

WATAB TOWN BOARD MEETING
Regular Meeting Minutes
Tuesday, July 13, 2021 – 7:00 pm

CALL TO ORDER & PLEDGE OF ALLEGIANCE

The regular monthly Watab Township Supervisor's Meeting was called to order by Supervisor Johnson at 7:00 pm in the Watab Township Hall. Those present offered allegiance to the flag of the United States of America.

ROLL CALL

Board supervisors present: Julie Johnson, Steve Wollak, and Bill Little. Others present in the Town Hall included, Treasurer, Deborah O'Keefe, Clerk, Kathy Sauer, Lynn Samler, Lloyd Erdmann, Dennis Lozinski, Luke Rude, Chad Mackrell, Tom Kubat, Drew Elness, Joe Bovy, Bob Erickson, Julie and Jeff Fandel, Brian Erdmann, Dothan Aleshire, Del Shane, Wayne Cymbaluk, Tony McNeal, Brandon Tschida, Mike Wilcox, Ellarry Prentice, Todd Waytashek

Attending via Zoom: Kevin Weeks, Sarah Elness, Greg Johnson, Rozalyn's ipad; Matt Friedrichs, Keith Karsten, Clint, Sammie, and Gina Braswell

Supervisor Johnson read **Resolution 2021-14: Resolution Accepting Feasibility Study and Calling for Hearing on Lake Andrew Subdivision Road Improvements**. Supervisor Wollak moved to approve Resolution 2021-14; Supervisor Little seconded; motion carried.

Supervisor Wollak moved to recess regular board meeting; Supervisor Little seconded; motion carried.

CALL TO ORDER: PUBLIC HEARING: STREET RECONSTRUCTION PLAN AND \$3.5 MILLION BOND

- Project Presentation: Kevin Kruger, WSB
The purpose of this bond is to expedite road repairs and projects and to take advantage of current low bond interest rates. A list of roads with the greatest need was created to prioritize work; however, this list is not finalized and will be looked at in more detail pending the outcome of the bond issue. Greatest need will take precedence.
- Todd Hagen presented information regarding the bond issue process. Bond is \$3.5 million. Debt payments are already in Township budget. Bonds may be combined or issued separately.
- Questions from the Board
Discussion was held regarding a 10-year vs. 15-year term bond. Board expressed unanimous support for the bond but will table the term discussion at this time.
- Questions from the Public (3 min limit)
Lloyd Erdmann 10200 Sucker Creek Road, Rice
Will the money be taken all at once? *Yes, can be invested.*
Agreed that 15-year term would allow for other projects to be completed.
- Chairperson Johnson read **Resolution 2021-16: Resolution Giving Preliminary Approval for the Issuance of the Town's General Obligation Street Reconstruction Plan Bonds in an Amount not to Exceed \$3,500,000 and Adopting the Town of Watab, Minnesota, Street Reconstruction Plan Therefor** into the record. Supervisor Wollak moved to approve Resolution 2021-16; Supervisor Little seconded; motion carried.

Chairperson Johnson closed the Public Hearing: Street Reconstruction Plan and \$3.5 Million Bond

CALL TO ORDER: PUBLIC HEARING: LAKE ANDREW RECONSTRUCTION

- Project Presentation: Kevin Kruger, WSB

The current assessment is estimated at approximately \$13,000 per lot. The current plan is to reconstruct all roadways, trying to save as much curb as possible, rework the gravel, evaluate the storm sewer, and re-pave the streets. Final plan is in process; upon completion, the plan will be presented to the Board for approval, the project will be put out for quotes, and the project will be awarded to the contractor with the lowest bid. After the total cost of the project is determined, a Public Hearing will be held to inform property owners of the exact amount of the assessment.

Because the sanitary and water mains have not been marked by the current owner of the utilities, soil borings were not able to be completed. Have since received the civil drawings and will have survey crews mark where existing services are located so that soil borings can commence. However, it is improbable that the soil borings can be completed for bidding this fall, pushing the bidding process to winter and construction to next spring.

Timeline for assessment will change to 2023.

Questions from the Board

Supervisor Wollak clarified that Township is not responsible for sanitary sewer.

Chairperson Johnson: Waivers are capped at \$15,000 per lot; if the cost of the project exceeds 800,000 (the amount of the bond), the Township will fund the difference and assess the full cost of the project to the residents. The Board was advised by Todd Hagen to wait until next spring to issue the bond when total cost of the project is known,

Supervisor Wollak asked why the storm sewers freeze. Kevin Kruger will check.

- Questions from the Public (3 min limit)

Brandon Tschida 230 Alaina Place NE

Because project is delayed, who will plow roads this winter?

Chairperson Johnson will take under advisement with attorney.

Joe Bovey, 380 Alaina Place

Could rates on the bonds go up?

Todd Hagen: Yes, could also go down.

Could bids go up?

Todd Hagen: Yes

Mr. Bovey stated that since the development has been paying taxes all these years, contributing to snow plowing throughout the Township, they should receive snow plowing services this year.

Lloyd Erdmann, 10200 Sucker Creek Road, Rice

Is there a repayment penalty on bonds?

Todd Hagen: Cannot prepay if cost is less than bond.

Mr. Erdmann stated that a layer of sand should be added and that drain tile should be installed

Can fire hydrants be added?

Chairperson Johnson stated that this issue would be up to the HOA. Current wells could not handle hydrants.

Mandy Friedrichs 285 Alaina Place NE

If there are unexpected problems with water and sewer and Scott Jarnot is unresponsive, how could we proceed?

