

CITY OF HASTINGS, NEBRASKA
MINUTES OF CITY COUNCIL REGULAR MEETING
Tuesday, February 23, 2016

Pursuant to due call and notice thereof, a Regular Meeting of the City Council of the City of Hastings, Nebraska was conducted in the Council Chambers of City Hall, 220 N. Hastings Avenue, on February 23, 2016.

The meeting was called to order at 5:30 p.m. in Regular Session by Mayor Powers with the following members present: Ginny Skutnik, Kathy Duval, Sarah Hoops, Michael Krings, Everett Goebel, Chuck Niemeyer, John Harrington. Absent: Phil Odom.

The Mayor led the group in recital of the Pledge of Allegiance to the United States of America.

Moved by Chuck Niemeyer seconded by Ginny Skutnik to adopt the Agenda for the February 23, 2016 Regular Meeting. Roll Call: Ayes: John Harrington, Kathy Duval, Chuck Niemeyer, Michael Krings, Sarah Hoops, Ginny Skutnik, Everett Goebel. Nays: None. Absent: Phil Odom. The motion carried.

Mayor Powers read the Public Notice – Pursuant to the 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 located at the back of the Council Chambers. Also, a current copy of the Nebraska Open Meetings Act is posted on the south wall of the Council Chambers which is accessible to members of the public.

Joe Patterson, City Administrator, announced that a long-term employee, Ken Lueders, (Cemetery Superintendent), unexpectedly passed away Sunday, February 21st. Thoughts and prayers are sent to the family.

Mayor Powers invited the retired teachers group to speak. Their 80-90 members reported annual total volunteer hours of 27,395 throughout area. Those hours were valued at an amount in excess of \$630,000.

Community Redevelopment Authority representatives Randy Chick, Roger Coffman, Michael Krings, and Chuck Niemeyer announced two projects that received allocations of affordable housing tax credits from Nebraska Investment Finance Authority. Eastside Estates will be developed by Mesner Development of Central City and will be comprised of 28 units of duplex-style housing located on the former railroad right-of-way along Minnesota Avenue, between 12th and 14th Streets. This development is a 55 and up senior community, with income restrictions. The project is estimated to cost \$5 million and should begin early to late summer of 2016. Brewery Lofts will be developed by Cohen-Esrey Affordable Partners, Overland Park, Kansas. This project will consist of 35 income restricted one-, two-, and three-bedroom apartments and will be located on the southwest corner of 2nd Street and Minnesota. The estimated project cost is \$8 million. The developer is hoping to begin this summer.

The Downtown Revitalization Committee is hoping to wrap up a \$350,000 Community Development Block Grant this spring. CRA gave matching funds of \$112,000. The City, CRA, and Downtown Revitalization Committee leveraged \$462,000 of public funds into \$2.8 million of private investment in three projects. Overall, this accounts for approximately \$17.2 million in projects.

Councilmember Niemeyer commented on the slow activity in downtown eight years ago, but pointed out it is different than where we are today. We have talented individuals helping to bring business to downtown.

Councilmember Krings stated that \$17.2 million coming to our community is something to be proud of. The private investors putting money into our community see a vibrant downtown and vibrant community. The housing study's preliminary report estimates 810 new homes will be needed in the next 5 years.

Councilmember Goebel reported on the Board of Public Works meeting held on February 11th. A comparability committee has been formed at Hastings Utilities. They are working on a method by which we can do one comparability study in-house to include all employees. There was a report on wholesale revenue and purchase power by Don Cox. A contract and work order was approved for upgrade of a secondary digester at the pollution control center. The next meeting is scheduled for March 3rd at 9:00 a.m. in the Hastings Utilities Boardroom.

Councilmember Hoops congratulated the Hastings Public Library and Hastings Library Foundation for being named as non-profit of the year by the Chamber of Commerce. The Library Board met to recommend award of library renovation to the low bidder, Chief Construction. The library will be closed as of February 24th, but will re-open inside the Museum March 24th.

