



**MINUTES OF THE PROCEEDINGS OF THE CITY COUNCIL  
OF THE CITY OF STACY IN THE COUNTY OF CHISAGO  
AND THE STATE OF MINNESOTA PURSUANT TO DUE  
CALL AND NOTICE THEREOF  
SPECIAL MEETING  
JANUARY 25, 2022, 7:00p.m.  
30955 Forest Boulevard, Stacy MN 55079**

**Call to Order**

The meeting was called to order by Mayor Utecht at 7:02p.m.

**Present**

**Present:** Mark Utecht, Mark Ness, Tim Sawatzky, Jennie Carlson, and Marie Lawrence

**Absent:** None

**Others Present:** Dan Boyum, and public not identified

**Purpose of the Special Meeting**

The purpose of the meeting is to discuss:

1. Foxhill Avenue, 314<sup>th</sup> Street, and Ferris Trail Street Project
2. Truck Purchase
3. Resolution Establishing No Parking Areas

**Foxhill Avenue, 314<sup>th</sup> Street, and Ferris Trail Project**

Engineer Boyum presented information on the Foxhill Avenue, 314<sup>th</sup> Street, and Ferris Trail Project (attachment A). Public comment was taken from members of the audience, in summary they stated:

- They are not in favor of paving of the road.
- They like the country feel the road provides.
- They are not willing to have funds taken out of their budgets to pay for the project.
- They purchased a property on a dirt road so they knew what they were getting.
- It was obvious from the survey that several property owners wanted the road but most did not want to pay for it.
- Does the council have an idea of how long the assessment period would be? Mayor Utecht stated typically it is 20 years and the interest rate is a small percentage over what the city pays for interest on the bond.
- Mayor Utecht said that a benefit analysis would need to occur prior to any assessment being placed against a property, this would be an additional cost to the city.



Council decision:

At this time the council decided it was not prudent to move forward with this project based on current bond debt, further cost to have the benefit analysis done, and if citizens come forward and want to pay for the improvement the project can be revisited.

Members of the public extended their appreciation to the council for how they handled this project; the public was also thanked for providing their input.

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**Truck Purchase**

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The International truck will be built out as specified with delivery around April of this year. The earlier confusion occurred because we are paying repairs on the old truck and the Maintenance Supervisor was directed to find out if Crysteel could deliver the new truck prior to April.

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**Resolution Establishing  
No Parking Areas**

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Motion by Ness to approve Resolution number 2022-1-2, Resolution Pursuant to Chapter 72 of the City Code of the City of Stacy Adopting No Parking Zones within the City, as amended. Second by Sawatzky. Ness, Utecht, Sawatzky, Lawrence, and Carlson voted yes. Mayor Utecht declared the motion carried.

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**Adjourned at 7:38p.m.**

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Motion by Ness to adjourn. Second by Utecht. Members Ness, Utecht, Sawatzky, Lawrence, and Carlson voted yes. Mayor Utecht declared the motion carried. 7:38p.m.

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Sharon MT Payne



## Background



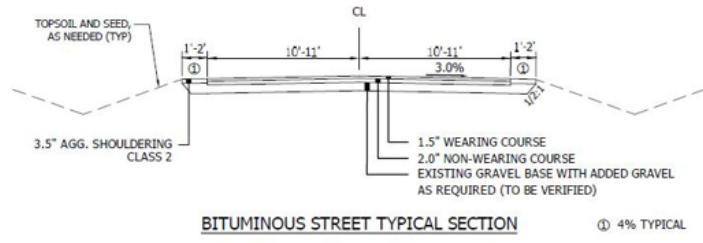
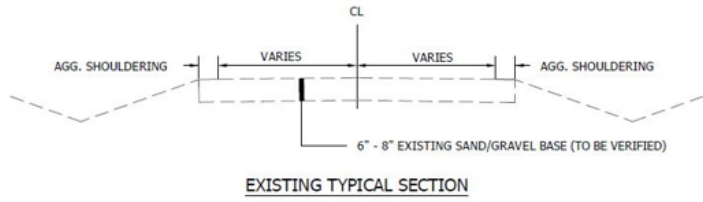
- ❑ The project streets currently have a gravel surface and ditches.
- ❑ Residents have expressed concerns with traffic, dust, and effects of dust treatment products on vehicles.
- ❑ The city had meetings with residents and did a survey.
- ❑ City sanitary sewer or watermain is not proposed to be extended at this time with this project.
- ❑ The Council authorized the City Engineer to prepare a feasibility report for paving the existing gravel streets.

