

CITY OF HASTINGS
CITY COUNCIL FOLLOW-UP AGENDA

Monday, March 7, 2022

7:00 p.m.

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

Members Present: Mayor Fasbender, Councilmembers Braucks, Folch, Leifeld, Lund, and Vaughan

Member Absent: Councilmember Fox

Staff Present:

City Administrator Dan Wietecha

Assistant City Administrator Kelly Murtaugh

City Attorney Korine Land

Community Development Director John Hinzman

Interim Public Works Director/City Engineer Ryan Stempki

- V. APPROVAL OF MINUTES**

Approve Minutes of the City Council regular meeting and workshop on February 22, 2022.

- VI. COMMENTS FROM THE AUDIENCE**

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

Ramsey Street resident expressed concern about the proposed Rise Up Recovery facility and its impact on the neighborhood.

- VII. COUNCIL ITEMS TO BE CONSIDERED**

- 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, Braucks to approve as presented.

6 Ayes, 0 Nays

1. Pay Bills as Audited
2. Accept SMEAD Manufacturing Sponsorship of \$1,000.00 for a Performance in the Park in 2022 at the Rotary Pavilion in Levee Park
3. 1st Reading\Order Public Hearing: Amend City Code Chapter 155 - Parking for Apartments
4. Approve Budget Amendment – Veteran’s Athletic Complex

- 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. 2022 Neighborhood Infrastructure Improvements and to Authorize Advertisement for Bids
 - a. Public Hearing: 2022 Neighborhood Infrastructure Improvements and Authorize Advertisement for Bids
 - b. Resolution No. 03-01-22: Approve 2022 Neighborhood Infrastructure Improvements and to Authorize Advertisement for Bids

Stempski presented on the planned infrastructure improvements. Five areas that represent full reconstruction or reclamation projects in 2022: 5th and Ash Streets; Riverwood Neighborhood; 11th Street East (1/2 block); Park Lane & Park Court; and 13th Street West, Hillside & Lilac Court. Stempski outlined the project cost and funding sources. The project is estimated to be \$4.3M. Assessment statements will go out to residents and a public hearing will be held on April 4, 2022. Construction is anticipated to start in May, concluding in October. Stempski outlined the various methods of communication to stay connected to affected residents about the progress of the project.

Council discussion on the state aid funding sources. Council discussion on Ash tree review with City Forester for those trees that fall within the project area and addressing the health of those trees. Council requested promotion of the assessment deferment program that was recently approved.

Public Hearing opened at: 7:30 pm

Public Hearing closed at: 7:31 pm

Folch, Braucks to approve as presented
6 Ayes, 0 Nays

2. County Crossroads 4th Addition – Enclave Companies – Apartments (3xx 33rd St W):
 - a. Public Hearing: Rezone Property from C-4 to R-4
 - b. Resolution No. 03-02-22: Rezone Property from C-4 to R-4
Folch, Vaughan to approve as presented
6 Ayes, 0 Nays
 - c. Resolution No. 03-03-22: Preliminary and Final Plat – County Crossroads 4th Addition
Liefeld, Braucks to approve as presented
6 Ayes, 0 Nays
 - d. Resolution No. 03-04-22: Site Plan – Apartments
Braucks, Lund to approve as presented
6 Ayes, 0 Nays

Hinzman reviewed the location of the County Crossroads project, indicating that there would be a public hearing for rezoning the property to residential. Additionally, there are resolutions for rezoning, preliminary and final plat, and the site plan. There will be two 100-unit buildings with parking. The Planning Commission has recommended approval.

Public Hearing opened at: 7:35 p.m.

Public Hearing closed at: 7:36 p.m.

Council discussion on walkway access to the site, electric vehicle charging stations, and park/play area. Brian Bachman, Enclave Development indicated that preparation for charging stations will be included in the project beyond what might be needed at this time. Questions about project impact on TH 61 traffic. Hinzman indicated that current roads/highways were built to accommodate additional traffic based on original intent for the area.

3. Stencil Addition – Nathan Stencil (NJS Development) – Apartment (412 3rd Street E):
 - a. Public Hearing: Rezone Property from I-1 to DC
 - b. Public Hearing: Vacation of Alley
 - c. Resolution No. 03-05-22: Rezone Property from I-1 to DC
Folch, Braucks to approve as presented
6 Ayes, 0 Nays
 - d. Resolution No. 03-06-22: Vacation of Alley
Vaughan, Folch to approve as presented
6 Ayes, 0 Nays
 - e. Resolution No. 03-07-22: Preliminary and Final Plat – Stencil Addition
Folch, Leifeld to approve as presented
6 Ayes, 0 Nays
 - f. Resolution No. 03-08-22: Special Use Permit – Shoreland Management
Folch, Lund to approve as presented
6 Ayes, 0 Nays
 - g. Resolution No. 03-09-22: Site Plan – Apartments
Vaughan, Lund to approve as presented
6 Ayes, 0 Nays

Hinzman indicated that there are two public hearings, followed by several resolutions to address the project. He reviewed the project area, described the building size, and indicated that the area has been targeted for development for 20 years. Hinzman showed the site plan and layout of the building, access and parking.

