

CITY OF HASTINGS, NEBRASKA
MINUTES OF CITY COUNCIL REGULAR MEETING
Monday, February 9, 2026

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 9, 2026.

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 Administrator, Mark Funkey; City Attorney, Jesse Oswald; City Clerk, Tyler Ficken; Fire Chief, Troy Vorderstrasse; Development Services Director, Kevin Kubo; City Planner, Ember Batelaan; Library Director, Kelly Reisig; Director of Human Resources, Lori Hartman; Director of Finance/City Treasurer, Roger Nash; Public Information Manager; Tony Herrman; Technology Director, Erik Nielsen; 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 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.

Official Notice of the Regular Meeting was published in the Hastings Tribune on Friday, February 6, 2026. 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:

Councilmembers Rowan and Hoffman discussed the success of the show choir. Councilmember Fong stated that the library is finishing the annual survey and the bookmobile which is on the road and looking for new locations to visit. Councilmember Esch provided information on Big Idea Hastings.

CITIZEN COMMUNICATIONS:

None.

MAYOR'S COMMUNICATIONS:

Service Anniversaries: Joshua Russel, Gas, 20; David Dedrick, Parks, 15; Todd Gehring, Operations, 15; Brian Tran, Engineering, 5; John Fielder, EIC, 5; Karl Block, Business Office, 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 January 26, 2026
- (b) Approval of the minutes of the Worksession of January 20, 2026
- (c) Approval of claims and payroll
- (d) Approval of the renewal of May 1, 2026 - April 30, 2027 Liquor License

Applications for the following: Class "B" Off Sale Beer - Family Dollar, Inc.; Class "D" Off Sale Beer, Wine, Spirits - Bosselman Pump & Pantry, Inc., Boys 3 MCP, Inc., Casey's Retail Company (3), CF Altitude, LLC, Cooperative Producers, Inc. (2), GNS Corporation (2), Hoff Brothers, Inc. (6), Walmart, Inc., Walgreen Company; Class "I" On Sale Beer, Wine, Spirits - BPOE Lodge 159, Central Community College Area, El Puerto, LLC, Frew Enterprises, LLC, Golden Entertainment NE, Inc., Nebraska Softball Association, Ninja House, Inc., The Listening Room, Inc.; Class "K" Catering - BPOE Lodge 159, Central Community College Area, Steeple Brewing Company, LLC; Class "L" Craft Brewery - No Coast Brewing, LLC, Steeple Brewing Company, LLC; Class "M" Bottle Club - Jonathon D. Canterbury

(e) Approval of the request of Highland Park Farmers Market LLC to utilize city property for the Highland Park Farmers Market to be held May 16, 2026 through November 1, 2026

(f) Approval of Invoice No. 1994 from South Central Economic Development District in the amount of \$1,178.75 for administrative services for Community Development Block Grant Project 24-DTR-004, Downtown Revitalization

(g) Approval of drawdown request for Community Development Block Grant funds in the amount of \$1,178.75 for general administration work for Community Redevelopment Block Grant Project 24-DTR-004, Downtown Revitalization

(h) Approval of Pay Requests (#2 - #6) in the total amount of \$116,718.05 from the Community Redevelopment Authority for work completed at 405 W. 2nd Street for the Community Development Block Grant Project 21-DTR-007, Downtown Revitalization

(i) Approval of request for Community Development Block Grant funds, Drawdown #14, in the amount of \$116,718.05 for project activity work completed for Community Development Block Grant Project 21-DTR-007, Downtown Revitalization

(j) Approval of Work Order CO-187, new underground fiber optic line from North Denver Station to the City Building, the City Auditorium, the Public Library and the Utilities Warehouse

(k) Approval of Work Order SW-388, Pollution Control Facility generator 1 replacement

REGULAR AGENDA:

2. Unfinished Business of Preceding Meeting.
None.

3. Public Hearings.

(a) Public hearing on the request of the Community Redevelopment Authority regarding Plan Modification No. 2026-1 to Redevelopment Area No. 1 for the Middle School

