

**CITY OF HASTINGS
CITY COUNCIL AGENDA
*For informational purposes***

Monday, November 2, 2015

7:00 p.m.

- I. **CALL TO ORDER**
- II. **ROLL CALL** Mayor Hicks, Councilmembers Alongi, Balsanek, Nelson, Vaughan, Schultz

Absent: Councilmember Braucks

**Staff: City Administrator Melanie Mesko Lee
Assistant City Administrator Julie Flaten
City Attorney Dan Fluegel
Public Works Director Nick Egger
Community Development Director John Hinzman**

III. **DETERMINATION OF QUORUM**

IV. **APPROVAL OF MINUTES**

Approve Minutes of Regular City Council Meeting on October 19, 2015
Minutes approved as presented.

Proclamation–Commemoration of Veteran’s Day 2015

Council read the Proclamation and Dean Markuson talked about upcoming Veteran’s Day events.

V. **COUNCIL ITEMS TO BE CONSIDERED**

VI. **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 or citizen so requests, in which event the items will be removed from the Consent Agenda to the appropriate Department for discussion.

Schultz, Nelson to approve as presented.

6-0

1. Pay Bills as Audited
2. Approve Tourism Bureau Agreement
3. Special Event Designation for Gobble Gait
4. Special Event Designation for Holiday Hoopla
5. **Resolution 11-01-15**–Accept \$30,000 Grant From F.R. Bigelow Foundation for River Place Pavilion
6. Approve Municipal Advisor Contract

7. **Resolution 11-02-15**—Approve Liability Coverage Waiver Form
8. **Resolution 11-03-15**—Support for Dakota County 2016-2020 Capital Improvements Plan
9. Approve 2015 Assessment Abatement
10. Approval of Contract with Focus Engineer Services
11. Award Contract for Hastings Industrial Park Agriculture Lease
12. Approve Declaring a Police Department Vehicle Surplus Property
13. Approve the Sale of a DUI Forfeiture Vehicle
14. 1st Reading/Order Public Hearing: Ordinance for Annexation – Conzemius Dairy Farm (Highway 55 West of Wal-Mart)
15. Approve the Purchase of a Tractor Mounted Snow Blower Attachment and the Necessary Ancillary Items
16. **Resolution 11-04-15**—Accept Donation of \$1,550.00 from Carolyn Gulikson to the Parks Department for a Memorial Swing Bench
17. Accept Resignation of Dave McGrath PRC Commissioner

VII. 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. Public Hearing – Rezone Property from R-1 to PI – Shepherd of the Valley Church (1450 West 4th Street)

Hinzman introduced the item which requests considering a 2nd Reading and order Public Hearing to amend City Code Chapter 155.01 – Zoning Map. Shepherd of the Valley Church would like to develop a fitness facility as part of their church in the walkout basement, which is about 4,800 SF and has a separate door to the lower parking lot. The current zoning or R-1 Low Density Residence would only allow for uses incidental to the church. Since the church would sell fitness facility memberships to the public, it would not be considered an incidental use. The PI – Public Institution district allows for churches and fitness facilities. The Planning Commission has previously approved this request by a 4-1 vote.

Public Hearing opened at 7:15 pm

Several neighbors with adjoining properties spoke with concerns about a business within a residential area, lighting, safety, traffic noise and effect on property values.

Pastor Chad Kirchoff added that the fitness facility would be open 24/7 and memberships would be sold to the general public and not only members of the church.

Public Hearing closed at 7:32 pm

Council discussion on licensing oversight, regulation of hours and what would be allowable in a Public Institution district. Hinzman

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clarified that fitness facilities were added to the Public Institution district to accommodate the YMCA a number of years back. Mayor Hicks questioned if the rezoning could be denied given that a fitness center is a permitted use.

VIII. 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

1. **Resolution 11-05-15 - Conditional Approval – Funding Agreement with State of Minnesota for Veterans Home Sewer Project**
Egger introduced the item which requests City Council to conditionally approve a Grant Agreement with the State of Minnesota for the Veteran’s Home Sewer Reconstruction and Replacement Project. The Minnesota Veteran’s Home sewer mains are in poor condition, resulting in both blockages and inflow of storm water into the sanitary sewer system. City staff has been working with the Minnesota Department of Veteran’s affairs and the State Department of Administration to formulate an agreement where the City would design and manage state funded reconstruction/repair of the Veteran’s Home sewer mains to eliminate these problems.
Alongi, Schultz
6-0

2. **Easement Agreement – Veterans Home Sewer Project**
Egger introduced the item which requests Council to adopt a resolution conditionally approving the City’s entry into an easement agreement with the State of Minnesota for the City to retain perpetual access rights on the MN Veteran’s Home property to service and maintain the main sanitary sewer line that would be addressed by the Hastings Minnesota Veterans Home Sanitary Sewer Reconstruction and Rehabilitation Project. The City would be allowed to place and maintain a recreational and maintenance access trail on the same area of the property. Staff recommends approval of the adoption of this resolution, on the condition that the City first enter into the Funding Grant Agreement with the State of Minnesota.
Nelson, Alongi
6-0

