

**CITY OF ST. CLOUD CITY COUNCIL PROCEEDINGS**  
**Monday, February 25, 2019**  
**6:00 PM**  
**City Council Chambers**

1. **PLEDGE OF ALLEGIANCE**
2. **MOMENT OF SILENCE FOR OUR MEN AND WOMEN SERVING IN THE ARMED FORCES**
3. **ROLL CALL: Councilmembers Present:** Carol Lewis, Mike Conway, Jeff Goerger, George Hontos, Steve Laraway, Paul Brandmire, Dave Masters

**CONSENT AGENDA:**

4. **APPROVAL OF AGENDA**  
ACTION TAKEN: LEWIS/CONWAY/APPROVED 6-0 (COUNCILMEMBER HONTOS DID NOT ABSTAIN AND DID NOT VOTE NO)
5. **APPOINTMENT TO THE ARTS COMMISSION BY MAYOR DAVE KLEIS.**  
ACTION TAKEN: LEWIS/CONWAY/APPROVED 6-0 (COUNCILMEMBER HONTOS DID NOT ABSTAIN AND DID NOT VOTE NO)
6. **RESOLUTION APPROVING PLANS AND SPECIFICATIONS AND AUTHORIZING ADVERTISEMENT FOR BIDS FOR PAN AND PAN PARK PLACE 2<sup>ND</sup> ADDITION NEIGHBORHOOD IMPROVEMENTS, CONTRACT 2019-02**  
ACTION TAKEN: LEWIS/CONWAY/APPROVED 6-0 (COUNCILMEMBER HONTOS DID NOT ABSTAIN AND DID NOT VOTE NO)  
RESOLUTION ADOPTED AND ASSIGNED 2019-02-23
7. **A) ORDINANCE REZONING PROPERTIES LOCATED AT 37, 45, 47, AND 53 COPPER AVENUE NORTH FROM I2, HEAVY INDUSTRIAL DISTRICT TO C5, HIGHWAY COMMERCIAL DISTRICT**  
**B) PRELIMINARY AND FINAL PLATS OF EICH MOTOR 2<sup>ND</sup> ADDITION**  
ACTION TAKEN: LEWIS/CONWAY/APPROVED 6-0 (COUNCILMEMBER HONTOS DID NOT ABSTAIN AND DID NOT VOTE NO)  
PUBLIC HEARING SET FOR MARCH 11, 2019
8. **ORDINANCE AMENDING THE ST. CLOUD LAND DEVELOPMENT CODE REGARDING SMALL CELLULAR TECHNOLOGY IN HISTORIC DISTRICTS; THE MAXIMUM PROJECTION OF A SIGN INTO THE RIGHT-OF-WAY LOCATED IN THE C3 AND C4 DISTRICTS; AND REVISED REGULATIONS FOR INSTITUTIONAL USES LOCATED WITHIN THE CITY'S RESIDENTIAL DISTRICTS**  
ACTION TAKEN: LEWIS/CONWAY/APPROVED 6-0 (COUNCILMEMBER HONTOS DID NOT ABSTAIN AND DID NOT VOTE NO)  
PUBLIC HEARING SET FOR MARCH 11, 2019

## **PUBLIC HEARING**

### **9. CONSIDERATION OF RESOLUTION ORDERING SPECIAL ASSESSMENT ROLL 1 FOR 2018 IMPROVEMENTS.**

ACTION TAKEN: LEWIS/LARAWAY/TABLED 6-0 (COUNCILMEMBER HONTOS DID NOT ABSTAIN AND DID NOT VOTE NO)

City Engineer Steve Foss introduced item. Assessment Roll #1 made up of four components of the Pan Park Revitalization Project. Will split public hearings by each component.

Component #1: 30<sup>th</sup>, 31<sup>st</sup>, 32<sup>nd</sup> Avenues North between 7<sup>th</sup> and 9<sup>th</sup> Streets North. Full Reconstruct. Rates as quoted. The following shall be placed into record: 3004 8<sup>th</sup> Street North, corner lot, sewer off street that was not redone. Initially assessed for sewer and water improvements, this will be corrected. All assessments at or below quoted amount.

Council President Goerger open the Public Hearing.

**Ana Maria Studer, 3101 Veterans Drive** – damages incurred to fence and home during construction. Concerned about lack of communication from project managers and engineers. Requested reconsideration of her assessments as she now has to fix the damage.

**Kevin Carpenter, 2919 Veterans Drive** - \$13,954.62 assessment amount. Questions if the value of his house was improved by this amount. City needs to reevaluate infrastructure costs. Commented that those working on these projects should be St. Cloud residents.

**Kathryn Mestnik, 819 31<sup>st</sup> Ave N** – communication between City and residents "atrocious."

**Gordon Hansmeier, 11 7<sup>th</sup> Ave N** – representing 3000 7<sup>th</sup> St N. Objection filed – market value will not increase due to improvements, charged for improvements made to Lions Park, not an equal assessment.

**Kathryn Theisen, 838 30<sup>th</sup> Ave N** – objects to assessment of over \$16,000 for a single-family home. Market value not improved. Requested consideration to the amount of the assessment.