CITIZEN COMMUNICATIONS:

Speaker against the downtown development project: J.C. Mitera (letter attached).

Speaker either way on the downtown development project: Norm Sheets

Speakers in favor of the downtown development project: Dave Rippe, Kaleena Fong, Jamey Hamburger, Valerie Bren, Sandra Hamelink, George Anderson (letter attached-Randall Thomas), Jessi Hoeft, Mike Works, Will Scott, Eric Barber

Mayor Powers stated there will be a town hall meeting on the downtown development project held March 9th at a venue to be determined.

Roger Bullington (Chief Construction) spoke on the potential bid award of the library renovation project later in the meeting.

Chuck Hastings, appeared on behalf of Glenwood Telecommunications for license agreements to cover downtown area with fiber optics.

Moved by Michael Krings seconded by Chuck Niemeyer that the following items on the Consent Agenda be approved:

- (a) Approval of the minutes of the Council Meeting of February 8, 2016.
- (b) Approval of the regular claims and authorizing the City Clerk to issue checks against the various funds for payment.
- (c) Approve receiving and placing on file department monthly reports.
- (d) Approval of the application of Midtowne Mart, LLC for a Special Designated License at the Hastings College Barrett Alumni Center on April 7, 2016.
- (e) Approval of the application of B.L.U.E. for a Special Designated License at the Hastings Catholic Schools - Frances Chapman Gymnasium on April 8 & 9, 2016.
- (f) Approval of the application of Midtowne Mart, LLC for a Special Designated License at the Adams County Fairgrounds on April 29, 2016.
- (g) Approval of the application of Dick's Place, LLC for a Special Designated License at the Adams County Fairgrounds on May 14, 2016.

(h) Approval of the application of Dick's Place, LLC for a Special Designated License at the Adams County Fairgrounds on June 25, 2016.

(i) Approval of the application of Dick's Place, LLC for a Special Designated License at the Adams County Fairgrounds on June 4, 2016.

(j) Approval of the request for CDBG funds, Drawdown #3 (\$262,000) for CDBG Comprehensive Revitalization, Supplemental Streets Project 14-CR-108.

(k) Approval of the request for CDBG funds, Drawdown #6 (\$1,500) for CDBG Comprehensive Revitalization, Supplemental Sidewalks Project 14-CR-008.

(l) Approval of the request for CDBG funds, Drawdown #7 (\$1,500) for CDBG Comprehensive Revitalization, Sidewalks Project 13-CR-008.

Roll Call: Ayes: John Harrington, Kathy Duval, Chuck Niemeyer, Michael Krings, Sarah Hoops, Ginny Skutnik, Everett Goebel. Nays: None. Absent: Phil Odom. The motion carried.

REGULAR AGENDA:

Moved by John Harrington seconded by Ginny Skutnik to approve awarding bid to Chief Construction Company for the Hastings Public Library Renovation, Project No. 768-001-14, in the amount of \$4,189,000.00.

Councilmember Krings congratulated Amy Hafer (Library Director), staff, volunteers, community and Library Board members on the renovation bid and fundraising.

Amy Hafer thanked everyone for their support throughout the process. She stated the library will be closed to foot-traffic starting tomorrow. The library will move to the museum and reopen by March 24th. The library plans to be in their newly renovated building in September 2017.

Roll Call: Ayes: John Harrington, Kathy Duval, Chuck Niemeyer, Michael Krings, Sarah Hoops, Ginny Skutnik, Everett Goebel. Nays: None. Absent: Phil Odom. The motion carried.

Moved by Ginny Skutnik, seconded by Sarah Hoops to approve awarding bid to Bockmann, Inc. for Project LIBASBSTOS-2016, asbestos abatement of City of Hastings Public Library.

Roll Call: Ayes: John Harrington, Kathy Duval, Chuck Niemeyer, Michael Krings, Sarah Hoops, Ginny Skutnik, Everett Goebel. Nays: None. Absent: Phil Odom. The motion carried.

