

Hastings, Minnesota
City Council Meeting Minutes
September 18, 2023

The City Council of the City of Hastings, Minnesota met in a regular meeting on Monday, September 18, 2023 at 7:00 p.m. in the Council Chambers at the Hastings City Hall, 101 East 4th Street, Hastings, Minnesota.

Members Present: Mayor Fasbender, Councilmembers Folch, Fox, Haus. Lawrence, and Pemble

Members Absent: Councilmember Leifeld

Staff Present: City Administrator Dan Wietecha
Assistant City Administrator Kelly Murtaugh
City Attorney Kori Land
Community Development Director John Hinzman
Parks & Recreation Director Chris Jenkins
Finance Manager Chris Eitemiller
Assistant Finance Manager Ashley Bertrand

Recognition of City's AA+ Bond Rating

Approval of Minutes

Mayor Fasbender asked if there were any additions or corrections to the minutes of the City Council workshop and regular meeting on September 5, 2023.

Minutes were approved as presented.

Consent Agenda

Councilmember Pemble motioned to approve the Consent Agenda as presented, seconded by Councilmember Fox.

6 Ayes, 0 Nays

1. Pay Bills as Audited
2. Resolution No. 09-04-23: Accept Donation to the Parks and Recreation Department from Fluegel's Lawn, Garden & Pet Supply
3. Authorize Signature: Services Agreement Amendment with ImageTrend, LLC
4. Approve Pay Estimate No. 4 for 2023 Neighborhood Infrastructure Improvements – BCM Construction, Inc. (\$727,020.70)
5. Resolution No. 09-05-23: Imposing Sanctions Upon Retail Intoxicating Liquor License Holder Speedway Gas Station
6. Authorize Signature: Villas at Pleasant - 3rd Amendment to Development Agreement
7. Resolution No. 09-06-23: Supporting and Authorizing Application to the MNDOT for Transportation and Economic Development (TED) Funding for the Trunk Highway 61 Improvements

Award Contract: Hwy 55 Trail Reconstruction

Wietecha provided staff recommendation to approve the contract as bid with McNamara Contracting and approve the contract with WSB to provide survey, staking, testing, inspections, and construction administration for the approved Hwy 55 Trail Reconstruction project. He indicated the total project cost with a five percent (5%) construction contingency is \$302,323.00. A budget adjustment of \$43,273.00 is also requested to complete the project and Park Dedication Funds are an appropriate source of funding for this project.

No Council discussion.

Councilmember Fox motioned to approve as presented, seconded by Councilmember Lawrence.
6 Ayes, 0 Nays.

Public Hearing: Vacation of Easement: South Oaks 4th Addition

Hinzman provided an overview of the request to hold a public hearing to consider vacation of certain public drainage and utility easements within Outlot A of South Oaks of Hastings 2nd Addition. The property is currently vacant and planned to be platted as South Oaks of Hastings 4th Addition, containing thirty-five (35) single family homes. Hinzman indicated Council is asked to hold the public hearing, but delay action on the request until the Preliminary and Final Plat consideration of South Oaks of Hastings 4th addition.

Mayor Fasbender opened the public hearing at: 7:10 p.m.

Mayor Fasbender closed the public hearing at: 7:11 p.m.

No Council discussion.

Public Hearing: 2nd Reading\Adopt Ordinance: Amend City Code Chapters 156 & 157 – Property Maintenance Code and Structural Maintenance Code

Hinzman provided an overview of the request to hold a public hearing and consider 2nd reading and final adoption of amendments to City Code Chapters 156 & 157 relating to Property Maintenance Code and Structural Maintenance Code. Hinzman indicated the proposed amendments would establish property and structural maintenance requirements for residential rental units. Hinzman specified that adopting the most current code by reference is in effect so the local ordinances do not need continual updating as the international code is updated.

Mayor Fasbender opened the public hearing at: 7:15 p.m.

Mayor Fasbender closed the public hearing at: 7:15 p.m.

Council discussion on notification to landlords or those newly impacted by the changes to this point and going forward. Hinzman indicated that notification to current landlords will follow adoption. Council discussed educational opportunities in regard to these changes and permit costs. Further discussion on the accommodations that would require licensing as well as safety protocol. Wietecha indicated public hearing notices are published in the newspaper as required by statute and the cost for a single-family home rental

inspection is \$50.00 for a two-year license. Council acknowledged the inspection file, which is sent to the Fire Department, will help create a database for rental property information.

