

FEBRUARY 5, 2018

AGENDA

1. Open Meeting
2. Minutes (Need Motion)
3. Police Report
4. Street Dept
5. Open Forum

NEW BUSINESS

- A. Public Hearing – Annexation
- B. Master Joint Powers Agreement renewal
- C. Banner Associates Agreement for Sewer Extension
- D. Workers Compensation Renewal
- E. Mowing Assessment – G. Larson
- F. Other Business
- G. Approval of Bills (Need motion)
- H. Adjournment (Need motion)

February 5, 2018
COUNCIL MEETING

The Westbrook City Council met on Monday, February 5th at 6:30 p.m. at the City Council Room.

Members present: Acting Mayor Jan Johnson, Manda Jorgenson, and Kelly Brown.

Others present: Dan Joel, Al Wahl, Carl Conrad, Ryan Anderson, Matt Jackels, Dave Vanloh, Gary Einertson, Larry Anderson, Roger Knudson and City Attorney Maryellen Suhrhoff.

Public Hearing –

Public hearing was opened by acting Mayor Jan Johnson. City Attorney opened the meeting stating the public hearing is in regards to the Annexation of 3.5 Acres of land for residential development located on the east right of way of Fir Avenue, from 7th Street south to 4th Street. There is a proposed joint resolution prepared for the City of Westbrook and Westbrook Township to pass. If both parties approve and pass the document will be acted upon and effective. If the township voted it down the city could still proceed in a different way. The procedure would be more cumbersome, but we could do it by the way of ordinance, but the preferable way would be the easiest as joint resolution. Matt Jackels, contractor, has the intent on developing residential housing along the East side of Fir Avenue. With the annexation the City of Westbrook has agreed to provide utility services to the development. The city sewer will need to be extended to the development. The city has made application to the MPCA to start the process after the joint powers agreement is final along with hiring the engineer to complete the work. Jackels stated he has a family interested in a single family home and he hopes within 5-10 years he will have Fire Avenue developed. Johnson asked if there is a spokes person from the Township that has any questions. Anderson asked, does the Annexation run East and West or North and South? I'm confused as to where it actually is? Suhrhoff stated North and South. Jackels stated it is roughly 1,000 ft long and 150 ft deep. Johnson asked if there were any more concerns regarding the Annexation on Fir Avenue? Knudson asked, So the property next to the city has never been in the city? It always has been Westbrook Township property taxes? Johnson stated, yes as far I know. Knudson stated, I have an ax to grind because I have property that has no access to the city and it has been part of the city all these years. No city services and I asked to have it de-annexed and I was told it was not a go and I tend question why? The land isn't developed, always been in the township, considered farmland and part of the city. Johnson asked Joel if he had input on it, Johnson stated that one of the reasons originally was access for sewer line. Joel stated I don't know what the reason was but whether it is in the township or city we still have an easement access to it because of the sewer. Knudson stated the access easement stands no matter who it is. Suhrhoff stated, that issue is separate than the annexation of the 3.45 acres. I think one of the reservations of city council would be that there is other farmland in city limits and if you start de-annexing you have property owned by other people, which is in city limits, one and two the sewer line runs through the farmland. Knudson stated my issue is that my taxes are higher per acre paying city taxes and I don't see a benefit. I have no access to the city, so that is my ax to grind. Steen and Brown both reiterated that the city concern would be if

