

CITY OF HASTINGS, NEBRASKA
MINUTES OF CITY COUNCIL REGULAR MEETING
Monday, December 8, 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 December 8, 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, Brian Hoffman, Maggie Esch, Larry Consbruck, Brad Consbruck, Matt Fong, Marc Rowan. Absent: none. The following City Officials were present: City Attorney, Jesse Oswald; City Clerk, Tyler Ficken; Fire Chief, Troy Vorderstrasse; Police Chief, Adam Story; Utility Manager, Derek Zeisler; Director of Engineering, Lee Vrooman; Development Services Director, Kevin Kubo; City Planner, Ember Batelaan; Library Director, Kelly Reisig; Museum Director, Teresa Kreutzer-Hodson; Director of Human Resources, Lori Hartman; Director of Finance/City Treasurer, Roger Nash; Public Information Manager; Tony Herrman; Information Technology, Kirk Layton; Safety Director, Trent Clark; Airport Manager, Matt Kuhr.

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

Moved by Steve Huntley seconded by Michael Anderson to adopt the current agenda. 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.

PUBLIC NOTICE - Official Notice of the Regular Meeting was published in the Hastings Tribune on Friday, December 5, 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.

COUNCIL COMMUNICATION:

Councilmember Huntley asked about truck traffic on south Baltimore and street closure. Director of Engineering Lee Vrooman stated that the City does not regulate truck traffic and he would follow up with an update to Councilmember Huntley regarding the closure.

CITIZEN COMMUNICATIONS:

Amy Peirce stated that she was present for item 4b.

MAYOR'S COMMUNICATIONS:

Service Anniversaries: Jeanie Pettit, Police, 35; Helen Sadd, Operations, 5; Andy Quig, Maintenance, 15; Nathan Young, Gas, 5.

CONSENT AGENDA:

1. All Consent Items.

Moved by Steve Huntley seconded by Matt Fong to approve all consent 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.

(a) Approval of the minutes of the Council Meeting of November 24, 2025

(b) Approval of claims and payroll

(c) Approval of Work Order EL-320, complete a connection between Feeders 291 and 294 along the Hike and Bike Trail, 26th Street to West Laux

(d) Approval of Work Order EL-312, installation of a three-phase underground electric line and padmount transformer to serve the new Gosper Building Automotive Training Center at CCC

REGULAR AGENDA:

2. Unfinished Business of Preceding Meeting.

None.

3. Public Hearings.

(a) Public hearing on the request of Maendele Properties, LLC for a Conditional Use Permit for self-service storage units for property commonly addressed as 230 East D Street.

Resolution No. 2025-45 approving the request of Maendele Properties, LLC for a Conditional Use Permit for self-service storage units for property commonly addressed as 230 East D Street. Mayor Beckby opened the public hearing. Mayor Beckby closed the public hearing after receiving no comments from the public. Moved by Brian Hoffman seconded by Matt Fong to approve Resolution NO 2025-45 for the request for a conditional use permit for a Self-Service Storage Facility. The property is commonly addressed as 230 East D Street, City of Hastings, Adams County, Nebraska. Development Services Director Kevin Kubo reported that the project would result in minimal additional traffic, no extension of utilities is planned, no additional noise, fumes or dust are expected, the project is consistent with development patterns, and property values will be maintained in accordance with established and permitted land use. Staff recommends approval of the request, and the Planning Commission voted 6-0 to recommend 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.

(b) Public hearing on the request of Fairway Villas, LLC to change zoning from C-3 Commercial Business District to RP-3 Multifamily Residential Planned District for property generally located at the intersection of West G Street and Franklin Avenue. Ordinance No. 4817 amending the Zoning District Map to change zoning from C-3 Commercial Business District to RP-3 Multifamily Residential Planned District for property generally located at the intersection of West G Street and Franklin Avenue. Mayor Beckby opened the public hearing. Mayor Beckby closed the public hearing after receiving no comments from the public. Moved by Michael Anderson seconded by Matt Fong to approve Ordinance No 4817 and the amendment to the Official Zoning District Map to rezone the property generally located at West G and Franklin Avenue from C-3 Commercial Business District to RP-3