Councilmember Fox motioned to approve as presented, seconded by Councilmember Haus.
6 Ayes, 0 Nays.

Utility Rate Study

Jessica Green, Northland Securities, provided an overview of the Utility Rate Study. Green reviewed the study objectives, reviewed existing plans and projections, customer data, and recommendations for consideration.

Rates are set at a level to fund operations, meet debt service, and provide for annual capital improvements. Recommending an increase in utility rates as follows: 3.5% water, 4.5% sanitary sewer, and 4.0% stormwater. The increases are moderate as compared to other cities in the area. Green recommended that rates be reviewed and adopted annually, paying attention to anticipated changes to MCES (Met Council Environmental Services) charges.

Council discussion on what is included in the capital improvement project included in the study. Wietecha indicated that the CIP (Capital Improvement Plan) project list was the basis for the projects reference in the study and the water treatment for PFAS is not included in the recommended rate formula but is included in the study as reference only.

Resolution No. 09-07-23: Approve Preliminary 2024 City Property Tax Levy, Preliminary Budget, and Setting Truth in Taxation Hearing

Wietecha presented a brief overview of the resolution for the adoption of the Preliminary 2024 City Property Tax Levy, Preliminary Budget, and Setting Truth in Taxation hearing. Wietecha provided the status of ongoing revenues (proposing a 7.3% increase--\$106 increase for a median value residence) and one-time revenue sources. Then Wietecha indicated that the key changes in expenses are due to inflationary pressures, prior year commitments, and asset preservation. Wietecha reviewed the bonding projects planned for 2024 — neighborhood project (\$4.13M) and the Arena project (\$5M). Wietecha demonstrated the strong commitment to the Strategic Plan through the budget priorities for 2024.

Council expressed appreciation for the budget overview. Council discussed the Finance Committee meetings with department staff to review budget proposals and the practical approach to their needs as part of the budget. Council discussed the difficulty in raising the levy, inflation is a factor and there has been a strong commitment to public safety in the community. Council spoke to the increase in election judge pay and additional security measures may be needed for the elections. Council expressed appreciation for creative solutions to save money and meet needs.

Councilmember Pemble motioned to approve as presented, seconded by Councilmember Folch.
6 Ayes, 0 Nays.

Resolution No. 09-08-23: Approve Proposed 2024 HEDRA – HRA Special Tax Levy

Wietecha presented a brief overview of the resolution for the proposed 2024 HEDRA – HRA Special Tax Levy resolution.

No Council discussion.

Councilmember Fox motioned to approve as presented, seconded by Councilmember Haus.
6 Ayes, 0 Nays.

Announcements

- Councilmember Folch reported on the Improving Service Delivery committee at the League of MN Cities. Making legislative recommendations on the cannabis legislation, ambulance reimbursements and EMS sustainability.
- Bring your documents for secure destruction to the Paper Shred Event on Saturday, September 23. Free for residents, no businesses please.
- Paws in the Park is Thursday, October 5, at Rivertown Dog Park.
- In recognition of National Fire Prevention Week, the Fire & EMS Department Open House is Tuesday, October 10. Meet the department, learn about fire safety, and see the trucks & equipment. All ages are welcome!
- Happy Birthday to Councilmember Haus!

Meetings

- Heritage Preservation Commission Meeting on Tuesday, September 19, 2023 at 7:00 p.m.
- Parks and Recreation Commission Meeting on Wednesday, September 20, 2023 at 6:00 p.m. – Cancelled
- Public Safety Advisory Commission Meeting on Thursday, September 21, 2023 at 6:30 p.m. – Cancelled
- Planning Commission Meeting on Monday, September 25, 2023 at 7:00 p.m.
- Parks & Recreation Committee Meeting on Monday, September 25, 2023 at 7:00 p.m.
- City Council Legislative Workshop on Monday, October 2, 2023 at 5:30 p.m.
- City Council Regular Meeting on Monday, October 2, 2023 at 7:00 p.m.

Councilmember Lawrence motioned to adjourn the meeting at 8:22 PM, seconded by Councilmember Pemble. Ayes 6; Nays 0.

Kelly Murtaugh, City Clerk

Mary D. Fasbender, Mayor