensions or additions to electric facilities, or upgrades to existing electric facilities, and the general guidelines to be followed in determining a customer's Contribution in Aid of Construction. Moved by Brian Hoffman seconded by Maggie Esch to approve Ordinance No. 4813 amending the official city code, adding Section 52-406, establishing general conditions under which Hastings Utilities will make extensions or additions to electric facilities, or upgrades to existing electric facilities, and the general guidelines to be followed in determining a customer's Contribution in Aid of Construction. 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 Steve Huntley to approve second and final reading of Ordinance No. 4813 amending the official city code, adding Section 52-406, establishing general conditions under which Hastings Utilities will make extensions or additions to electric facilities, or upgrades to existing electric facilities, and the general guidelines to be followed in determining a customer's Contribution in Aid of Construction. 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. 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.

(g) Ordinance No. 4814 amending Section 52-405 to the official city code of the City of Hastings, amending the electric rate rider for customers receiving electricity from the Hastings Community Solar Farm. Moved by Matt Fong seconded by Maggie Esch to approve Ordinance No. 4814 to amend Section 52-405 to the official city code of the City of Hastings, amending the electric rate rider for customers receiving electricity from the Hastings Community Solar Farm. 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 go to second and final reading of Ordinance No. 4814 to amend Section 52-405 to the official city code of the City of Hastings, amending the electric rate rider for customers receiving electricity from the Hastings Community Solar Farm. 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. 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. <u>Final Passage of Ordinances.</u>
None.

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

8. <u>Miscellaneous and Other Business.</u>
(a) Discussion of proposed 2025-2026 Utility Department Budget. Utility Manager Derek Zeisler discussed adjustments to the budget, operating and capital expenses overall, with a $10 million dollar ask lower than the prior year.

9. Possible Closed Session (if necessary or requested).
None.

Moved by Steve Huntley seconded by Michael Anderson there being no further business before the Council to adjourn at 9:06 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

(S E A L)