

Greenvale Town Board Minutes
July 19 2016

Present: Chair Gregory Langer, Supervisor Duane Fredrickson, Supervisor David Roehl, Clerk Linus Langer and Treasurer Wayne Peterson.

Guests: Roger Janak, Patrick Boylan (Metropolitan Council), Charlie Ohmann, Butch Koktavy, Jerry Bolton, Maynard Bolton, Bryce Otte, Erwin Ulrich, Ken Malecha, Eric Christianson, Mark Malecha, John Rowan.

Pledge of Allegiance was recited to open the meeting at 7:00 PM

Review Minutes: Dust Control item was reviewed on draft minutes... Roehl moved to approve minutes as presented and Fredrickson made second with motion passing.

Review Agenda: Fredrickson moved to approve agenda. Roehl made second and motion passed.

Treasures Report: initial balance \$215601, disbursements \$29975, receipts \$3512, ending balance \$189138 in Wells Fargo acct. \$4513.96 deposits now in new Castle Rock Bank account. Langer asked intentions and Peterson said Wells Fargo will be closed out. Langer moved to approve report, Fredrickson made second and motion passed.

Clerk's Report: Claims were reviewed and discussed. Savers Switch & 10% rate increase were mentioned. Fredrickson suggested switch is often not worth it.

Election Roster was presented for review for August 9th Langer moved to approve Roster and Roehl made second with motion passing. Roster included some TBD as training is pending.

Guests Introduced: Langer explained upcoming decisions required to complete new Comprehensive Plan. Patrick Boylan was introduced and he expressed thanks for invite. Shared his background is in urban and regional planning and he had things to say about state statutes. Thrive MSP Authority is MetCouncil, which covers 7 counties. 4 million people, 3000 square miles, spoke about system statement being legal document... implementation plans (of road policies, etc...) will be required. Plan needs to be finished by May/June 2018 for review... Fredrickson asked about planning guide and asked for copies to share. Series of training is available as webinars and also short tutorials on website. Part of assistance packet is planning assistance fund... advised the consortium provides several efficiencies. Fredrickson asked if funds were available outside consortium and Patrick said no, but he is available to help either way. Questions were opened to floor. Fredrickson asked if we did not hire Dean Johnson would it be reasonable to assume we could do it... Patrick thought it would be hard to answer... he did not know our "capacity" but he can help us with mapping... as far as policy nuances also he could help... Charlie Ohmann asked what happens if everything does not get done? Ans: there are some sewerred communities that have financial and environmental motivation to finish and to get grant monies.

Road Concerns: Langer asked Jerry to report: Dunbar, 290th, & working on 315th which is pretty full and is taking lots of loads... we did not realize there was so much buildup. Roehl asked how many loads of gravel we've put down? Langer said there have been compliments on dust control. Langer said loads are usually added up and presented (150 on slip so far... usually 65 loads per mile, with 2 and ½ done for sure where there was need for more crown) Roehl asked if we were at our max yet? Jerry said there were some culverts still to do (4).

Citizens Business: Large number of requests between realtors and prospective buyers on 20 acres on Isle Ave. Langer has personally spoken with 3 different realtors... People looking at site/buying site have lots of equipment. Langer has advised property is residential, not commercial. It is advertised as a hobby farm. Questions and concerns are if this turns into yard full of equipment (Butch said there are excavators) Roger Janak expressed his concern is he has lived with it as commercial business... last owner had big box trucks with loud engines. They were soda blasting vehicles outside and stuff was going into creek, which is backing up into his property. Roger is tired of people running businesses there and wants Board to address it. I feel it's a devaluation of my property that I am not willing to accept. Butch said realtor's website said it is "income property." Langer explained current ordinance has only 3 categories. Donavin has said he is representing the sellers and not the buyers... Charlie Ohmann asked what can be done about violations... Ken Malecha suggested sending a letter to owner... Butch said they lost lease in New Market. Butch mentioned a cement business... Donavin told people buyer already has lawyer lined up... Peterson asked about option to go talk to potential buyers... Roehl noted buyer hasn't done anything yet... Fredrickson asked if realtors knew the rules? Roger would like to get ahead of it as opposed to reacting to it after the fact. Roger said they are running it as a business... a special Board meeting might be required... Fredrickson said we could ask Ophaug to send a letter. Langer mentioned we have insurance if people challenge zoning rules. Fredrickson said we need to be careful dealing with buyers. Roehl and Langer discussed zoning definitions and how the terminology helps with distinctions.

