

**CITY OF HASTINGS**  
**CITY COUNCIL FOLLOW-UP AGENDA**

Monday, June 26, 2023

7:00 p.m.

- I. **CALL TO ORDER** 7:05 pm
- II. **PLEDGE OF ALLEGIANCE**
- III. **ROLL CALL**
- IV. **DETERMINATION OF QUORUM**

Members Present: Mayor Fasbender, Councilmembers Folch, Fox, Haus, Leifeld, and Pemble  
Members Absent: Councilmember Lund

Staff Present:

City Administrator Dan Wietecha  
Assistant City Administrator Kelly Murtaugh  
City Attorney Kori Land  
Fire Chief John Townsend  
Community Development Director John Hinzman  
Finance Director Chris Eitemiller

**Recognition of Outgoing Commissioner:** Victoria Baukol, PSAC

**Proclamation:** Parks and Recreation Month

- V. **APPROVAL OF MINUTES**

Approve Minutes of the City Council workshop and regular meeting on June 5, 2023.

Minutes were approved as presented.

- VI. **COMMENTS FROM THE AUDIENCE**

*Comments from the audience may include remarks about items listed on the Consent Agenda.*

- VII. **COUNCIL ITEMS TO BE CONSIDERED**

Mayor Fasbender proposed adding the resolution to accept resignation from Councilmember Lund effective July 10.

Fox, Folch to approve adding the resolution to the agenda.

6 Ayes, 0 Nays

- VIII. **CONSENT AGENDA**

*The items on the Consent Agenda are items of routine nature or no perceived controversy to be acted upon by the City Council in a single motion. There will be no discussion on these items unless a Councilmember so requests, in which event the items will be removed from the Consent Agenda to the appropriate Department for discussion.*

Leifeld, Pemble to approve as presented.

6 Ayes, 0 Nays.

1. Pay Bills as Audited
2. Resolution No. 06-16-23: Accept Donation to the Hastings Fire Department from Ray Kieffer on Behalf of Richard Kieffer
3. Resolution No. 06-17-23: Approve One-Day Temporary Liquor License and One-Day Charitable Gambling Request for the Hastings Fire Department Relief Association – 82<sup>nd</sup> Annual Booya
4. Resolution No. 06-18-23: Approve Temporary Gambling Permit for Carpenter St. Croix Valley

- Nature Center
5. Resolution No. 06-19-23: Approve Tobacco License Renewals for the 2023 – 2024 Licensing Period
  6. Resolution No. 06-20-23: Approve New Massage Therapist License Application for Jennifer Garlough
  7. Approve Liquor License Amendment for Pizza on 50<sup>th</sup> & France dba Carbone’s Pizza of Hastings, 1290 N. Frontage Road
  8. Resolution No. 06-21-23: Approve Liquor License Renewal for Rehoboth, Inc. dba Bimi Thai Restaurant and El Original Mexican Restaurant LLC
  9. Resolution No. 06-22-23: Approve New Liquor License for Confluence Developments LLC dba The Confluence Hotel and Missi’s Sip & Savor
  10. Authorize Signature: Joint Powers Agreement - State of Minnesota School Inspections
  11. Declare Surplus Property and Authorize for Public Sale – Facilities
  12. Approve Pay Estimate No. 1 for the 2023 Neighborhood Infrastructure Improvements Project – BCM Construction, Inc. (\$412,385.00)
  13. Approve Pay Estimate No. 1 for the 2023 Mill & Overlay Program – Park Construction (\$214,934.94)
  14. Approve Pay Estimate No. 2 (Final) for the Downtown Tree Grate Replacement Project – JL Theis, Inc. (\$19,098.43)

## IX. AWARDING OF CONTRACTS AND PUBLIC HEARING

*These are formal proceedings that give the public the opportunity to express their concern, ask questions, provide additional information, or support on a particular matter. Once the public hearing is closed, no further testimony is typically allowed and the Council will deliberate amongst itself and with staff and/or applicant on potential action by the Council.*

1. Presentation and Approval of 2022 Comprehensive Financial Report

Eitemiller introduced Bergen KDV representative, Nancy Schulzetenberg, who presented the 2022 audit findings. Schulzetenberg provided a summary of the communication documents following the audit. She then provided an overview of the revenues and expenditures as compared to 2021. She then reviewed the special funds (Ambulance, Parks, Water, Sewer, Storm Water, Hydro). The tax levy and tax capacity rates were reviewed. The City earned an unmodified opinion which is the best opinion an auditor is able to offer.