**David Hinman, 843 30<sup>th</sup> Ave N** – assessed approximately \$6,377.24. Concerned about market value. Underground sprinkler system damaged.

**Dan Feneis, First Fuel Bank** – questioned a \$49,000 assessment of 158 feet of frontage property for new sidewalk

Component #2: Alley Bituminous Resurfacing between 28<sup>th</sup> and 29<sup>th</sup> Ave N from Division to 1<sup>st</sup> St N. No one spoke to this improvement.

Component #3: Recertification of tax forfeiture lots.

**Amy Ylinen, 5800 Rivers Edge Drive** – purchased property next door at auction. Questions the assessment and property taxes on unimproved property.

Component #4: Miscellaneous assessment rolls based on requests made

**John Mathews, representing Dr. Phil Godding, 3623 Cty Rd 74** – objects to assessment amount. Construction to Tech High School damaged well so homeowners requested for city services to be extended 10 feet to their home. Assessed over \$22,000.

**Baron Vanburen, 3624 Cty Rd 74** – same complaint as above. Also commented on wak & sak fees.

No additional speakers. Council President Goerger closed the Public Hearing. Suggested that a motion be made to postpone until March 11, 2019. It was moved by Councilmember Lewis, seconded by Councilmember Laraway to table.

### **OPEN DISCUSSION & ANNOUNCEMENTS**

Councilmember Lewis commented on Black History Month and shared information about first African American female physician, Dr. Rebecca Lee Crumpler.

Councilmember Masters commented on last two council meetings and study session that dealt with compensation for serving on boards. It was moved by Councilmember Masters, seconded by Councilmember Conway to establish a uniform policy where no board member shall receive compensation and service is strictly voluntary. Councilmember Hontos questioned if this should be considered new business. Councilmember Masters commented that since so much time has been allocated to this discussion on compensation, it is not new business. Asking staff to draft policy but policy is fairly straight forward. Councilmember Laraway commented that the Council may not have authority to establish rules regarding HRA compensation to non-government employees. However, he does support councilmembers not receiving compensation. There is a distinction for non-government employees. Will not support stating "all members" but will support stating "city councilmembers." Councilmember Lewis not comfortable voting on this tonight and requested a draft of the resolution prior to voting. In agreement with Councilmember Laraway. City Attorney Cynthia Kirchoff commented on statute, stating that the HRA may decide regarding non-government members. The Council only has the ability to make a policy with regard to councilmembers only. Amended motion accordingly. Councilmember Conway seconded the amended motion. Councilmember Hontos commented that action is not taken in Open Discussion. Council can take action at a later meeting, once it is placed on the agenda. Councilmember Masters believes there has already been significant discussion but amended motion to add to March 25<sup>th</sup> Council Meeting Agenda. Councilmember Conway seconded the motion. Councilmember Conway commented that being a Councilmember is an honor and it is a privilege to sit on the HRA board. "What we have done in the past isn't always what we need to do going forward...This is not whether one board is more important than another...This has been discussed at a nauseum." Councilmember Lewis suggested a group get together to create a new policy with regard to this. Council President Goerger does not feel this is necessary as Councilmember Masters has outlined one issue only. This has been talked about too

much. Councilmember Lewis feels that it would be nice to have a concise policy to hand out to everyone.

Councilmember Hontos commented that Councilmember Masters did not voluntarily not take his HRA per diem. A state law that the HRA staff discovered prevents him for taking it. Councilmember Masters did not have a choice. Councilmember Hontos commented to Council President Goerger regarding the APO stating that the HRA has a broader role than other committees. Also, APO Commissioners do receive per diem for driving to the meetings. Councilmember Hontos commented on Costco again and the east side affordable housing project. Commented on compensation chart provided by HRA and the Mayor's compensation, car allowance, cell phone allowance, and health insurance. Council President Goerger commented that these are separate issues. Councilmember Brandmire called to question. Councilmember Laraway seconded the motion to call to question. Motion passed 6-1. Motion to add item to March 25<sup>th</sup> agenda passed 6-1.

Council President Goerger commented that we should be proud of our State Cloud State Huskies.

### **Open Forum**

No one spoke

Mayor Kleis requested to speak about something not part of the motion to call to question. Believes it is unfair to bring up his compensation. All items were in place prior to him becoming Mayor. Furthermore, he has not asked for additional compensation. Also, he violated policy in his first 8 years as Mayor because he did not establish a group to review compensation of Council and Mayor. At Councilmember Hontos' urging, he did establish a group. Changes were recommended and he did not sign off on these changes.

Councilmember Brandmire requested this discussion wait until March 25<sup>th</sup>. Mayor Kleis commented that it was important to understand what Councilmember Hontos stated is wrong.

**ADJOURNMENT:**

It was moved by Councilmember Lewis, seconded by Councilmember Masters to adjourn. Motion passed 6-0 with one non-vote. Meeting adjourned at 7:08 PM.

  
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Seth Kauffman, Recording Secretary

  
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Jeff Goerger, Council President