Redevelopment Project, approximately 1.69 acres generally located northeast of the intersection of 5th Street and Hastings Avenue. Resolution No. 2026-06 approving Plan Modification No. 2026-1 to Redevelopment Area No. 1 for the Middle School Redevelopment Project, approximately 1.69 acres generally located northeast of the intersection of 5th Street and Hastings Avenue. Mayor Beckby opened the public hearing. Director of Development Services, Kevin Kubo provided a report which included the finding that the project is feasible and conforms with the Comprehensive Plan, would not be feasible without the use of TIF funding and would most likely not happen without TIF funding and that the project is in the long-term best interest of the community. The Planning Commission voted 5-1-1 to recommend approval to the City Council. CRA Director, Randy Chick spoke in support of the project; the project provides 68 housing units, the project proforma shows that the use of TIF is necessary and discussed the project funding sources. Dave Rippe, representing 1917 Redevelopment LLC spoke in support of the project and is excited about this large project and appreciates the support of the community. Jody Stutzman spoke in favor of the project as a former Planning and Zoning Commission member and feels it's important to voice her support as a citizen. The tour of the facility was valuable to understand the needs at the location; it would have been a benefit to the community to have had the project completed 10–15 years prior to now. Chuck Bauer spoke in favor of the project as a beautiful structure and asked for the support of the City Council for the project; this could be the last chance for the building. Chamber of Commerce Executive Director, Shannon Landauer spoke in support of the project as a partner and emphasized the value of redevelopment and re-imaging the space instead of looking to demolition. Edward Krontz stated that he is not in for or against the project, but he questions the costs. The building is worn out and dirty, and maybe it needs to be torn down (that was the reason for the new middle school), and perhaps the area could be used for a new fieldhouse. Kim Anderson stated that the building could have been fixed by Butch Hughes and, according to the Mayor, the City is TIF heavy. Mayor Beckby closed the public hearing. Moved by Maggie Esch seconded by Matt Fong to approve Resolution No. 2026-06 for Plan Modification 2026-1 to Redevelopment Area #1 for the Middle School Redevelopment Project. Councilmember Huntley verified with staff that the location is generally northeast of 5th Street and North Lincoln Avenue and not Hastings Avenue. City Attorney Jesse Oswald stated that the public notice was published correctly providing the location northeast of 5th Street and North Lincoln Avenue. Councilmember B. Hoffman outlined the two options, which are to redevelop or pay \$1.5 Million to demolish the building. Councilmember Anderson confirmed that the building is owned by the CRA. Councilmember Hoffman stated that the building has been an issue for a long time; many organizations are coming together to work towards redevelopment; he sees a lot of positives towards development. Councilmember Hoffman confirmed with Director of Development Services, Kevin Kubo that the current property taxes are approximately \$9,000 to \$10,000 annually, and following the project, the property taxes are projected to be around \$220,000 annually. Councilmember Anderson expressed his concerns about the stability of the structure like a downtown structure previously designated for TIF. Mayor Beckby added that the other project was problematic due to funding and fire damage. Councilmember Huntley confirmed with Dave Rippe that the bank funding is ready for the project provided the City Council approves the TIF. Councilmember Huntley further

inquired about the project timeline. Dave Rippe provided that demolition could occur in the fall of this year following asbestos mitigation and design running concurrently beginning in March; construction would be approximately eighteen months. Councilmember Huntley and Dave Rippe discussed the TIF funding; the TIF note is supported by the expected value of the property following the TIF, and there would not be an opportunity for additional TIF. If additional financing was to be needed, that would need to be equity or bank financing. Councilmember Hoffman asked how many people would be working on the project, and Dave Rippe provided that work could be done concurrently since it is an existing structure, and he would expect 20 people at any given time during the eighteen months. Councilmember Esch stated that she likes the project because it is being invested in by many people and groups. Councilmember Fong asked Dave Rippe why he supports this project, and he provided that this project has a high walk-ability score which people prefer with proximity to groceries, health and churches; it will also be valuable to the businesses downtown. Councilmember L. Consbruck and Dave Rippe discussed the number of children that could live and the location, and Dave Rippe stated that it would likely be minimal with the number of studio and one-bedroom apartments; young professionals are likely the target market, but also 55+. Councilmember Anderson questioned the demand for additional apartments, and Dave Rippe stated that occupancy rates have been high, and rent will be in line with competitors. Councilmembers Rowan and Huntley touched on the historic nature of the building which many people in the community have memories of. Mayor Beckby stated that he has been critical of TIF but supports this project because it is a local investment group, it could be the final chance for the building, rehab is a better option than taking on the cost of demolition and the historic nature of the building. 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.