## Proposed Improvements



- ❑ Storm Sewer
  - Some culvert replacement and cleaning of culvert end sections.
  - Some ditch grading and restoration also was included.
- ❑ Street
  - Public works has not seen frost boils, but we assumed some subgrade corrections.
  - Repave at existing widths of gravel with 1 to 2-foot shoulder.

# Street Improvements



# Estimated Project Costs

## Summary of Project Costs

Item	Amount
Part A - <u>Foxhill Avenue</u>	\$219,800.00
Part B - 314 <sup>th</sup> Street	\$201,200.00
Part C - Ferris Trail	\$38,700.00
<b>Total Project Costs</b>	<b>\$459,700.00</b>

Note - We are hearing from bituminous suppliers that agencies should expect another \$5 to \$10 per ton on bituminous pricing in 2022.



## Assessment Area



**MULTI FAMILY**  
**RESIDENTIAL**



## Assessments - Calculations

### ASSESSMENT OPTION SUMMARY

Option	Street Funds, General Levy, or Bonds	Assessments (Parcel)	Total
Option 1 – 100% of costs assessed.	\$0.10	\$459,699.90	\$459,700.00
Option 2 – Reduction for street and culvert maintenance. Then 100% of the reduced costs assessed.	\$116,700.10	\$342,999.90	\$459,700.00
Option 3 – Parcel costs for 314 <sup>th</sup> Street and Ferris Trail. 100% of costs assessed. Use this same parcel cost for Foxhill Avenue.	\$132,563.50	\$327,136.50	\$459,700.00
Option 4 - Parcel costs for 314 <sup>th</sup> Street and Ferris Trail. Reduction for street and culver maintenance on those streets. Then 100% of reduced costs assessed. Use this same parcel cost for Foxhill Avenue.	\$216,290.80	\$243,409.20	\$459,700.00





# Assessments - Summary

Assessment Option	Item	
Option 1	Assess 100% of the project costs to assessable parcels since they have not paid previously for bituminous paving.	
	Total Project Cost	\$459,700.00
	Total Parcels	30
	Cost per Parcel	\$15,323.33
Option 2	Reduce project costs for street and culvert maintenance related costs. Then assess 100% of those remaining project costs to all parcels.	
	Total Project Cost	\$459,700.00
	minus Street and Culvert Maintenance Related Costs	\$116,700.00
	Adjusted Project Cost	\$343,000.00
	Total Parcels	30
Cost per Parcel	\$11,433.33	
Option 3	Due to larger non-assessable areas along Foxhill Avenue, look at project costs on 314th St. and Ferris Tr. Calculate the assessment if 100% of the project costs for those two streets were paid for by the parcels on those two streets. Then use that same parcel cost for the parcels on Foxhill Ave.	
	314th Street Project Cost	\$201,200.00
	plus Ferris Trail Project Cost	\$38,700.00
	Subtotal	\$239,900.00
	Parcels on 314th Street and Ferris Trail (18+4)	22
	Cost per Parcel	\$10,904.55
Option 4	Due to larger non-assessable areas along Foxhill Avenue, look at project costs on 314th St. and Ferris Tr. Reduce those project costs for street and culvert maintenance on those two streets. Assess 100% of those remaining project costs to the parcels on 314th St. and Ferris Tr. Use that same parcel cost for the parcels on Foxhill Ave.	
	314th Street Project Cost	\$201,200.00
	plus Ferris Trail Project Cost	\$38,700.00
	Subtotal	\$239,900.00
	minus Street and Culvert Maintenance Related Costs on 314th/Ferris	\$61,400.00
	Subtotal	\$178,500.00
	Parcels on 314th Street and Ferris Trail (18+4)	22
	Cost per Parcel	\$8,113.64