Moved by John Harrington seconded by Kathy Duval to approve Telecommunications Line Right-of-Way License Agreement with Glenwood Telecommunications, Inc. (GW-2016-3)

Roll Call: Ayes: John Harrington, Kathy Duval, Chuck Niemeyer, Michael Krings, Sarah Hoops, Ginny Skutnik, Everett Goebel. Nays: None. Absent: Phil Odom. The motion carried.

Moved by Ginny Skutnik seconded by Everett Goebel to approve Telecommunications Line Right-of-Way License Agreement with Glenwood Telecommunications, Inc. (GW 2016-4)

Roll Call: Ayes: John Harrington, Kathy Duval, Chuck Niemeyer, Michael Krings, Sarah Hoops, Ginny Skutnik, Everett Goebel. Nays: None. Absent: Phil Odom. The motion carried.

Moved by Chuck Niemeyer seconded by Sarah Hoops to approve Telecommunications Line Right-of-Way License Agreement with Glenwood Telecommunications, Inc. (GW 2016-5)

Roll Call: Ayes: John Harrington, Kathy Duval, Chuck Niemeyer, Michael Krings, Sarah Hoops, Ginny Skutnik, Everett Goebel. Nays: None. Absent: Phil Odom. The motion carried.

Moved by Everett Goebel seconded by Ginny Skutnik to approve Agreement to sell approximately 8.252 acres of property located in the Southeast Quarter of Section 29, Township 8 North, Range 9 West of the 6th P.M., Adams County, Nebraska, owned by City of Hastings to the Gerhold Concrete Company, Inc.

Joe Patterson stated this property is owned by the City of Hastings through the Utility Department, and is located on the truck route. Lyman Richie (Gerhold Concrete) expressed interest in setting up an operation in Hastings. This purchase is necessary for them to place a concrete plant at that location. There have been closed session discussions negotiating the property purchase.

Roll Call: Ayes: John Harrington, Kathy Duval, Chuck Niemeyer, Michael Krings, Sarah Hoops, Ginny Skutnik, Everett Goebel. Nays: None. Absent: Phil Odom. The motion carried.

Moved by Chuck Niemeyer, seconded by Ginny Skutnik to authorize proceeding with the City Block Project in downtown Hastings on the city parking lot located between City Hall and the City Auditorium.

Councilmember Krings clarified this is not necessarily approving to do the project. Community will have opportunity to have input. We want to name developer of record first.

Councilmember Niemeyer stated because of the vitality of downtown, it gives us the opportunity to do a downtown project.

Councilmember Skutnik attended League of Municipality mid-winter meetings this week. Larger towns are envious of what Hastings has been doing.

Councilmember Harrington stated bravo to all the progress. He stated we are not green-lighting the project tonight, but proceeding in consideration. There are many questions to ask, such as the total cost and how will it be funded. He believes in a risk-reward analysis. He wants to get a general consensus within the community.

Councilmember Hoops agrees on the need for a public forum to clarify the scope of the project. The city's commitment would be for the conference center. Partnerships with other private investors would fund other parts of the business. She pointed to the feasibility studies conducted.

Councilmember Duval looks forward to sharing information and community conversations at the public forum.

Councilmember Krings stated the biggest concerns heard throughout the process is the lack of communication to the community. There were many unknowns about the project, but now can share the details with the community.

Roll Call: Ayes: John Harrington, Kathy Duval, Chuck Niemeyer, Michael Krings, Sarah Hoops, Ginny Skutnik, Everett Goebel. Nays: None. Absent: Phil Odom. The motion carried.

Motion by Michael Krings, seconded by Chuck Niemeyer to name WRK/Chief Industries and Hag Companies as the Developer of Record for the City Block Project in downtown Hastings

Councilmember Goebel stated there is a tremendous amount of negotiations prior to beginning construction.

Councilmember Hoops stated WRK/Chief is the only developer that included a plan for the conference center and for supporting personnel selling hotel rooms and conference space. She is confident we will be able to negotiate to keep the project within scope.