Fox, Haus to approve as presented.  
6 Ayes, 0 Nays.

2. Resolution No. 06-23-23: New Massage Establishment: Vue Beauty Studio (112 2<sup>nd</sup> Street East)

Murtaugh provided an overview of the request to hold a public hearing and consider the application for a new massage therapy establishment for Vue Beauty Studios for the 2023 – 2025 licensing period. No public comments have been received at this time. Approval and issuance of the license is contingent upon inspections by the Hastings Fire Marshal and Building Official.

Public hearing opened at 7:24 pm

Public hearing closed at 7:24 pm

Haus, Pemble to approve as presented.  
6 Ayes, 0 Nays

3. Award Contract: Energy Savings Contract – Apex Facility Solutions, LLC

Wietecha provided an overview of the planning for the refrigeration and roof project at the arena. This request is to enter into a Guaranteed Energy Savings Agreement with Apex Facility Solutions, LLC for the Refrigeration Plant Replacement, West Rink Roof Replacement, and Solar System Installation Projects at the Hastings Civic Arena. Both of these projects have been identified as needed facility upgrades. Council has provided their commitment to completing both projects in 2024. Wietecha indicated entering into this agreement with Apex allows them to act as our general contractor for the projects and allows for compressed planning as well as accommodating extended lead times in ordering equipment and products needed.

Council discussion on the type of contract and exhibits; how this kind of agreement for the roofing component of the project and determination of qualified vendors for each component of the project. Will this kind of arrangement net the best price for the City going forward as well as energy savings minimums. The first phase is the design of refrigeration unit. Future contracts will be placed on the Awarding of Contracts section of the agenda to see the details.

Pemble, Fox to approve as presented.  
6 Ayes, 0 Nays.

4. Resolution: No. 06-24-23: Vacation of Easement: Leifeld (1801 Chantrey Trail)

Hinzman provided an overview of the request to consider vacation of a ten-foot wide drainage and utility easement centered upon the common lot line between Lots 3 and 4, Block 1, Wallin 14<sup>th</sup> Addition. The properties are jointly owned and a single-family home is intended to be constructed over the two lots. Standard perimeter easements on the remainder of the lot would remain. Council is requested to hold a public hearing and consider approval as the City has determined there is no longer a need for the easement.

Public hearing opened at 7:38 pm

Public hearing closed at 7:38 pm

Leifeld, Fox to approve as presented.  
6 Ayes, 0 Nays.

5. Authorize Signature: Building Inspection Services – Dunn Solutions

Hinzman provided an overview of the request to authorize signature for an Agreement for Professional Services between the City and Dunn Solutions, LLC to perform certain building inspection and plan review duties. Due to changes in personnel, the contract establishes a six-month time frame for services with the limitations of plan review and building inspections until a new Building Official is hired.

Council discussion on whether the need to review compensation package may be necessary.

Pemble, Folch to approve as presented.  
6 Ayes, 0 Nays.

**X. REPORTS FROM CITY STAFF**

*These items are intended primarily for Council discussion and action. It is up to the discretion of the Mayor as to what, if any, public comment will be heard on these agenda items.*

## A. Public Works

## B. Parks and Recreation

### 1. Lake Rebecca Park Redevelopment Project Management

Wietecha provided an overview of the request to accept the proposal and authorize staff to engage with HKGI to provide Project Management Services for the Lake Rebecca Park Redevelopment Project. The City received \$1 million in grant funding from the LCCMR/ENRTF to complete a redevelopment project at Lake Rebecca Park. The project will include development of a master plan that focuses on habitat restoration, enhancement and expansion as well as redevelopment of parking lots, boat launch, and trails. Reviews of proposals from three consulting firms indicated that HKGI's proposal meets the needs of the City and was the lowest cost of the proposals.