Multi-family Residential Planned District. Director of Development Services, Kevin Kubo reported that the request conforms with the 2025 Comprehensive Plan, adequate public utilities are available, and it meets the character of the neighborhood. Staff recommends approval of the request, and the Planning Commission voted 6-0 to recommend approval. Councilmember L. Consbruck asked why the property was not rezoned prior to construction. Director of Development Services, Kevin Kubo stated that the engineers for the project provided information regarding front setbacks for some of the structures resulting in the proposed zoning. Councilmember Anderson asked how the setback issue became known after the buildings were put up. Director of Development Services, Kevin Kubo stated that the survey was incorrect; without a correct survey, an inspector was unable to measure the front set back. Councilmember Rowan asked if this was a unique situation and Director of Development Services, Kevin Kubo agreed that he had not seen this during his tenure. 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. 4817 and the amendment to the Official Zoning District Map to rezone the property generally located at West G and Franklin Avenue from C-3 Commercial Business District to RP-3 Multi-family Residential Planned 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. 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 Enrique Meraz to change zoning from “C-3, Commercial Business District” and “R-1, Urban Single-Family Residential District” to “C-3, Commercial Business District” for property commonly addressed as 909 West J Street and generally located to the southwest of the intersection of West J Street and South Burlington Avenue. Ordinance No. 4818 amending the Zoning District Map to change zoning from “C-3, Commercial Business District” and “R-1, Urban Single-Family Residential District” to “C-3, Commercial Business District” for property commonly addressed as 909 West J Street and generally located to the southwest of the intersection of West J Street and South Burlington Avenue. Mayor Beckby opened the public hearing. Jeff Laubach made himself available for questions regarding the project. Mayor Beckby closed the public hearing. Moved by Larry Consbruck seconded by Maggie Esch to approve Ordinance No. 4818 and the amendment to the Official Zoning District Map to rezone the property commonly addressed as 909 W J Street and generally located to the southwest of the intersection of West J Street and South Burlington Avenue from “C-3, Commercial Business District” and “R-1, Urban Single-Family Residential District” to “C-3, Commercial Business District”. Ember Batelaan, City Planner reported that the proposed change meets the physical and environmental characteristics of the area, conforms with the comprehensive plan, adequate public services are available to the property, and the project meets the character of the neighborhood. Staff recommends approval of the change, and the Planning Commission voted to recommend 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 Steve Huntley to approve Ordinance No. 4818 and the amendment to the Official Zoning District Map to rezone the property commonly addressed as 909 W J Street and generally located to the southwest of the intersection of West J Street and South Burlington Avenue from “C-3, Commercial Business District” and “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. 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) Public hearing on the request of Enrique Meraz to change zoning from “C-3, Commercial Business District” and “R-1, Urban Single-Family Residential District” to “C-3, Commercial Business District” for property commonly addressed as 911 West J Street and generally located to the southwest of the intersection of West J Street and South Burlington Avenue. Ordinance No. 4819 amending the Zoning District Map to change zoning from “C-3, Commercial Business District” and “R-1, Urban Single-Family Residential District” to “C-3, Commercial Business District” for property commonly addressed as 911 West J Street and generally located to the southwest of the intersection of West J Street and South Burlington Avenue. Mayor Beckby opened the public hearing. Mayor Beckby closed the public hearing after receiving no comments from the public. Moved by Matt Fong seconded by Steve Huntley to approve Ordinance No. 4819 and the amendment to the Official Zoning District Map to rezone the property commonly addressed as 911 W J Street and generally located to the southwest of the intersection of West J Street and South Burlington Avenue from “C-3, Commercial Business District” and “R-1, Urban Single-Family Residential District” to “C-3, Commercial Business District”. Ember Batelaan, City Planner reported that the proposed change meets the physical and environmental characteristics of the area, conforms with the comprehensive plan, adequate public services are available to the property, and the project meets the character of the neighborhood. Staff recommends approval of the change, and the Planning Commission voted to recommend 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 Steve Huntley to approve Ordinance No. 4819 and the amendment to the Official Zoning District Map to rezone the property commonly addressed as 911 W J Street and generally located to the southwest of the intersection of West J Street and South Burlington Avenue from “C-3, Commercial Business District” and “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. 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.

