

MINUTES FOR THE EDA MEETING OF MARCH 18, 2025

President Weidt called the meeting to order at 6:00 PM

PRESENT: Chrun, Denaway, Krull, Puleo, Weidt

ABSENT: Shevchuk

STAFF: Bryan Bear, City Administrator

Rachel Juba, Community Development Director

Max Gort, Associate Planner

APPROVAL OF MINUTES FOR THE EDA MEETING OF JANUARY 21, 2025

Commissioner Chrun made a motion, seconded by Commissioner Puleo, to approve the January 21, 2025 meeting minutes.

Ayes: All.

Nay: None.

Motion carried.

SPONSORSHIP REQUEST FROM HUGO AREA BUSINESS ASSOCIATION FOR KIDZ N BIZ FEST

Community Development Director Juba introduce Kyle Manley, the chair of the Kidz N Biz planning committee with the Hugo Area Business Association (HBA). Kidz N Biz Fest will be held at Oneka Elementary School on Saturday, April 12, 2025 from 9:00 AM to Noon. Manley introduced himself to the EDA, said he owns Manley Gardening in Hugo, and has been working on planning Kidz N Biz during his business offseason. The planning committee has been meeting every two weeks for the past few months, and so far, 18 businesses have registered. The committee has also lined up attractions at the event, and are working on finalizing stage performers. Manley said that the HBA is requesting a sponsorship from the EDA in the amount of \$1,000. Juba stated that the EDA has typically sponsored the event in previous years in that amount, and that there is an item budgeted for it.

President Weidt said that it's nice to see the event taking place in the spring again, as the event seemed to have a decrease in attendance when it was held in the fall in recent years. Commissioner Krull said that he and his family have attended the event in previous years and have enjoyed it.

Commissioner Krull made a motion, seconded by Commissioner Denaway, to approve the sponsorship request from the HBA for Kidz N Biz Fest in the amount of \$1,000.

All ayes.

Motion carried.

UPDATE ON 165TH STREET AREA STUDY

Community Development Director Juba presented an update on the study of the 165th Street corridor that was listed as an action item in the 2025 EDA Goals. Staff is moving forward with creating a scope of work with consultants at WSB and Landform. The goal of the study is to determine utility needs,

road design, future land use, and environmental work that involved the 165th Street corridor. Currently, 165th Street is a gravel road from Elmcrest Avenue to Highway 61. As development nears the road, the road will need to be improved. The design of the future roadway and the needs for utility extension to the east of Highway 61 are likely to be the most important components. The Comprehensive Plan currently guides the road as a full urban street with curb, gutter, and a trail. The City would like to determine whether an expensive road design is ultimately needed for this corridor, as natural constraints limit development potential along the road. The City Council recognized the immediate need for a temporary improvement, and authorized paving the road to a rural section in the 2026 Capital Improvement Plan (CIP).

Commissioner Chrun asked how far the study would reach to the east of Highway 61. Juba responded that the road design portion would include the whole roadway, but that the utility and land use study would be more condensed. Commissioner Puleo asked if the Comprehensive Plan anticipates development going as far east as Harrow Avenue. Juba said that Harrow Avenue is where the current MUSA boundary is. Puleo asked if the study would recommend that 165th Street be widened. Juba said that the City only has prescriptive right-of-way for the road, and that widening the road would require significant right-of-way acquisition. Puleo asked when the next Comprehensive Plan would be completed. Juba said that the City begins work on the 2050 Comp Plan in 2026, and that it would need to be adopted by 2028.

Commissioner Denaway asked about the interim improvement listed in the 2026 CIP. Juba said that development in the area is tricky with fragmented parcels and natural resource constraints, which can make a full urban street difficult to justify from a cost standpoint, but that there are other factors that influence the road needs such as connectivity between other areas. Commissioner Krull said that he envisions 165th Street as an arterial corridor.

Commissioner Puleo mentioned the proposal from Del Webb that involved improvements to 165th Street from Highway 61 to the east. City Administrator Bear said that prior to the 2008 Recession, developers had a lot more capital available to fund improvements like that.

Juba showed the concept that for the Munger property that partially spurred the study, and mentioned some comments that the Parks Commission, Planning Commission, and City Council made.

UPDATE ON DEVELOPMENT

Juba continued discussion on the Munger property sketch plan from Capstone Homes, and gave updates on some previously approved projects. The final plat request for the final phase of the Shores of Oneka Lake came in, with 52 single-family lots. The same developer is looking at developing parcels to the north, but no formal proposals have been made. Watercrest of Hugo 2nd Addition has been approved, bringing 29 single-family lots.

Juba said that a few inquiries have been made for the LaValle property, with no formal proposals yet. Commissioner Denaway asked about the proposal from Yellowtree. Juba said they're a multifamily developer, and the property requires a mixed-use project, creating uncertainty about whether they'll be able to tie in a commercial user. Denaway asked if they've looked at the City-owned property downtown. Juba said that they're interested but more concentrated on residential development, and that its not clear whether they'll be able to meet their density needs with the shoreland rules.

ADJOURNMENT

Commissioner Denaway made a motion, seconded by Commissioner Chrun, to adjourn the meeting at 6:34 PM.

All ayes.

Motion carried.

Respectfully submitted.

Max Gort, Associate Planner