

**Greenvale Town Board  
Regular Monthly Meeting  
March 21, 2017**

Board Present: Supervisor Duane Fredrickson, Chair Gregory Langer, Treasurer Wayne Peterson, Supervisor David Roehl, Clerk Linus Langer and Supervisor Elect Darcy White. Road Superintendent Jerry Bolton also present.

Guests: Vicky Langer, Eric Christianson, Phil White, Maynard Bolton, Erwin Ulrich, Adam Royal, Mike & Becky McNamara, Gary Kruse, Bryce Otte, Julie Ristau, Jim Reisinger, Chris Rasmussen.

Meeting opened with Pledge of Allegiance at 7 pm.

There was a short photo opportunity, including the existing Board, taken by Vicky Langer.

Roehl moved to accept the February minutes. Langer gave second and Motion passed.

Agenda – 4/5 things to review. Oath... we need to elect a chairman by law, set time and date for meetings, designate newspaper, designate posting place. Recommend pay be moved down agenda to other new business. Mike McNamara new home permit, Gary & Arlene Kruse remodel permit, Reisinger/Rasmussen permit inquiry, move Main Street Project presentation up.

Langer moved to approve modified agenda. Roehl gave second and motion passed.

Elected Official Oath of Office was recited by White and Peterson.

I \_\_\_\_\_ do solemnly swear that I will support the Constitution of the United States and of the State of Minnesota, and faithfully, for and on behalf of the citizens of Greenvale discharge the duties of the office of \_\_\_\_\_ for the Town of Greenvale, in the County of Dakota and the state of Minnesota, to the best of my judgment and ability. So help me God.

Subscribed and sworn this day...

Duane Fredrickson – “it was a pleasure working with you all.” “Darcy is an excellent person.” We did lots of work on comprehensive plan and the buildable sites. I will be around. Then, APPLAUSE.

Next Roehl nominated Langer to be chair, White made second and motion passed.

Langer moved to set the meeting times to 7 pm on 3<sup>rd</sup> Tuesdays of each month, as has been recent practice. White made second and motion passed.

Langer moved to designate Northfield news as official newspaper. Roehl made second and motion passed. Langer noted Dakota County paper is possible (less viewed) alternative...

Langer moved to designate Town Hall message board as posting place. Roehl gave second and motion passed with no other discussion.

Treasurer – Peterson shared from financial reports. We had beginning balance of \$288,557, receipts of \$3,405, disbursements of \$16,632, and an ending balance of \$275,331. Bank statement showing balance of \$281,988 is correct with some outstanding checks and deposits. Langer moved to approve Treasurer’s report as read, White made second and Motion passed.

Clerk – Provided recap of election and annual meeting. Ballot counter tape shows there were 199 voters at the poll and one absentee voter. Results are posted and can also be found on County and State websites. Citizens chose Mark Legvold to moderate Annual Town Meeting. There were discussions which lead to passing tax levies for three funds. The approved levies were \$225,000 for Road and Bridge, \$45,000 for General Fund, and \$26,000 for the Fire Fund. Citizens also gave approval for support of Planning Commission and Future Community Event...

Deputy Matt Lohman – lots of tires have been dumped in ditches and it has become a spring issue. Senior Citizen event in Hampton is coming up. There are some prepared flyers/brochures for Triad Event. (a humorous story was shared)

Guests – Julie Ristau, Mike & Becky McNamara, Chris & Sherri Rasmussen, Jim Reisinger, and Adam Royal were recognized.

Road Aggregate Quotes – quotes give us flexibility in selecting providers. Clerk shared quotes that came by mail to Supervisors. Supervisors opened and reviewed quotes. Jerry Bolton asked about Class 5 prices in quotes: K \$12.25, A \$11.25, MJ \$11.52, CR \$11.00 Langer asked to have Jerry look at quotes and Jerry asked to include Bryce in review. Item tabled for later.

