

Council Minutes – January 23rd, 2019
Special Council Meeting – Morse Town Hall

CALL TO ORDER

Mayor Novak called the Special Council Meeting to order at 6:00pm.

PRESENT: Council members A.Forsman, Kess, Debeltz, Omerza, Callen, Campbell and Mayor Novak
ALSO PRESENT: Town of Morse Supervisors Terry Soderberg, Leonard Cersine, and Robert Berrini,
Town of Morse Clerk Nick Wognum, City of Ely Clerk/Treasurer Harold R Langowski, City of Ely
Attorney Kelly Klun

ADDITIONS OR OMISSIONS: None

OLD BUSINESS: The meeting was called by the Ely City Council to discuss the offer made by the Town of Morse dated December 2th, 2018. Mayor Novak started by going over some recommendations made by the Council task force from January 14th, 2019.

The City of Ely asks for additional clarification from the Township on the definition of “heavy industrial type use” in the annexed parcels. Mayor Novak stated that the intent of the annexation was for residential and other non-industrial uses. The Township will ensure that the Ely zoning ordinance definition defining industrial use meets their requirements.

The current offer by the Township concerning the area adjoining Boundary Street, known as Ledge Rock/Ross Petersen has some issues. In the current offer it would leave five parcels as an island within the annexed area. We are certain that the State will not allow this to occur. The Town of Morse will look into options for this area.

The Township will contact these property owners to ask if they would like to be annexed. The Township does not believe they will all want to be annexed. The Township stated that if one of the five parcels does not agree to annexation than a different option is needed. The Township discussed having the five parcels remain Township and have an agreement written up allowing 8th Avenue East to extend through the strip of land. All of the parcels currently have City water, sewer, electric and are accessed by a City maintained street. Clerk Langowski also noted that if any of these parcels have a fire call the City fire department will likely use the City hydrants to respond.

There was no change proposed by the City on items 2-7 on the response. This included parcel ID 465-0021-04990 20 acres (County), 465-0021-05000 40 acres (County), 465-0010-00350 48.42 acres (City), 465-0020-04724 8.5 acres (City), 465-0010-04734 2.4 acres (Township to be given to City), and 465-0020-05090 80 acres (City). All to be annexed into the City of Ely.

Mayor Novak asked why the Township now wants an additional 88.98 acres near the golf course in addition to the 40-acre biosolids property. **Supervisor Berrini stated that the Township is no longer interested in the biosolids location.**

Clerk Langowski had spoke to Land Commissioner Mark Weber earlier in the week and was told that the county may now be interested in some sort of land swap for the 60 acres of tax forfeited land. The biosolids 40 may be a possible swap to the County. Langowski will follow up with the County.

Councilor Kess is reluctant to give City owned property to the Township without an equal value trade.

The Council would require that any land given near the golf course would be restricted to ensure the golf course would continue to lease at the current \$1 per year rate the City charges. The Township leases the club house property at a higher rate due to St. Louis County requirements to ensure the golf course does not have to pay taxes.

The Township agreed to amend their offer from 15% of shared taxes to **10% shared taxes for 10 years for the “Ledge Rock” 40 and the 60 acres from St. Louis County. This would start once the first lot is sold within this area.**

Concerning the 1973 agreement, it would be amended to say no further annexation allowed on all city boundaries without mutual agreement of both governmental entities (including unanimous vote of the Town of Morse Board) or a majority of at least 51% of adjoining property owners petition for annexation.

In review Clerk Langowski stated that the Town of Morse will provide additional comment concerning industrial type use, the Town of Morse will contact the property owners along Boundary Street to discuss annexation, the Town of Morse will deed the 2.4 acres to the City, and a map will be developed by the City showing what the new boundaries of the City would be to better define the issue of future annexation.

Mayor Novak offered that we could look at possible tax abatement and deferral for the properties along Boundary Street to bring them into the City limits. This would transition them over time to the current City tax rate from their current lower Township rate.

Mayor Novak stated that the City Council will consider these items at the February 5th meeting and a future meeting will be scheduled with the Town of Morse to finalize an agreement.

ADJOURN

Mayor Novak adjourned the meeting at 6:55pm without objection.

Harold R. Langowski
Clerk-Treasurer