

**Hastings, Minnesota  
City Council Meeting Minutes  
November 15, 2021**

The City Council of the City of Hastings, Minnesota met in a regular meeting on Monday, November 15, 2021 at 7:00 p.m. in the Council Chambers at the Hastings City Hall, 101 East 4<sup>th</sup> Street, Hastings, Minnesota.

**Members Present:** Mayor Fasbender, Councilmembers Folch, Fox, Leifeld and Vaughan

**Members Absent:** Councilmembers Braucks and Lund.

**Staff Present:** City Administrator Dan Wietecha  
Assistant City Administrator Kelly Murtaugh  
City Attorney Korine Land  
Community Development Director John Hinzman

**Presentation:** Preservation Awards  
Heritage Preservation Commission Chair, Cindy Toppin, presented the preservation awards and Century Home designations for 2021.

**Comments from the Audience**

Clarence Chapman, 614 East 3rd Street, expressed concerns about the proposed zoning change with high-occupancy buildings taking away from the historic district downtown and that these kinds of buildings could go in other areas of the City.

**Approval of Minutes**

Mayor Fasbender asked if there were any additions or corrections to the minutes of the City Council regular and workshop meetings on November 1, 2021.

Minutes were approved as presented.

**Consent Agenda**

1. Pay Bills as Audited
2. Resolution: Approve New Massage Therapist and Establishment Licenses – Amanda Kaeding, Traveling Hands Massage LLC
3. Authorize Submittal of the Dakota County Community Waste Abatement Grant Program
4. Resolution: Acceptance and Appreciation of a Donation to the Parks & Recreation Department from the Edgar Family
5. 1st Reading\Order Public Hearing: Amend City Code - Zoning - Definition of Family
6. Resolution: Terminating and Approving New Contract - NJS Development - Stencil
7. Approve Change Order No. 1 to the 2021 Sanitary Sewer Lining Program
8. Approve Pay Estimate No. 6 for 2021 Neighborhood Infrastructure Improvements – McNamara Contracting, Inc. (\$290,359.42)
9. Residential Solid Waste and Recycling Collection Contract Renewal with Tennis Sanitation, LLC (2022-2024).
10. Collective Bargaining Agreement with local 49ers (2022-2023).
11. 3<sup>rd</sup> Quarter 2021 Financial Statements
12. Delinquent Utility Billing Certification

13. Termination of 2021 Watering Ban
14. Resolution: Authorizing Signature for Contract with ISG, Inc
15. PSAC appointment: Victoria Baukol

Councilmember Leifeld motioned to approve as presented, seconded by Councilmember Vaughan. Ayes 4; Nays 0; Abstain 1 (Folch).

**Public Hearing, Resolution to Approve Comprehensive Plan Amendment #2021-45 - Mixed Use High Residential.**

Hinzman discussed the proposed adoption of an amendment to the 2040 Comprehensive Plan to allow creation of a Mixed Use High Residential Land Use category and designate property to MUHR.

Mayor Fasbender opened the public hearing at 7:33 p.m. and hearing no comments closed the public hearing.

Council discussion on the extent of the use of the parking lot in the area and roof height comparisons to existing and other proposed buildings. Council will be able to review specific architectural standards in a future meeting when specific plans are presented.

Councilmember Fox motioned to approve as presented, seconded by Councilmember Leifeld. Ayes 5; Nays 0.

**Public Hearing, 2nd Reading\Adopt Ordinance: Amend City Code - DC Zoning District**

Hinzman discussed the proposed amendment to the City Code regarding Downtown Core zoning standards, specifically addressing the exterior height limits in a defined downtown area. The proposed amendment was supported by the Planning Commission.

Public hearing opened at 7:46 p.m. Clarence Chapman reiterated concerns about the height limits and that it would interfere with sight lines in the downtown area. Nathan Stencil (5700 Josh White Dr, Sioux Falls, SD), prospective developer, indicated that the building planned is estimated to be 45' high, 4 stories. The proposed style will be classy, with brick and metal touches. A similar building was built in downtown Northfield with parking underground, and was well-received.

Council discussed the structure of parking for the building. Council discussed having newer downtown buildings be of similar height and structure to bring a cohesiveness to the area and meet lifestyle needs of incoming residents, as older homes are requiring significant maintenance and are being reconfigured from single-family homes.

Councilmember Folch motioned to approve the request as presented, seconded by Councilmember Fox. 5 Ayes; 0 Nays

**Resolution No. 11-09-21 Variance #2021-38 - Sideyard Setback - Matthew Heiman (502 6th St E)**

Hinzman explained the Council is acting as the Board of Adjustments and Appeals. The variance requested is not supported by staff and it was not recommended by the Planning Commission. He explained the key when considering the variance is whether or not the requirement can be met without difficulties. A vote to approve the variance requires support of 6 of 7 councilmembers. Denial of the variance can be met with a simple majority of the Council.

Council discussion about setback requirements from the railroad, safety near the railroad, and clarifying placement of the proposed garage within the property.

Councilmember Folch motioned to approve the request as presented (denial of variance), seconded by Councilmember Leifeld.

5 Ayes; 0 Nays

**Resolution No. 11-10-21 Authorize Placement of Septic System in the MUSA - Daniel Bauer (NW Corner of Pleasant and Co Rd 46)**

Hinzman presented the request of a septic system on a 10-acre parcel zoned agricultural. He indicated the future growth of MUSA boundaries indicate that this property may be within the service area in the future, the expectation would be that when sewer services are near the property, per ordinance, property owners will be required to connect to the City service.

Council discussion about the number of private wells and septic in the City and the one-year hookup requirement when City services are extended near the property.

Councilmember Folch motioned to approve the request as presented, seconded by Councilmember Vaughan.  
5 Ayes; 0 Nays

**Amendment of Final CARES Act Report**

Wietecha presented an amendment to the final CARES Act Report to include items that qualify under a broadened definition for inclusion.

Councilmember Leifeld motioned to approve the request as presented, seconded by Councilmember Vaughan.  
5 Ayes; 0 Nays

**Closed meeting pursuant to Minn. Stat. 13D.05 subd. 3(a) to discuss the performance evaluation of the City Administrator**

Due to two Councilmember absences, the meeting was postponed.

Mayor Fasbender and Councilmembers made the following announcements:

Announcements

- The City has upcoming commission openings for 2022 on HEDRA, Heritage Preservation, Planning Commission, and Arts Task Force. Please complete an application interest form.
- City Offices will be closed on Thursday and Friday, November 25 and 26 in observance of Thanksgiving.
- Show Us How You Shine. If you are decorating your home or business with outdoor lights this holiday season, please consider sharing a picture for all to see. Photos will be shared on the City website / social media, and placed on a map for a self-guided, drive-by tour. This is not a contest, just a chance to have fun.
- Gobble Gait is Thursday, November 25. You can register all the way up until race day. Proceeds benefits Hastings Family Service.
- Small Business Saturday and the Holiday Hoopla are Saturday, November 27, enjoy music, crafts, s'mores, horse & wagon rides, tree lighting, and retail and restaurant deals.

Meetings

- Heritage Preservation Commission on Tuesday, November 16 at 7:00 pm
- Planning Commission on Monday November 22 at 7:00 pm
- City Council – Parks & Recreation Department workshop on Monday, December 6 at 5:30 pm
- City Council – Regular meeting on Monday, December 6 at 7:00 pm

Councilmember Folch motioned to adjourn the meeting at 8:20 p.m., seconded by Councilmember Fox. Ayes 5; Nays 0.

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Mary Fasbender, Mayor

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Kelly Murtaugh, City Clerk