

**CITY OF WILLERNIE  
CITY COUNCIL MEETING  
JUNE 21, 2017**

**PRESENT:** Parent, Miller, Bohnen, Baglio, Warren, Attorney-Susannah Torseth, Maintenance Superintendent-Rick Paulson and Clerk-Vickie Keating.

**ADOPTION OF AGENDA**

Under old business the house on Paddington was added as letter D, moving Rick's Report to letter E.

After the above addition was made to the agenda, Baglio moved to accept the agenda, Bohnen seconded the motion and the agenda was approved.

**MINUTES OF THE MAY MEETING**

Miller moved to approve the May, 2017 minutes as pre-read, Warren seconded the motion and the minutes were approved.

**PUBLIC COMMENTS**

There were no public comments at the June meeting.

**LAW ENFORCEMENT OFFICERS**

The mayor explained that officer Jamie will be talking to the families of the children that were on the roof at City Hall. The Council is concerned about the younger children becoming vandals when they are teens and would like the officers to keep a close watch on the area.

Warren asked the officer to make sure the motorcycles on Warner are observing the noise ordinance and speed restrictions.

The mayor thanked the officer for keeping her informed of the problems in Willernie as they occur.

## **BEDELL VARIANCE HEARING**

The regular Council Meeting was suspended at 8:30 p.m. and the variance hearing for Bill Bedell was opened.

Mr. Bedell and Mr. Lohr gave a legal description of their residential property and explained they would like permission to build on this nonconforming lot in the City of Willernie. There was a house on this property that burned down over eight years ago and they did not know there was a time frame on rebuilding on the property.

The mayor then read the information given by Mr. Bedell on the variance papers and the request to rebuild a house that burned down approximately 8 years ago.

Bohnen clarified a statement he made that he would purchase the lot was just to explain this lot had value without a house on it. He has no interest in purchasing this lot now or in the future.

The building burned down in 2008, was insured, however, the insurance did not cover the damages and the owners could not afford to rebuild the structure at that time. Mr. Bedell pointed out that other houses have burned down in Willernie on a single lot and have been allowed to rebuild on the property.

The mayor explained that the houses allowed to rebuild on the single lots were granted permission to rebuild because a footprint remained from the original structure. The owners of the houses allowed to rebuild approached the Council immediately after the house was destroyed.

Mr. Bedell did not know he had 180 days after the destruction of the house to submit a building permit and he assumed he could rebuild the structure whenever he could afford it.

The Council restated the state law concerning the 180 days allowed to approach the City after a structure has burned down or been destroyed due to acts of nature. This has basically been a vacant lot for 8 years so there is a valid concern on the part of the City concerning the building on this property.

Variances need to show a hardship before granted. It was also explained that Mr. Bedell is retired builder in the area and he should have checked on rebuilding the structure if a disaster struck and had paperwork to back up the information on the lot. Willernie has small lots and the City is already congested and that is the reason for ordinances on lot sizes.

After much discussion, the Council asked if there is a blue print of the previous property that would show the original footprint of the property. Mr. Bedell said he was asking for an extension on the building permit and that is the reason for the variance.

The mayor summarized the request as follows - the property had a house on it that burned down, however, nothing was done and the owners were waiting on the Piccadilly square information to be released before deciding what to do with said property. Just because the owners did not know the law, that does not excuse them from doing nothing for eight years.

The question is whether the proposal to build on this property is allowed by the City Ordinances and does the variance, if allowed, alter the character of the locality. There is no hardship for extending the permit time and the 180 days was missed due to lack of due diligence.

Does the Council feel they have enough information to decide on this variance or would they like to continue this hearing at the July meeting?

The Council agreed to resume the variance meeting at the July meeting to give Mr. Bedell time to present any other information on the lot that he can acquire in a month.

The variance hearing was closed at 9:15 p.m. A call for a vote to table the variance was made by Parent. Warren seconded the motion and the motion was passed.

### **JUSTIN NELSON – AUDIT**

Justin presented the management letter and discussed the income and expenses during the 2016 calendar year for the City of Willernie.

The Council did not have any questions concerning the audit after Mr. Nelsons presentation.

### **PARKING ON DARTMOOR TO WARNER**

Parent explained the lack of parking in Willernie and an idea to allow parking from Dartmoor to Warner by the bus stop could possibly help this problem.

A motion to allow parking from Dartmoor to Warner was made by Parent, seconded by Warren and the motion passed.

### **PERMIT FOR XCEL**

Miller moved to approve the permit for Xcel to bury cable at 508 Paddington with no fee attached, Warren seconded the motion and the motion passed.

### **YARDS IN VIOLATION**

Hanson's are collecting junk in their yard again and the shed has not been removed as required so they will be given another ticket and required to appear in court.

Bello has not cleaned up her yard and she will receive a ticket the first part of July if things do not change on the property.

Miller is working on removal of his cars and the extra items in his yard.

Moore is clearing his property as requested.

514 Paddington and 225 Kindross need to remove the items around the house or tickets will be issued.

### **GOLF TOURNAMENT**

Letters have been sent to the residents, posters are in town and Miller is contacting the businesses for donations as in the previous years.

Miller is also checking on prices for the golf balls and will report back at the July meeting.

### **HOUSES ON PADDINGTON**

412 Paddington needs to mow the lawn and keep it mowed during the summer. They will be contacted concerning this issue.

420 Paddington should start work on the house or a fine will be issued. Susannah explained the builder received his loan so construction should start soon.

### **RICK REPORT**

Rick explained the cost for installation of cameras around City Hall will be approximately \$2500 including the electrical.

Parent moved to approve the installation of the camera's around City Hall with the understanding that a second bid on the electrical is requested. Warren seconded the motion and the motion passed.

Rick is concerned about the overgrowth of the bushes on the streets. He would like the residents to trim the bushes to avoid any problems with visibility. If the bushes are not trimmed they will be sprayed to keep them from growing.

### **APPROVAL OF BILLS**

Baglio moved to approve the bills, Bohnen seconded the motion and the bills were approved.

### **ADJOURNMENT**

Bohnen moved to adjourn the meeting at 10:32 p.m. Miller seconded the motion and the meeting was adjourned.

Respectfully Submitted,

Victoria R. Keating  
Clerk-Treasurer