

Pursuant to due call and notice thereof, the City Council for the City of St. Joseph met in regular session on Tuesday, January 18, 2022, at 6:00 PM in the St. Joseph Government Center.

Members Present: Kevin Kluesner, Kelly Beniek, Jon Hazen

City Representatives Present: Administrator Therese Haffner, City Clerk Kayla Klein, Finance Director Lori Bartlett, City Engineer Randy Sabart, Community Development Director Nate Keller, Police Chief Dwight Pfannenstien

Public Comments: None.

Approve Agenda: **Beniek made a motion to approve the agenda; seconded by Hazen and passed unanimously.**

Consent Agenda: **Hazen made a motion to approve consent agenda; seconded by Beniek and passed unanimously.**

- a. Minutes – **Requested Action:** Approve the minutes of December 20, 2021.
- b. Bills Payable – **Requested Action:** Approve Check Numbers 058518-058629, Account Payable EFT #002022-002025, 002027; Payroll EFT 112177-112188, Regular Pay Period 26, 26.01 (2021), 1, 1.01, 1.02 (2022), City Council Pay Period 1, Fire Dept PP 1.
- c. Financial Report – **Requested Action:** Approve the 4th quarter and December financial reports as presented.
- d. Explore MN Grant Acceptance – **Requested Action:** Accept the Explore MN Tourism Marketing Grant; matching up to \$7,500.
- e. Meeting Attendant Hire – **Requested Action:** Authorize the hire of Amanda Lease as meeting attendant.
- f. Police Sergeant Hire – **Requested Action:** Authorize the hire of Jason Luethmers as Police Sergeant starting at Grade 11, Step 7 (\$39.25/hour) and allow staff to begin the hiring process to fill the Police Officer vacancy.

Public Hearing, 2022 Street Improvements: City Engineers Randy Sabart and Bill Zidon provided an overview of the proposed 2022 Street Improvement Project. This hearing is on the merits of the project and if approved, the second hearing will be the special assessment hearing. Zidon presented the locations of the project, existing road conditions, proposed improvements to each area, the estimated cost of the project, how assessments are calculated for the improvements, and a schedule for the proposed improvements.

Acting Mayor Kluesner opened the public hearing.

Administrator Haffner read into record a statement from Jordan Lenz at 608 Graceview Loop on the improvements. Lenz is opposed to the improvements.

Kevin Jonely, 325 4th Ave SE: Jonely asked if there is going to be smooth blacktop at the completion of the improvements and how long residents will not be allowed to drive on the road during construction. Sabart responded that an overlay is different than a sealcoat and there will be a smooth blacktop at completion. Access to a property owner's residence will be minimal, typically a few hours to allow the blacktop to dry.

Rolland Blasig, 528 Graceview Loop: Blasig asked if a notice would be provided to residents prior to work being done. Sabart responded that notice will be given. Typically, the notice is five days in advance. A newsletter is sent out prior to the improvements to each impacted resident.

Gene Bell, 18th Ave SE: Bell asked if the street will be completely blocked off as he is concerned with not having access to his home. Sabart responded that it is typically one side of the street at a time.

Diane Weick, 607 Graceview Loop, Homeowners Association President: Weick noted she has received numerous comments from residents do not feel there is a need for the improvements. Sabart responded

that the City tries to be proactive when it comes to street maintenance, not reactive. The maintenance preserves the integrity of the street. The typical life of the street is 30-35 years. Regularly maintaining the streets helps get the streets to the full life cycle. If the streets get to a point of no return, a full reconstruct will be needed. A structural overlay will typically give the street an additional 10-15 years.

Weick's second concern is parking for the residents, as most are seniors. Sabart noted that the contractor will work with the city and the residents in order to help keep the access open for the residents.

Other discussion items were the maintenance of the trail in the Graceview Addition as well as residents being allowed to work with the contractor on getting their private driveway redone. That arrangement will be between the homeowner and the contractor.

Paul Beniek, 118 17th Ave SE: Beniek brought up two drainage concerns on the south side of 17th Avenue. Beniek asked if this issue will be addressed with the improvements. Sabart stated that with an overlay, it is difficult to change the drainage, this is typically done with a full reconstruct. Sabart will look further into it to see if there is the ability to see if the drainage can be cured with this type of improvement. Different construction measures would have to be used which would change the scope of the project.

As no one else present wished to speak, Kluesner closed the public hearing.

Hazen moved to approve Resolution 2022-002 Ordering Improvements and Preparation of Plans for the 2022 Street Improvement Project. The motion was seconded by Beniek and passed unanimously.

Community Center Construction Manager Services: Haffner reported the Council met on December 16th and heard presentations from three firms and it was decided to move forward with W. Gohman Construction Co. The request is to improve the contract contingent upon review by the city attorney.

Hazen moved to approve the contract to hire W. Gohman Construction Co. contingent upon review and approval of the A133 2019 AIA contract document by the city attorney; seconded by Beniek and passed unanimously.

Variance Request, 713 1st Ave SW: Keller presented the variance request submitted by Gerald Frieler. City ordinance requires a ten-foot side yard setback from the property lines. Mr. Frieler is requesting a 1.33' variance which would result in the setback being 8.66'.

Hazen asked what is unique about the property that would qualify it to receive variance approval. The applicant bought the lot and had the plans drafted with the understanding that the lot size was larger.

Beniek moved to approve Resolution 2022-001 Adopting Findings of Fact and Approving a Variance to the Interior Side Yard Setback Requirements in a R1 Zoned District; seconded by Kluesner and passed unanimously.

Annual Appointments/Acting Mayor: Kluesner reviewed the 2022 appointments in comparison to the 2021 appointments and found few changes. One noted change was replacing the EDA Director with the EDA Chair on the CVB. Staff was unaware of the change and the Council decided to bring back the CVB appointments at a future meeting for further discussion.

Hazen moved to approve the 2022 Appointments minus the CVB Appointments which will be brought forward and discussed at a future meeting; seconded by Beniek and passed unanimously.

Public Works Building Remodel: **Beniek moved to approve the proposal from Mike Schlangen Construction Co., Inc. for the remodel at 603 19th Ave NE; seconded by Hazen and passed unanimously.**

Engineer Reports: Sabart reported that the lighting units will hopefully be received soon and there may be construction activity on 20th avenue for the installation of those lights.

Department Reports: The various departments presented their monthly reports.

Mayor Reports: Acting Mayor Kluesner spoke with Mayor Schultz and Schultz will be bringing an APO update on the Southwest Beltline Study at the work session on January 25th.

Adjourn: **Kluesner made a motion to adjourn at 8:03 PM; seconded by Hazen and passed unanimously.**



Kayla Klein
City Clerk