one would de-annex there would be more and then we lose our tax base as a city. Suhrhoff stated the city has an interest to keep all the land it can. I can see in the future more development and I don't think you want to de-annex that. Anderson stated, I can see that happening sooner because you have access on all sides. Suhrhoff stated to Knudson, the process is to file a petition to de-annex and that can be done by the owner of the property. Knudson stated that he requested that a year ago. Suhrhoff stated that you would have to formally file a petition for de-annexation and you would need to supply a notice to city council and the town board. Johnson stated, if that is something that you want to pursue that personally that would be at another meeting. Johnson stated if there is nothing further then we can move on with the annexation of the 3.45 acres. Vanloh ask, I would like to know if the city council knew the usage of the land that is in the city that is agriculture on that area. To me, someone has said you don't want to touch that because the sewer runs thru the middle of that ground. Actually the sewer touches one corner of it. The sewer runs all the way down to the ponds, both Rogers and Beviars. Whether the sewer runs through it or not should not be an issue. I think your issue is whether you want to keep it for development. Anderson stated that particular land is an island right now with no access to it. I realize it is a separate issue, but I am reminding you folks of that, if he files a petition that there is absolutely no access to that property from the city. A discussion of future development was held out from 3rd street going towards Knudson property in discussion. Joel stated that is already has sewer there for future development. Joel stated, it is already platted out. Anderson stated that the majority of the development that I've seen in my 64 years has been to the east and I suspect that to continue and I don't see any development starting anywhere else. Vanloh stated the Westbrook Township has their meeting next Monday night and will act on it at that point. Anderson stated, thank you for listening.

Johnson asked for a motion to close the public hearing. Motion by Jorgenson and seconded by Brown to close the public meeting. Johnson asked for a motion on the Joint Resolution No 2-2018 to proceed with the annexation. Motion by Brown and seconded by Jorgenson to approve the resolution agreement presented. All voted in favor. Motion carried. 3 yay 0 nay.

Motion by Brown and seconded by Jorgenson to approve the minutes from the January 2nd, 2018 council meeting. All voted in favor. Motion carried.

Chief Wahl stated that he has received all back ground checks and post information on the part-time officers that were interviewed. He would like council to entertain the motion on hiring them into service. Motion by Jorgenson and seconded by Brown to hire Kyle Hubert and Dan Myers as part-time officers and Hubin as a contracted service effective today. Wahl will order uniforms for the new officers.

Motion by Brown and seconded by Jorgenson to purchase the hard box cover for the squad truck. The estimate is \$850.00. Al will install himself. All voted in favor. Motion carried.

Wahl stated that he is noticing houses with no house numbers on them. We need to make door hangers for them.

Conrad stated that the generator came in. We are waiting to hear about the one-way plow truck.

Ryan Anderson from the fire department was present. Anderson presented a few items for council to approve.

Anderson presented an estimate for LED lights in the fire/ambulance building. Estimate is \$1,391.00 for material only and labor will be donated within the department. Johnson asked if it will be inspected. Joel stated yes by the state inspector. Motion by Jorgenson and seconded by Johnson to approve the purchase of the LED lights. All voted in favor. Motion carried. Brown abstained

Motion by Johnson and seconded by Jorgenson to purchase 4 pairs of boots estimated \$600 and helmets estimated \$500. All voted in favor. Motion carried. Brown abstained.

Motion by Jorgenson and seconded by Johnson to approve a raffle that the fire relief will be having starting April 1st – April 21st. The proceeds will go towards, Good Sam and Westbrook Ambulance (Scenario Annie). All voted in favor. Motion carried.

Motion by Brown and seconded by Jorgenson to approve the Joint Powers Agreement for Court Data Services. All voted in favor. Motion carried.

Motion by Jorgenson and seconded by Brown to enter into the agreement with the sewer project Engineer Scot Leddy with Banner and Associates. All voted in favor. Motion carried.

Motion by Brown and seconded by Jorgenson to keep our workers compensation deductible at \$2,500.00. All voted in favor. Motion carried.

Motion by Jorgenson and seconded by Brown to reassess the mowing charges for Gary Larson. All voted in favor. Motion carried.

Motion by Brown and seconded by Jorgenson to approve the Plum Creek Library System Agency Agreement. All voted in favor. Motion carried.

Steen presented to council a report of year end financials.

Motion by Jorgenson and seconded by Brown to approve bills in the amount of \$138,293.31. All voted in favor. Motion carried.

Motion by Jorgenson and seconded by Brown to adjourn. All voted in favor. Motion carried.

Katie Steen, City Clerk

Dennis Phelps, Mayor