

**WILLERNIE
CITY COUNCIL MEETING
NOVEMBER 15, 2017**

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

ADOPTION OF AGENDA

Xcel Permit and fire hydrant donation were added to the agenda under new business and the county 12 project was added under old business. After the additions were made to the agenda, Miller moved to accept it, Bohnen seconded the motion and the agenda was approved.

MINUTES OF THE OCTOBER, 2017 MEETING

Bohnen moved to approve the October minutes as pre-read, Baglio seconded the motion and the minutes were approved.

PUBLIC COMMENTS

Andrew Dejong introduced himself as a resident of Willernie and requested that Faversham be turned into a one-way street.

There is construction occurring next to him that is causing traffic on Faversham and he feels that the safety of the residents is at risk.

Andrew asked about a petition among the neighbors to move the procedure along, and asked the Council's advice on the procedure. The Council explained that other residents need to voice their concerns about Faversham before other steps are put into play.

The Council does feel that the traffic will slow down as soon as the construction on the new houses is complete and asked Andrew to be patient with the contractor.

Baglio explained that Faversham is becoming a busy and crowded street. More residents are walking on it and there is more traffic currently.

LAW ENFORCEMENT OFFICERS

The Washington County Officers did not attend the November Council Meeting.

BEDELL VARIANCE HEARING

The Council meeting was suspended at 8:12 p.m. for the Bedell variance hearing.

The variance Mr. Bedell is asking for is due to the minimum lot size of the property and the lack of reasonable use of property without a variance. The original foundation of the property was removed after the fire and is unknown. Mr. Bedell presented a site plan of the area that could be used to build a house. The house would be 24' x 40' with 6' on one side and 10' on the other side. There would be a 20' parking pad and driveway in the front of the house facing Kindross.

Mr. Bedell explained the original house burned down and they were approached by an investment group to sell the property so the building in Piccadilly square could have access to their building from Kindross. However, the developer backed out and Mr. Lohr thought Mahtomedi would require an entrance into the new building, so they decided to sit on the property until the plans for a new building plan was executed. When the county purchased the property, the plan changed, and the property was listed for sale.

Mr. Bedell presented a plan for a home with the layout, garage, two car parking pad in the front which would make use of the property. He feels it could be a nice home and an asset to the City.

Theresa Gusman, 223 Kindross, does not oppose building a house on this lot, however, she would prefer a buyer that lived there instead of a rental house. She would also like a privacy fence installed on the property line when the house is built.

Ms. Gusman asked if the building of the house would affect her property taxes. The mayor explained that the property taxes are based on the owner's property. The property taxes are determined by the assessor and the Council does not have control over the property being a rental or not.

Mr. Bedell said he plans on selling the house to a company that will hopefully build it for a family, but he can't guarantee that the house will not be a rental when it is complete.

Mr. Bedell reinforced that the property cannot be put to a reasonable use if a home is not built on it. The circumstances are unique to this property and were not under the owner's control.

The variance hearing was adjourned at 8:35 p.m.

A motion to approve the variance requesting the City Attorney to draft a resolution outlining the circumstances of the variance was made by Warren. Miller seconded the motion and then the motion was voted on by the Council with the following results.

Bohnen – against
Baglio – approved
Miller – approved
Parent – approved
Warren – approved

There was a majority vote to approve the motion, the variance passed.

After the variance passed, Lohr questioned how long the variance was enforceable. Torseth was unsure if there was a statutory limitation on the length of the variance. Torseth questioned Lohr and Bedell on their timeline to start building the proposed home. Lohr and Bedell stated they were unsure when building would commence as there was no purchase agreement signed for the lot or future home, and also stated they were unsure if the final product would be what was provided to the Council in their variance request. Torseth and the Council explained that the variance passed was based upon the site plan, since there is no existing foundation to use as a basis for building. The variance is not applicable to a different site plan or a significantly different home design. Lohr and Bedell were also reminded that all other building codes and permit requirements applied to the home.

PETER STRANGL

Mr. Strangl and his wife Emily live at 106 Leeds and they are asking for a three way stop at Chatham, and Leeds. They would also like a stop sign at the bottom of Chatham Road to slow the traffic down on this road and in addition they are going to ask Mahtomedi to put a stop sign on Robert Street.

Bohnen suggested approaching Mahtomedi about the stop sign on Robert Street and then revisiting the situation on Chatham in 30 to 90 days.

Warren feels the 3-way stop would work and it would be a win-win situation. There are some groups of kids that fly through these streets and this would ensure the safety of Willernie residents.

After much discussion, Warren moved to install the 3-way stop sign, Miller seconded the motion and the motion passed.

XCEL PERMIT

Xcel is requesting permission to install a gas line under Stewart Road to be completed by December 31, 2017.

A motion to allow the permit for Xcel was made by Miller. Warren seconded the motion and the permit was approved.

DONATION FOR FIRE HYDRANT

County Commissioner Stan Karwoski donated \$50 to the golf tournament for the fire hydrant project.

A thank you note will be sent to him for his thoughtfulness.

GRANTS

Miller is working on grants and has been reading about the stipulations on the solar grants, however, nothing fits Willernie. He will continue to research as many grants as possible.

The Mayor explained that a federal grant might be the answer and if anything becomes available, the information should be sent to Betty McCollum for review and submission.

YARDS IN VIOLATION

June Hanson had an arraignment today for a public nuisance ordinance violation, a public defender has been appointed and a pretrial date has been set for January 3, 2018.

COUNTY 12 PROJECT

The Mayor attended a meeting about the County 12 project this week and gave the following update on the project.

The four way stop on Wildwood Road and 12, and the one on Warner Road will remain. East Avenue might have a stop light installed and the walking area will be narrowed.

There will be a middle turn lane on 12 to make right and left turns safer.

Sidewalks in place that will be replaced are funded by the County, however, if a sidewalk is needed and put in the City pays half the cost. There could possibly be a sidewalk by Mold Craft and the liquor store and a change to the retaining wall on Dartmoor plus a sidewalk going to McGregor.

The numbers for this project would be \$600,00 for Mahtomedi, \$300,000 for Willernie and \$75,000 for Grant.

The County has applied for a grant and if it goes through it would relieve Willernie of \$200,000 which leaves the City with \$100,000-dollar expense to replace the water line on 12.

Hopefully the City can find some other grants to off-set the \$100,000.

RICK REPORT

The leaf vac tube froze and broke so a new one was ordered and installed.

The new truck is at truck utilities, and it should be ready by the first of the year.

APPROVAL OF THE BILLS

Warren moved to approve the bills, Miller seconded the motion and the bills were approved.

ADJOURNMENT

Bohnen moved to adjourn the meeting at 9:42 p.m. Miller seconded the motion and the meeting was adjourned.

Respectfully Submitted,

Victoria R. Keating
Clerk-Treasurer