

**Hastings, Minnesota
City Council Meeting Minutes
February 22, 2022**

The City Council of the City of Hastings, Minnesota met in a regular meeting on Tuesday, February 22, 2022 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 Braucks, Folch, Fox, Leifeld, Lund and Vaughan

Members Absent:

Staff Present: City Administrator Dan Wietecha
Assistant City Administrator Kelly Murtaugh
City Attorney Kori Land
Community Development Director John Hinzman
Public Works Director/City Engineer Ryan Stempki

Proclamation: Declare to Drive Out Hunger during MN FoodShare – Hastings Family Service

Councilmembers Braucks, Leifeld, Fox, and Vaughan participated in the reading of the proclamation recognizing Hastings Family Service and declared together the Hastings Community will **Drive Out Hunger** during MN FoodShare to restock the Market Food Shelf at Hastings Family Service. Kelly Carter accepted the proclamation on behalf of Hastings Family Service. Carter thanked the Council for their support.

Approval of Minutes

Mayor Fasbender asked if there were any additions or corrections to the minutes of the regular City Council meeting and Council Workshop on February 7, 2022.

Minutes were approved as presented.

Consent Agenda

1. Pay Bills as Audited
2. Declare Vehicle as Surplus Property and Authorize for Public Sale
3. Resolution No. 02-06-22: Approve Temporary One-Day Gambling and One-Day Liquor Permit for Hastings Family Service
4. Resolution No. 02-07-22: Approve Plans and Authorize Advertisement for Bids–
5. 2022 Mill & Overlay Program
6. Approve 2022 Traffic Marking Program, 2022 Crack Seal Program, 2022 Seal Coat Program and Authorize South Metro Joint Powers Agreement
7. Declare Surplus Property and Authorize Sale (Box Salt Spreader and Hydraulic Turn Snow Plow)
8. 1stReading\Order Public Hearing: Ordinance Amendment-Rezone Property from C-4 to R-4- Enclave Companies (3xx 33rdSt W)
9. 1stReading\Order Public Hearing: Ordinance Amendment-Rezone Property from I-1 to DC- Nathan Stencil (412 3rdSt E)
10. Authorize Signature: Micromobility Operations License Agreement-Bird Rides, Inc.
11. Approve 2022 Fire Captains Agreement with Stipulation
12. Resolution No. 02-09-22: Approve PERA Police & Fire for Firefighter/Fire Inspector
13. Approve IAFF 2022-2023 Firefighter Agreement with Stipulation
14. Approve Budget Carryover 2021to 2022
15. Resolution No.02-12-22: Approve Annual Budget Adjustments and Fund Closures

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16. Resolution No. 02-11-22: Supporting Housing and Local Decision-Making Authority

Councilmember Leifeld motioned to approve as presented, seconded by Councilmember Vaughan. Ayes 6; Nays 0.

Public Hearing, Establishment of TIF District No. 9-NJS Development (Stencil)-Flats on 3rd

Hinzman reviewed the proposed modification of Development District No. 1 (Hastings Downtown Redevelopment Area), the establishment of Tax Increment Finance District No. 9 (The TIF District) within the Project Area, the adoption for the modified Redevelopment Plan for this Project Area, and the adoption of Tax Increment Financing Plan relating to the TIF District. Allocation to a specific developer would come to a future meeting. Jessica Green, Northland Securities, reviewed packet documents.

Mayor Fasbender opened the public hearing at 7:24 p.m., and hearing no comments closed the public hearing at 7:25 p.m.

Council discussion on TIF if property is sold, loss of market value, strategy for applying TIF, and clarification of how the funds work in a TIF example. Council discussion on if property is sold what occurs with the land upon sale. Braucks questioned if the land is sold, does the TIF within the application apply with the land or move with the developer. Jessica Green confirmed the development agreement would be with the developer. Green explained upon sale of property, the City and the developer must agree to an assignment of the TIF. Braucks clarified the difference between the creation of this TIF District and the legal agreement. Braucks questioned the property value concerning a market crash. Braucks questioned who is responsible for the loss in that situation. Green stated she has not had experience with that occurring. Green commented in the event the property does not reach the estimated level, the developer is receiving less over time. Braucks questioned a city-wide policy concerning TIF. Braucks commented on possibly implementing a policy regarding TIF rather than a case by case basis. Green commented on how common TIF is considered on a case by case basis. Hinzman commented on the amount of TIF use in the City. Hinzman commented on HEDRA's adopted goals regarding when a public subsidy should be considered stating the possibility of future use when considering future applications. Folch questioned Green on the components concerning the City, County, and School and how developer reimbursement is concerned.