Public Hearing (a) opened at: 7:52 p.m.

Two residents of the area posed questions about resident and visitor parking and impact on neighborhood.

Public Hearing (a) closed at: 7:57 p.m.

Council discussion on entrance/exit to parking areas and electric charging stations. Nathan Stencil, from Stencil Group indicated 4-6 charging stations but pre-wired for future and can add as needed. Question about impact of building by train tracks and the target demographic for the building. Stencil indicated that sound deadening measures will be taken to address nearby train noise. They expect a mix of demographic profiles based on experiences in other cities. Council asked for clarification of access to the Red Rock parking lot. Council discussion of privacy fence and other options for privacy.

4. Matthew and Sandra Heiman – Home and Garage Addition (502 6th Street E):
 - a. Public Hearing: Vacation of Alley Easement
 - b. Resolution No. 03-10-22: Vacation of Alley Easement
Braucks, Folch to approve as presented

- 6 Ayes, 0 Nays
c. Resolution No. 03-11-22: OHDS Approval
Folch, Lund to approve as presented
6 Ayes, 0 Nays

Hinzman provided overview of the request for a home and garage addition. The request was reviewed by HPC and recommended for approval. The easement would be preserved, but reduced.

Public Hearing opened at: 8:20 p.m.

Public Hearing closed at: 8:21 p.m.

Council discussion on the impact of reducing the easement. Appreciation to Hinzman in working with resident.

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

C. Community Development

1. Resolution No. 03-12-22: Special Use Permit – Operation of State Licensed Residential Facility – Rise Up Recovery (303 5th Street E)
Hinzman reviewed the Special Use Permit request to Operate a State Licensed Residential Facility – Rise Up Recovery (303 5th Street E). The applicant is requesting approval of the special use permit to operate a facility (Providence House) containing board and lodging with special services for substance use disorder recovery for pre- and post-treatment clients. The Planning Commission considered the request, heard comments from residents, and recommended by a 6-1 vote to forward the Special Use Permit.

Council discussion length of time to enroll into a treatment program, the number of residents, impact of recovery facilities in residential neighborhood, need for pre-treatment recovery facilities, neighborhood response, staff qualifications, and the economics of running a facility. Council discussion on the conditions of the Special Use Permit, specifically number 15 as it is subjective. Tiffany from Rise Up Recovery addressed Council questions throughout the discussion.

Vaughan, Lund to approve as presented.

Leifeld offered amendment to condition #15, replace with public nuisance language, Folch seconded.

6 Ayes, 0 Nays to approve amendment

Leifeld offered amendment to now amended motion to increase to 15 beds from 10, Braucks seconded.

Council discussion on keeping the numbers at 10 and demonstrate success, possibly returning to Council with a request to increase. Hinzman indicated that earlier conversations about the numbers of residents were related to parking at the facility.

Leifeld amendment motion withdrawn.

6 Ayes, 0 Nays

D. Public Safety

E. Administration

1. 1st Reading\Order Public Hearing: Amend City Charter Ordinance – Section 1.03: Ward Boundaries

Murtaugh presented the 1st Reading\Ordered the Public Hearing request to Amend the City Charter Ordinance – Section 1:03: Ward Boundaries. The Charter Commission recommended changes to the Ward Boundaries.

Council discussion on new boundaries and anticipating growth in population based on recent building approvals.

Vaughan, Leifeld to approve as presented.

6 Ayes, 0 Nays

XI. UNFINISHED BUSINESS

XII. NEW BUSINESS

XIII. REPORTS FROM CITY COMMITTEES, OFFICERS, COUNCILMEMBERS

Announcements

- Cottage Grove Beyond the Yellow Ribbon—update on the many activities of the group; always seeking Board members. Changing name to Mississippi Valley Beyond the Yellow Ribbon due to the variety of participants in the group
- The Hastings Police Department has scheduled Coffee with a Cop at Froth & Cork on Friday, March 11, from 10:00 to 11:30 am. Residents are invited to ask questions, voice concerns, and get to know the Officers in your neighborhood.

Meetings

Tues, March 8

Cancelled Parks & Recreation Commission

Thursday, March 9

6:00 PM HEDRA Meeting

Friday, March 10

10:00 AM Coffee with a Cop

Monday, March 14

7:00 PM Planning Commission Meeting

Tuesday, March 15

7:00 PM Heritage Preservation Commission

Wednesday, March 16

6:00 PM Arts Task Force

Thursday, March 17

6:30 PM Public Safety Advisory Commission

Monday, March 21

5:30 PM City Council – Workshop Administrative Citations

7:00 PM City Council – Regular Meeting

XIV. ADJOURNMENT Leifeld, Braucks to adjourn 9:35 p.m.

Next Regular City Council Meeting: Monday, March 21, 2022 7:00 p.m.