Supervisor Johnson will consult with Township attorney.

Kevin Kruger added that the sewer and water are not now, nor will ever be owned by the Township.

Currently Scott Jarnot owns the water and sewer utility; with his approval or a transfer of ownership, the cost of repairs could be added to the project, raising the amount of the assessment to the property owners.

- Board Approval of Resolution 2021-15: Ordering Lake Andrew Reconstruction
(Resolution in line with MN Statute 429 authorizing property assessments to homes and lots for the cost of the project)

Board unanimously agreed to move forward with the Lake Andrew Road Reconstruction Project.

Supervisor Johnson read **Resolution 2021-15: Resolution Ordering Improvement** into the record. Supervisor Little moved to approve Resolution 2021-15; Supervisor Wollak seconded; motion carried.

Supervisor Wollak moved to adjourn public hearings; Supervisor Little seconded; motion carried.

RECONVENE REGULAR BOARD MEETING

1. ADDITIONS OR CHANGES TO THE AGENDA

Department of Development: Scott and Julie Smith
Planning Commission: Baldwin Acres
Drop tree-trimming on West Lake Road issue

2. APPROVE THE AGENDA

Supervisor Wollak moved to approve the agenda; Supervisor Little seconded; motion carried.

3. CONSENT AGENDA—One motion for all items

- a. June 8, 2021: Regular Meeting Minutes
- b. June 16, 2021: Special Meeting Minutes—Lake Andrew Informational Meeting

Supervisor Wollak made a motion to approve the agenda; Supervisor Little seconded; motion carried.

4. TREASURER’S REPORT

Falcon Checking	\$218,391.47
Bremer Money Market	<u>51,018.96</u>
	\$269,410.43
Falcon Money Market	<u>\$256,304.55</u>
TOTAL	<u>\$525,714.98</u>

Falcon Building Savings Account	\$5,002.25
Falcon Money Market Interest	38.06
Falcon Checking Interest	84.24
Bremer Interest	\$.84
Falcon Savings Account (Building)	1.64
BCA Fines	\$26.66

ESCROW ACCOUNT

Cornerstone Storage	20,611.01
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Treasurer O’Keefe reported:

- Since subscribing to “Been Verified” for \$44.68 (3-months), one debt in the amount of \$150 was able to be recovered.
- Received \$432,349.03 Property Tax on July 6, 2021
- Transferred \$123.83 from inactive building fund to the Building Savings Account for maintenance.

Supervisor Little moved to approve the Treasurer’s Report; Supervisor Wollak seconded; motion carried.

5. APPROVE LIST OF BILLS, CLAIMS, AND PAYROLL

Supervisor Wollak moved to accept bills, claims, and payroll; Supervisor Little seconded; motion carried.

6. WSB ENGINEER REPORT (Kevin Kruger)

- 105th Street NW and Quiet Crossing
Work has begun; railroad work to begin tomorrow (July 14). RR crossing will completely closed for 4 days when BNSF is doing their work.
- Sucker Creek Bridge and Road
Chris Byrd contacted Kevin Kruger regarding bidding the road and bridge projects together. Mr. Byrd is proposing the bridge work to be done this fall/winter. Kevin Kruger will bring plans to the August meeting. Special meeting will be held at 6:00 prior to the Regular Board Meeting on August 8 to view the project and ask questions. Residents will be notified.

Coring is completed and will be discussed at the August meeting.

Future road projects will be discussed at the August meeting.

7. DEPARTMENT OF DEVELOPMENT—Various Requests

- David Watts—requested conditional use permit for shed for alternative flood proofing. Issue tabled until more information is received.
- Scott and Julie Smith—letter from Benton County; people living on property without conditional use permit; County will enforce.

8. PLANNING COMMISSION

Clerk Sauer reported that the Planning Commission met on June 22 to approve an amended final plat for Baldwin Acres; approval was unanimous. Supervisor Wollak moved to approve the amended plat; Supervisor Little seconded; motion carried.

9. ROAD REPORT

- a. Minimum Maintenance Road
Rice Contracting hauled in gravel and graded the road. Brian Erdmann from Rice Contracting stated that the road requires additional gravel. Excess gravel from the 105th Street NW project will be used to build up center of the road.
- b. Tree Trimming—15th Avenue NW
Supervisor Little will trim trees to clear sign
- c. 95th Street NW: 4-wheeler damage
Supervisor Johnson will get a price to repair

10. DITCH MOWING REPORT

Chuck Ertl missed two spots: 66th Street and Johnson Road—did not realize they were Township roads but will come back to mow those ditches along with ditches on the minimum maintenance road.

11. STREET SWEEPING REPORT

Have not been swept; Clerk will call.

12. CORNERSTONE STORAGE ESCROW REQUEST AND UPDATE

North pond has drained—the one in back has water—designated as infiltration; not draining properly. Rajkowski is requesting release of escrow. Once repairs are complete and expenses have been accounted, escrow will be considered for release at the August Board Meeting.

13. TITLE SEARCH—5TH AVENUE NW

Title search was received and is currently at the attorney’s office for an opinion. The issue will be revisited at the August meeting.

13. CITIZEN’S INPUT: Time Limit 3 Minutes

ADJOURNMENT

Supervisor Wollak made a motion to adjourn; Supervisor Little seconded; motion carried. Meeting adjourned at 8:33.

Respectfully submitted,

Kathy Sauer
Township Clerk

Julie Johnson, Board Chairperson

Date

Kathy Sauer, Clerk

Date