Councilmember Braucks motioned to approve as presented, seconded by Councilmember Vaughan. Ayes 7; Nays 0. Councilmember Lund arrived at 7:17 p.m.

Public Hearing CIP Bonds Planned for Public Works Facility

Wietecha reviewed the proposed approval plan for a building at the Public Works site to be utilized by Public Works, Police, and Parks departments. Jessica Green, Northland Securities, explained that cities often issue bonds for street or utility improvements, but as a general obligation capital improvement project, it is required to hold a public hearing.

Mayor Fasbender opened the public hearing at 7:48 p.m., and hearing no comments closed the public hearing at 7:48 p.m.

Green proposed Council walk through the plan. Green discussed the purpose, summary, estimated cost and, operating cost.

Councilmember Folch motioned to approve as presented, seconded by Councilmember Leifeld.

Ayes 7; Nays 0.

Resolution No. 02-08-22: Award of Contract for West 4th Street Water Tower Reconditioning

Stempski reviewed the contract award for the reconditioning of the West 4th Street Water Tower. The City received five bids for this project on February 9th. He reviewed the features of reconditioning and summarized the bids received by the City. Stempski recommended awarding of the contract for reconditioning to G&L Tank Sandblasting and Coatings LLC.

Stempski reviewed the further improvements beyond exterior paint. Stempski discussed the competitive bids and timeframe of proposed reconditioning. Stempski reviewed the repeat business from previous jobs from G&L Paint, Sandblasting, and Coatings. Councilmember Vaughan voiced concern regarding change orders. Vaughan asked if KLM Engineering takes responsibility of what is shown for bidding concerning change orders or if it is City responsibility. Stempski reassured Council of the quality of inspection and reaffirmed the lack of change orders they are expecting to see. The condition of the tower is well-documented and the specifications of the project were written with this in mind. Change orders in this kind of project are atypical. Fox stated her appreciativeness of the specific references and specified scope of the conversation between KLM Engineering and G&L Paint, Sandblasting, and Coatings.

Councilmember Fox motioned to approve as presented, seconded by Councilmember Leifeld.
Ayes 7; Nays 0.

Special Use Permit – Auto Repair – Goebel (2550 Millard Ave)

Hinzman reviewed the Special Use Permit request to reuse the existing facility. The applicant proposes to use the site for retail autobody work and as a training center for autobody technicians.

Vaughan commented on one of the conditions concerning outdoor storage. Hinzman clarified the condition referring to unscreened materials, inoperable items, and unlicensed items.

Councilmember Lund motioned to approve as presented, seconded by Councilmember Fox.
Ayes 7; Nays 0.

Mayor Fasbender and Councilmembers made the following announcements:

Concern raised by Councilmember Folch: In 2020, residents in the neighborhood were expressing complaints about the noise levels from Ardent Mills. After efforts to reach out directly to Ardent Mills, complaints were filed with the MPCA against Ardent Mills regarding excessive noise. Councilmember Folch asked for future discussion. City Administrator Wietcha indicated that staff will follow-up with the MPCA.

Announcements

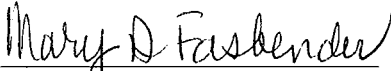
- Councilmember Folch gave a brief Dakota Broadband update. A consultant will be doing a business analysis of broadband for the county with stakeholder interviews. Business community members who may be interested in participating in the stakeholder interviews should submit names and contact info to Council member Folch.
- Congratulations to Hastings Area Chamber of Commerce award winners: Intek Plastics, Katy Lindberg, Mike Johnson, Emily's Bakery & Deli, and Regina Hospital.

- Snowshoe Guided Hike on Sunday, February 27, at Jaycee Park. Registration is required. Snowshoes, poles, and instruction will be provided. The event is free and offered in partnership with Dakota County Parks.

Meetings

- Charter Commission on Wednesday, February 23, 2022 at 7:00 pm
- Planning Commission on Monday, February 28, 2022 at 7:00 pm
- Arts Task Force on Wednesday, March 2, 2022 at 6:00 pm
- City Council Workshop County Road 46/47 on Monday, March 7, 2022 at 5:30 pm
- City Council meeting on Monday, March 7, 2022 at 7:00 pm

Councilmember Braucks motioned to adjourn the meeting at 8:06 p.m., seconded by Councilmember Lund. Ayes 7; Nays 0.



Mary Fashbender, Mayor



Kelly Murtaugh, City Clerk