4. General Business.

(a) Approval of the Final Plat for Les Schwab Subdivision. Moved by Steve Huntley seconded by Matt Fong to approve the Les Schwab Subdivision. Ember Batelaan, City Planner reported that the lot will be divided into two. The request conforms with the comprehensive plan, zoning regulations, has adequate access, and infrastructure meets the City's minimum standards. Staff recommends approval of the change, and the Planning Commission voted to recommend 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.

(b) Discussion and possible action on the request from Sunnyside Foundation Board to waive the \$40.00 per cemetery stone permit fee for 20 headstones. Director of Parks & Recreation, Jeff Hassenstab reported that this is a good project with the goal of installing 20 headstones by Memorial Day. Amy Pierce made the request to Council and provided background information regarding Sunnyside. Councilmember Hoffman expressed his concern that additional requests for waivers could grow in the future. Moved by Brian Hoffman seconded by Larry Consbruck to approve waiver of the \$40 stone permit fees as requested by the Sunnyside Foundation Board. 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 Work Order #2 with Garver LLC for the Hastings Municipal Airport Runway 14-32 Lighting Rehabilitation Project AIP #3-31-0040-024 With FAA concurrence. Moved by Steve Huntley seconded by Michael Anderson to approve Work Order #2 with Garver LLC for the Hastings Municipal Airport Runway 14-32 Lighting Rehabilitation Project AIP #3-31-0040-024 With FAA Concurrence for the amount of \$198,700.00. Matt Kuhr, Airport Manager reported that the funds will go to engineering costs for the main runway lighting project which is funded at 5% by the City. 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.

5. Ordinances and Resolutions.

(a) Resolution No. 2025-43 approving Year-End Certification of the City Street Superintendent for calendar year 2025 with the Nebraska Department of Transportation. Moved by Matt Fong seconded by Maggie Esch to approve Resolution No. 2025-43 Approval of Year-End Certification of the City Street Superintendent for calendar year 2025 with the Nebraska Department of Transportation. Lee Vrooman, Director of Engineering reported that with approval, the City will receive \$7,500 in funding from the State, and the form outlines the work completed by the City. 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.

6. Final Passage of Ordinances.

None.

7. Appointments.

Moved by Matt Fong seconded by Maggie Esch to approve two appointments to the Business Improvement Board. 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.

8. Miscellaneous and Other Business.

None.

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

Moved by Matt Fong seconded by Larry Consbruck to go into closed session to discuss imminent litigation and for the further reason that the closed session is necessary for the protection of the public interest and for the further reason that the closed session is necessary for the protection of the public interest and asked for discussion. Mayor Beckby stated that the pending motion is to go into closed session to discuss imminent litigation and possible authorization of settlement authority and for the further reason that the closed session is necessary for the protection of the public interest. 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. Mayor Beckby stated that the motion to go into closed session to discuss imminent litigation and possible authorization of settlement authority and for the further reason that the closed session is necessary for the protection of the public interest has been approved. Discussion will be limited to discussing imminent litigation and possible authorization of settlement authority. No official actions or votes will be taken during the closed session. Time in: 6:59 p.m. Moved by Matt Fong seconded by Brian Hoffman to come out of closed session where no official actions or votes were taken. Roll Call: Ayes: Larry Consbruck, Michael Anderson, Brad Consbruck, Steve Huntley, Maggie Esch, Marc Rowan, Brian Hoffman, Matt Fong. Nays: None. Absent: None. The motion carried. Time out: 7:08 p.m. Moved by Matt Fong seconded by Maggie Esch to authorize the settlement of claim by Mayor and City Attorney pursuant to the authority requested. Roll Call: Ayes: Larry Consbruck, Michael Anderson, Brad Consbruck, Steve Huntley, Maggie Esch, Marc Rowan, Brian Hoffman, Matt Fong. Nays: None. Absent: None. The motion carried.

There being no further business before the Council, Mayor Beckby adjourned the meeting at 7:10 p.m.

APPROVED:

George J.J. Beckby, Mayor

ATTEST:

Tyler Ficken, City Clerk

(SEAL)