Council discussion on effect of global climate change and flooding on the lake and the proposed redevelopment.

Fox, Leifeld to approve as presented.

6 Ayes, 0 Nays.

## C. Community Development

### 1. Park Dedication Fees: 1<sup>st</sup> Reading\Order Public Hearing: Amend City Code Chapter 154 (Subdivision) and Chapter 34 (Fee Schedule)

Hinzman provided an overview of the request to consider actions amending Hastings City Code pertaining to parkland dedication. The proposed amendment would change the methodology for the calculation of physical land dedication, increase the fees for parkland dedication to reflect changes in market value, and implements a specific fee for parkland dedication in the Fee Schedule of City Code. Hinzman shared parkland dedication is required upon subdivision of property and indicated associated fees have not been amended since 2004. Hinzman provided scenarios based on current and proposed fee rates. Recommending moving forward on an incremental basis to get to the goal fee of \$3600 per unit. This proposal has been reviewed by the Parks and Recreation Commission, Planning Commission, and the Finance Committee.

Council discussion on impact of fees on rent prices. Hinzman indicated that these fees will likely be passed along to owners/renters. Council discussion on ensuring that the fees do not wait 20 years to be revisited and there may need to be some language update to address this. Hinzman indicated that ordinance language asks for valuation every three years.

Fox, Leifeld to approve as presented.

6 Ayes, 0 Nays.

### 2. Resolution No. 06-25-23: Site Plan – Dakota County Law Enforcement Expansion (1580 Highway 55)

Hinzman provided an overview of the request of Dakota County for construction of a 13,235 s.f. public institution addition and parking lot relocation for Law Enforcement Services and detainees of the County.

Council discussion on the aesthetics of the exterior & landscaping that would be facing 4<sup>th</sup> Street.

Leifeld, Fox to approve as presented.  
6 Ayes, 0 Nays.

3. Resolution No. 06-26-23: Site Plan – Regina Assisted Living Expansion (1008 1<sup>st</sup> Street West)

Hinzman provided an overview of the request for site plan approval. The applicants are proposing to remodel some interior spaces, add a small vestibule and mechanical chase to the roofline, create a new receiving area for deliveries, driveway, refuse area, and a new employee parking lot. The Planning Commission reviewed and recommended approval at their June 12, 2023 meeting.

Council discussion on the benefit of the expansion of parking and possible impact to improvements when upgrades are done to 1<sup>st</sup> Street and possible sidewalk addition.

Pemble, Fox to approve as presented.  
6 Ayes, 0 Nays.

4. Resolution No. 06-27-23: Property Sale – NW Corner of Spiral Blvd. and Glendale Rd.

Hinzman provided an overview of the request to grant three approvals in conjunction with the sale of a +/- 5 acre parcel located at the Northwest corner of Spiral Blvd. and Glendale Rd. to Northern State Services LLC. The three approvals in conjunction with the sale approve the disposition of City Property, the Sale and Purchase Agreement and the Construction of an on-site sewer system (septic system). Northern State Services recently purchased a 19.37-acre parcel directly to the North and seeks to combine both properties into Ries Addition, a two lot rural subdivision. City Council held a public hearing to consider disposition of the property at the June 5, 2023 Council meeting. Hinzman reviewed the purchase price and the reason to plat the property which would establish dedicated right-of-way for Spiral Blvd. that does not presently exist and is desired by the City.

Leifeld, Haus to approve as presented.  
6 Ayes, 0 Nays.

5. Resolution No. 06-28-23: Original Hastings Design Standards Review – Home Addition (200 Maple Street)

Hinzman provided an overview of the request to perform major remodeling of a home in the OHDS (Original Hastings Design Standards) district. The OHDS district is not a historic preservation district but is a zoning district consisting of traditional neighborhood design. New and major changes to existing homes reviewed to assure they fit into the traditional neighborhood design of the district. A simple majority is required for action.

