



St. Stephen City Council Informational Meeting January 15, 2020

Call To Order: 6:30 PM

Pledge of Allegiance

2 6th Avenue SE
St. Stephen, MN
56375
320-251-0964

City Officials

Jeff Blenkush
Mayor

Gene Skaj
Council Member

Danita Traut
Council Member

Steve Trobec
Council Member

Tom Vouk
Council Member

Dolores Supan
Treasurer

Cris Drais
City Clerk
[crisdrais@
midconetwork.com](mailto:crisdrais@midconetwork.com)

Website:
cityofststephen.com

Approval of Agenda

6th Ave SE Improvement Project

1. The preliminary assessment roll will be shared with the citizens.
2. The city engineers will be present to review design details.
3. The acquisition process for temporary construction easements and permanent easements will be explained.

Meeting Adjourned

This agenda has been prepared to provide information regarding an upcoming meeting of the St. Stephen City Council. This document does not claim to be complete and is subject to change at any time.



MINUTES
ST. STEPHEN CITY COUNCIL INFORMATIONAL MEETING
JANUARY 15, 2020

CALL TO ORDER: 6:30 P.M. PLEDGE OF ALLEGIANCE: All together.

MEMBERS PRESENT: Jeff Blenkush – Mayor, Gene Skaj, Danita Traut, Steve Trobec and Thomas J. Vouk – Council and Cris Drais-City Clerk.

ABSENT: None.

APPROVAL OF AGENDA: The agenda for the Informational Meeting meeting was reviewed. Gene Skaj made a motion to approve the agenda. Steve Trobec seconded the motion. Motion carried.

6th AVE SE IMPROVEMENT PROJECT:

Financial consultant Jessica Green, Northland Securities, was in attendance at the January 8th Council Meeting and shared Tax Impact Analysis documents based on a Street Improvement project (this would include assessment) and a Street Reconstruction project (this would be a bond with no assessment) with bond terms of 20 & 25 years. This evening she shared Tax Impact Analysis documents with bond terms of 15 & 20 years and a contribution of \$500,000.00 from the City's Road & Bridge Fund.

During the January 8th regular Council Meeting, the following took place: *Gene Skaj made a motion to go forward with 6th Avenue SE as a reconstruction project. Danita Traut seconded the motion. Discussion took place regarding the \$750,000.00 grant and having money available for future road maintenance. Jeff Blenkush-Yes, Gene Skaj-Yes, Danita Traut-Yes, Steve Trobec-No, Tom Vouk-No. Yes-3, No-2. Motion carried. Jessica Green looked into the vote and a super majority vote is needed to pass a street reconstruction motion. 4 votes are needed to pass the motion.*

The Preliminary Special Assessment Worksheet was shared with the Council. It was calculated with a 20% special assessment street reconstruction rate. The deferred assessment of green acres was explained. This would affect 7 (of 35) properties. The Wetland Boundary Map published by Stearns County was discussed.

It was stated that easement paperwork hasn't been signed as residents refuse to sign without knowing their potential assessment.

Residents in attendance addressed various topics such as:

- Lakewood Valley neighborhood access via 6th Ave SE but not being included in the assessment
- properties adjacent and proving their benefit as they don't have direct access to 6th Ave SE
- discrepancy in assessments (for example, residential vs ag property)
- fixing the road without the LRIP grant
- road width: the ordinance states roads should be 32' wide
- timeline for project and LRIP grant availability
- CSAH2 road project that didn't include assessing the residents (like the 2005 improvement)
- amount of traffic on 6th Ave SE

City Attorney Tom Jovanovich stated that the City could not get bids for the project until the easements were secured.

Discussion took place regarding the scenarios of street reconstruction vs street improvement. The scenarios drawn up by Jessica Green have similar dollar amounts in each of them. A street reconstruction plan would affect all City residents.

Mayor Blenkush did share from the City's Comprehensive Plan that 6th Ave SE is listed as a collector street.

Gene Skaj made a motion to go forward with a street reconstruction plan for 6th Ave SE, which would include a bond with no special assessment. Danita Traut seconded the motion. Jeff Blenkush-Y, Gene Skaj-Y, Danita Traut-Y, Steve Trobec-N, Tom Vouk-Y. Yes-4, No-1. Motion carried.

Discussion took place regarding a public hearing for the proposed issuance of a reconstruction bond for 6th Ave SE. The Clerk read the Resolution for Hearing on Proposed Reconstruction Bond for 6th Ave SE to the Council and those in attendance of the Informational Meeting. Gene Skaj made a motion to approve the Resolution for Hearing on Proposed Reconstruction Bond for 6th Ave SE setting a hearing at 7 PM on February 5, 2020. Danita Traut seconded the motion. Motion carried.

At this time, residents met with S E H, Inc. Engineers to review the plan for 6th Ave SE.


Following time with the 6th Ave SE residents, the Attorney and Engineers shared that sprinkler system concerns were shared. It was recommended that the City consider hiring a company to put the sprinklers back for residents as a cost effective measure. Ways of notifying residents were discussed. For example, newsletters can be sent out to homeowners. Tree removal or loss was discussed.

It was confirmed that the Attorney's office will get publication information to the Clerk in time for submission to the Newsleaders.


ADJOURNMENT: There being no further business, Gene Skaj made a motion to adjourn. Danita Traut seconded the motion. Motion carried.

TIME: 9:15 PM

Respectfully submitted,



City Clerk



Mayor