4. General Business.

(a) Approval of an application for expedited review of redevelopment plans from the applicant, McHargue Builders Inc. for 734 S. Lexington Micro-TIF Application A. Moved by Steve Huntley seconded by Matt Fong to approve items 4a, 4b and 4c on the agenda. City Planner Ember Batelaan reported on the Micro-TIFF process and criteria which if met are to be approved by the City Council; the projects meet the criteria. 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 an application for expedited review of redevelopment plans from McHargue Builders Inc. for a property commonly addressed as 734 S. Lexington Micro-TIF Application B.

(c) Approval of an application for expedited review of redevelopment plans from McHargue Builders Inc. for a property commonly addressed as 742 S. Lexington Micro-TIF Application

(d) Approval of the Mayor signing a letter of support for the South Hastings Neighborhoods: A Stronger, Connected Community BUILD Grant. Moved by Steve Huntley seconded by

Maggie Esch to approve the Mayor's signature on a letter of support for the South Hastings Neighborhoods: A Stronger, Connected Community BUILD Grant. Director of Engineering, Lee Vrooman reported that the State will aid with this round of grant 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.

5. Ordinances and Resolutions.

(a) Resolution No. 2026-07 accepting the work and the Certificate of the City Engineer in Sewer Connection District 2024-2 South Street. Moved by Steve Huntley seconded by Maggie Esch to approve Resolution No. 2026-07 Accepting the work and the Certificate of the City Engineer in Sewer Connection District 2024-2 South Street. Director of Engineer, Lee Vrooman reported on the finalization of the connection district with a cost of \$53,445.58; the properties will be assessed at the time they desire to connect to the system. 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. 2026-08 accepting the schedule of assessments as prepared by the City Engineer for special assessments proposed to be levied in Sewer Connection District 2024-2 South Street and setting a hearing date relative to the levy of said special assessments. Moved by Larry Consbruck seconded by Brian Hoffman to approve Resolution No. 2026-08 Accepting the schedule of assessments as prepared by the City Engineer for special assessments proposed to be levied in Sewer Connection District 2024-2 South Street and setting a hearing date relative to the levy of said special assessments. Director of Engineer, Lee Vrooman reported that action on this item sets the date for the hearing by the Board of Equalization on March 9, 2026. 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.

(a) Ordinance No. 4823 annexing property generally located southeast of the intersection of East South Street and South Showboat Boulevard, known as The Garages 7th Addition, into the corporate limits of the City of Hastings. Moved by Matt Fong seconded by Brian Hoffman to approve Ordinance No. 4823 to annex property generally located southeast of the intersection of East South Street and South Showboat Boulevard on Third 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 ordinance is declared to be lawfully adopted upon publication as required by law.

7. Appointments.

(a) Appointments to Boards and Commissions. Moved by Matt Fong seconded by Brad Consbruck to approve appointments as presented. Councilmember Rowan had questions about the process of appointments which were answered by the Mayor and City staff; questions or input regarding appointments can be directed to Mayor Beckby. 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) Appointments to City Planning Commission. Moved by Steve Huntley seconded by Michael Anderson to approve the appointments 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.

8. Miscellaneous and Other Business.
None.

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

There being no further business before the Council, Mayor Beckby adjourned the meeting at 7:44 p.m.

APPROVED:

George J.J. Beckby, Mayor

ATTEST:

Tyler Ficken, City Clerk

(S E A L)