Langer moved to approve funding to have Ophaug advise Board and possibly write letter to owner of property. Second was provided by Roehl and all voted in favor.

Langer asked about another site (Rasmussen/Bauer property on west end of 280th St). Butch heard rumor there are plans for business to sell trailers. Fredrickson spoke with person/owner and said he informed him he would have to come before the Board. Roehl knows the guy (Chris?) and said he would come before the board if he does anything.

Roger gave a last comment... the guy from Metropolitan Council reminded us we are agricultural.

Building Request: Langer had a permit request on farm house for storm damage repair.

Citizen business: Charlie Ohmann had cows get out a couple times and Charlie put up a temporary fence... Sheriff came out. Ohmann wants shared cost on a new fence using mn laws statutes 344. Charlie wants to put up a new fence. Langer said he thinks quickest we could schedule anything

would be august meeting. Roehl explained cost share... Charlie had \$60 but we did not take it... Langer said we would need a written request for August meeting if Board action is needed.

Road work Quotes: 4 envelopes came in from published request.

Otte: provided 3 copies

Mark Henry: declined offer, with a thank you for request letter

Gleason: was high quote

Rud Construction: was about 10% lower than Otte.

Discussion: Fredrickson favored Otte's quote as he thought it would save money due to Otte's experience with our roads. Ruds did the township bridge work for the county and are also familiar with our roads from past service.

Fredrickson moved to accept Otte's quote and Roehl made second. The motion carried with Langer voting against.

Report on Buildable site project: Updated set of maps was shared from planner Dean Johnson. Supervisors each got sets and one was to be kept at Town Hall. Langer would like us to look at maps... policy item number one "ownership" and Langer had written in "or shared ownership notarized" Board agreed to modify wording on policy statement #1... Langer shared notes on 3 ring binder and history... would like to make a motion at August meeting to approve maps (including Ophaug's approval) and submit to CDBG for Dean to get paid. Fredrickson moved to authorize Ophaug's help on wording... Roehl gave second and motion passed.

MAT summer short course was good event. Evening course worked out really well as a trial 1:30 until 8:30. We need to put more effort into these... great group of presenters. New road guide from MNDOT. Financing, ctas, petty cash fund, moving funds, annual reorganization meeting, a very informative mock meeting, conflicts of interest, passed along newly implemented packet/envelope from Chair Langer. Roehl suggested pass-on can be as good as getting to meeting, agreed info is good... August 8th is next meeting in Cologne. Clerk can send reminder.

NCRWMO tomorrow evening at Eureka Twp. Langer had a packet to share. Tour starts at 6PM and meeting is at 7PM.

Intergovernmental Meeting at Police Station in Northfield. Agenda was printed and shared.

Dust Control by Dakota County. 3 products were used in 3 different zones. Fredrickson asked if there was a noticeable difference?

Army Corp of Engineers letter...

Comprehensive Plan: Chair Langer has been in touch with Terry Holmes (Dakota Co Twp Officers Assoc) and others. Langer thinks we are probably not as qualified as collaborative. Estimated net

cost could be \$5000? As our plan will be relatively simple, Roehl expressed cost is still an unknown. Langer moved to join collaborative and Roehl made second with all voting in favor.

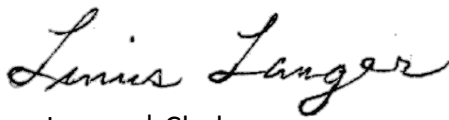
Minnesota Building Code Resolution request tabled until August meeting.

Ed Treinen has had questions about final inspection on garage addition.

9:45 Paid Claims as approved.

Wayne Peterson has some green branches overhanging. Jerry may have it on list already.

Respectfully submitted,

A handwritten signature in cursive script that reads "Linus Langer". The signature is written in black ink and is positioned above the typed name.

Linus Langer | Clerk