Councilmember Duval stated both groups are good developers and time has been spent trying to make best decisions for the City of Hastings.

Councilmember Harrington stated the Lincoln group gave the superior presentation and deserves to be worked with as the developer. He appreciated their flexibility, creativity and concentration on management. They have a proven dedication to the community already.

Councilmember Krings stated Chief/WRK went out and found Hag Companies, who knows how to run hotels. This isn't just a hotel or housing project, but about bringing conventions and businesses to our downtown. The project has a lot of private ownership, with commitments from Hastings College and Mary Lanning. The City's responsibilities will be moving utilities, parking issues, and adding onto our auditorium, but the rest will be private developers.

Councilmember Skutnik supports Chief/WRK as the developer. A group of citizens put a lot of work into recommending this group when this process started and wants to follow that recommendation.

Councilmember Goebel agreed there are two good choices for developers. The City of Hastings has excellent education in elementary schools, high schools, and colleges. We graduate well educated young people and they go to Lincoln and Omaha to work. We need to bring seniors to downtown and get them to stay in Hastings.

Roll Call: Ayes: Kathy Duval, Chuck Niemeyer, Michael Krings, Sarah Hoops, Ginny Skutnik, Everett Goebel. Nays: John Harrington. Absent: Phil Odom. The motion carried.

Moved by Kathy Duval seconded by Sarah Hoops to withdraw from the agenda placing the issue of whether or not to continue with the City Block Project in downtown Hastings on the May 2016 Primary Election ballot from the agenda. Roll Call: Ayes: Kathy Duval, Chuck Niemeyer, Michael Krings, Sarah Hoops, Ginny Skutnik, Everett Goebel. Nays: John Harrington. Absent: Phil Odom. The motion carried.

Dave Wacker, City Engineer, presented the One and Six Year Plan (attached and made part of these minutes).

Councilmember Duval serves on the Complete Streets Committee with Dave Wacker. The focus has changed to including different modes of transportation and access, such as hike/bike trails. The City is installing a solar light crosswalk at 12th Street and Crane Avenue, to assist children crossing 12th Street to safely walk to school.

Randy Chick shared information on parking lot landscaping projects.

Discussion was held on 42nd Street paving and bike lanes.

Moved by Skutnik seconded by Krings to approve Resolution No. 2016-2...Approving the 2017-2022 One and Six Year Street Improvement Plan. Roll Call: Ayes: John Harrington, Chuck Niemeyer, Michael Krings, Ginny Skutnik. Kathy Duval, Sarah Hoops. Nays: None. Absent: Phil Odom. The motion carried.

Moved by Ginny Skutnik, seconded by Sarah Hoops to approve the Mayor's appointments as follows:
Museum Board: Mike Funkey, 2/8/16 to 7/1/18, Replacing Katherine Hamilton
Airport Advisory Board: Christopher Thom, 2/8/16 to 2/8/19, Appoint; Aaron Schardt, 2/8/16 to 2/8/21, Appoint as Chairman; Matt Kuhr, 2/8/16 to 2/8/20, Appoint
Planning Commission: Corey Stutte, 2/1/16 to 2/1/19, Reappoint; Chuck Rosenberg, 2/1/16 to 2/1/19, Reappoint
Roll Call: Ayes: John Harrington, Kathy Duval, Chuck Niemeyer, Michael Krings, Sarah Hoops, Ginny Skutnik, Everett Goebel. Nays: None. Absent: Phil Odom. The motion carried.

Moved by Michael Krings seconded by Chuck Niemeyer there being no further business to come before the Council, the meeting adjourned at 7:25 p.m. Roll Call: Ayes: John Harrington, Kathy Duval, Chuck Niemeyer, Michael Krings, Sarah Hoops, Ginny Skutnik, Everett Goebel. Nays: None.
Absent: Phil Odom. The motion carried.

APPROVED:

Vern P. Powers, Mayor

ATTEST:

Kimberly S. Jacobitz, City Clerk

(S E A L)