Leifeld, Haus to approve as presented.  
6 Ayes, 0 Nays.

**D. Public Safety**

**E. Administration**

1. **Resolution No. 06-29-23: Accepting Councilmember Lund's Resignation and Declaring Vacancy**

Wietecha indicated that Councilmember Lund has submitted his resignation. The Charter requires that a resolution be approved by council to accept the resignation and declare the vacancy. Council will need to determine how to handle the process of hiring the new councilmember. Wietecha provided an overview of the process and requirements to fill a councilmember vacancy.

Council discussion on the application process, timeline, and the length of term remaining. Councilmembers expressed appreciation and gratitude for Councilmember Lund's contributions and support for his decision.

Pemble, Fox to approve as presented.  
6 Ayes, 0 Nays

**XI. UNFINISHED BUSINESS**

**XII. NEW BUSINESS**

**XIII. REPORTS FROM CITY COMMITTEES, OFFICERS, COUNCILMEMBERS**

**Announcements**

- City Offices will be closed Tuesday, July 4, in observance of Independence Day.
- Appreciation to Hastings Golf Club for organizing a Fourth of July Parade, at 7 pm from SEAS Church, then eastbound on 15<sup>th</sup> Street, and ending at Westview Drive. Followed by live music, then fireworks at 10 pm. And appreciation to Vermillion Bank and Hastings Golf Club for the fireworks.
  
- Summer Rec Programs at Levee Park...
  - Tuesday, June 27, Performance in the Park "Circus Science Spectacular" Sponsored by SMEAD Manufacturing.
  - Thursday, June 29, Music in the Park with "Gus Sent Me – Country & Rock." Supported by the Ruth and George Doffing Charitable Fund.
  - Thursday, July 6, Music in the Park with "String Showdown - Variety." Supported by the Ruth and George Doffing Charitable Fund.
  - Tuesday, July 11, Party in the Park to celebrate National Parks & Recreation Month with Salsa music, food trucks, activity booths, caricature artist, inflatables, balloon artist, climbing wall, face painting, and more.
  - Wednesday, July 12, Storytime in the Park is "Food" Recommended for ages 7 and under. A partnership with Pleasant Hill Library.
  - Thursday, July 13, Music in the Park with "Revved Up! – Hits from the 90's to today." Supported by the Ruth and George Doffing Charitable Fund.
  - Friday, July 14, Movies in the Park with "Onward." Sponsored by Ardent Mills. Please bring a non-perishable food donation.
  
- The Rec + Art + Police will be at Sunny Acres Park on Wed, July 12, featuring nature weaving and relay games. Recommended for elementary and middle schoolers. Supported by SC Toys, Country Financial, Hastings Lions Club, Hastings Family Service, Community Ed, and Hastings Prescott Arts Council.

- Makers Alley Market will be in Levee Park on Thursday, July 13. Support area makers and artisans within our historic downtown and riverfront park by shopping at the markets.
- Bike with a Ranger – Bike the 10mile loop and learn history and wildlife fun facts on Saturday, July 15. Recommended for teens and adults. A partnership with the National Park Service. Registration is required.
- Happy Birthday to Councilmember Folch!

### Meetings

#### **Mon, July 3**

7:00 pm City Council Meeting - Cancelled

#### **Mon, July 10**

7:00 pm Utilities Committee Meeting

7:00 pm Planning Commission Meeting

#### **Wed, July 12**

6:00 pm Arts & Culture Commission Meeting

#### **Thurs, June 13**

6:00 pm HEDRA Meeting

#### **Mon, July 17**

5:30 pm PFAS Workshop

7:00 pm City Council – Regular Meeting

**XIV. ADJOURNMENT** Leifeld, Pemble to adjourn 9:17 pm

**Next Regular City Council Meeting: Monday, July 17, 2023 7:00 p.m.**