3. **Resolution 11-06-15** – Approve Plans & Authorize Advertisement for Bids – Veterans Home Sewer Project
Egger introduced the item which requests Council to adopt a resolution to authorize staff to advertise for bids on the Veteran’s Home Sewer Project
Vaughan, Alongi
6-0

B. Community Development

1. **2nd Reading/Adopt Ordinance 2015-13** – Rezoning from R-1 to PI – Shepherd of the Valley Lutheran Church – (1450 West 4th Street)
Motion to deny rezoning by Councilmember Vaughan and seconded by Balsanek.
6-1 Mayor Hicks voting against
2. **Presentation – Great Rivers Landing land Use Approvals, (former Hudson Manufacturing Building) – 200 West 2nd Street**
Hinzman introduced the item which requests Council to review actions for the development of Great Rivers Landing, a rehabilitation of the former Hudson Manufacturing Facility located at 200 West 2nd Street. Confluence Development proposes to renovate the existing 100,000 square foot building into 60 apartment units and 20,000 square feet of retail and events space. The site is currently owned by the Hastings Economic Development and Redevelopment Authority (HEDRA). The HEDRA and Planning Commissions have previously unanimously voted to recommended development plan modifications, establishment of the TIF District, and sale of the property to Confluence Development.
No council action – informational only.
3. **Resolution 11-07-15** – Reconsideration of City Council Action/Approval of Vacation of Easement – Riverwood 7th Addition (Woodland Court)
Motion to reconsider item by Councilmember Balsanek seconded by Councilmember Alongi.
6-0
Greg J. Homes has requested reconsideration of the denial of a vacation of easement request for Riverwood 7th Addition. During the October 19th public hearing for the vacation, staff incorrectly noted that the homes appeared to be single family (different than the existing twin homes on Woodland Court). The developer clarified that his original intent was to construct two detached townhomes and one twin home on the site; and that he had shared these plans with the neighbors who were in agreement with the plans.

**Jerry Rehnke of 1122 Woodland Drive spoke in favor of the changes. The developer commented that construction would begin immediately.
Balsanek, Vaughan to approve
6-0**

C. Administration

IX. COMMENTS FROM AUDIENCE

During this period of time, citizens may speak informally to the Council on subjects not on the agenda

Mark Schauer of 1583 Stonegate Road commented that the City shouldn't purchase property with the intent to sell. He asked for a 120 day delay on the sale of the Hudson Manufacturing Facility property in order to bring another development proposal forward. Mayor Hicks and Fluegel explained that the City has already entered into a development agreement which gives Confluence Development exclusive rights to the property.

Paul Peters of 295 West 15th Street shared concerns about snow removal on 15th Street. Staff will look into his concerns.

X. UNFINISHED BUSINESS

XI. NEW BUSINESS

XII. REPORTS FROM CITY COMMITTEES, OFFICERS, COUNCILMEMBERS

- **Utilities Committee** will meet on Friday, November 6th at 7:30 a.m. at City Hall.
- **Planning Commission** meeting on Monday, November 9th at 7:00 p.m. at City Hall.
- **Parks & Recreation Commission** will meet on Tuesday, November 10th at 6:00 p.m. at the Joint Maintenance Facility.
- City offices will be closed on Wednesday, November 11th in observance of **Veteran's Day**. Scheduled community events include:
 - 9:30 a.m Hastings Middle School
 - 1:00 p.m. SEAS School Mass
 - 2:00 p.m. Hastings Veterans Home
 - 2:30 p.m. St. John's School in Vermillion
 - 5:30 p.m. Community Veteran's Day dinner at Hastings Country Inn
- **HEdra Commission** will meet on Thursday, November 12th at 6:30 p.m. at City Hall.

- **Public Safety Committee of Council** will meet on Monday, November 16th at 6:00 p.m. at City Hall.
- **Art Task Force** will meet on Tuesday, November 17th at 7:30 a.m. at City Hall.
- **HPC Commission** will meet on Tuesday, November 17th at 7:00 p.m. at City Hall.
- **Public Safety Advisory Commission** will meet on Thursday, November 19th at 7:00 p.m. at the Fire Station.
- **Planning Commission** will meet on Monday, November 23rd at 7:00 p.m. at City Hall.
- November 6 – 8th is **Hasting High School** theatre production of “Epic Proportions”

XIII. ADJOURNMENT 9:05 p.m.

Next Regular City Council Meeting: Monday, November 16, 2015 at 7:00 p.m.