Road Work – Bolton said there was some needed sanding done, but other work is at a standstill for the moment. Langer drives some roads, and Bolton drives some roads regularly. Roehl asked if we did the approved spot loads? Bolton said weather opportunity has not been right yet.

Langer spoke about road improvement committee work. Paper copies for 2016 are available from Clerk or see website for info. Langer gave copies to Supervisors Roehl and White. Mark Malecha, Richard Moore, Chuck Van Eeckhout and Jerry Bolton were thanked for dozens of hours of time and work... In 2017, if following history, we will soon schedule road-viewing tour. We’ve included road committee in the tour, and have used it to prioritize needs/work and then budgeted with available funding for the year.

Jerry commented on need for crack sealing on Dresden Avenue... we should seal it because there are growing hairline cracks... and this year would be a good time to do that... we should look at it with cooperation from Waterford Township... Darcy White asked if Waterford shares the cost on Dresden; and is it equitable? Langer explained informal past practices have worked out okay with cost share but in future it can become more formal.

Mike McNamara – had a permit request with prints and site map. We see it's a buildable site, we see there's a driveway easement, we see it meets minimum 50' set back... Langer moved Board approve application with all required conditions being followed on project. Roehl gave second and motion was approved. Shook hands and welcomed new neighbors.

Gary and Arlene Kruse (8395 330<sup>th</sup> St W) had a map and a remodel permit with master bath, extended hallway, a laundry upstairs and attached garage... septic tanks are north of house and Freiermuth came out to help with some questions... garage was shortened a bit to 24x28. Langer moved to approve remodel permit, Roehl gave the second and motion passed.

Julie Ristau, COO of Main Street Project – Main Street Project is coming along on arrangements with property owners Craig & Lynda Wasner. Land is in the Ag Preserve program and has some restrictions. Langer noted project appears to be much in compliance with our agricultural zoning. Effort is to do some other things that are innovative in agriculture... with chickens, synergies of crops, attempt to centralize greater project, working with Latino populations, acquiring 100 acres of farm land to continue farming... we can't do all this tonight...

Flexible easement is experimental and has lots of state support... will be the first farm to be a regenerative farm and has Dept. of Agriculture approval... Loretto's are buying some acres and MSP is buying balance... Dakota County needs access to be able to monitor the flexible easement... hoping to close end of April or beginning of May... we've been working with David Hvistendahl... here to talk about site-rights transfer.

Langer said word *easement* is used when we talk about ag preserve... which was given in exchange for tax credits or cash... Langer talked about improving and extending driveway that was already there... one near house, one used for field, one used for deep access... understanding is access would need to be (was) approved by township.... (Julie paid fee in October of 2016)

Cluster needs to be done before Wasners close... then sub agreements and easements can be worked on... Langer had collection of documents, including a letter from their attorney asking us to state some things... Langer visited with Ophaug, who said this would be very time consuming and it would cost some money... other attorney wanted a statement, so Langer asked Ophaug to write a draft letter for tonight.

Langer read letter out loud.... Ag Preserve restricted covenant between land owner and township... 4738 MN statutes.... Twp. does not have authority other than specified in the act... my suggestion is to tell the land owner to review the covenants... so, it would be neighborly and practical to give them a statement... Darcy White said it is what it is today, we are not making any promises... he's our attorney... Langer moved that the board approve writing and delivery of letter. Roehl gave second and motion passed...

Will be on schedule for April agenda... White asked what section? 13 & 24. Roehl asked about lot line adjustment on sec 24.

Clerk Langer had a forwarded email from Chris Rasmussen (Sherri) of Lost Spur trailers sales... On fact finding tonight... talking to Jim Reisinger about 5-acre parcel and came here to find out if available for ag related bus, if we could get a permit and how would we go about obtaining.

Langer – we have ag zoning, we don't have commercial. what is permitted... read from zoning manual items permitted like grain, fruit, horses, hunting and trapping... Langer explained home occupation business... sales of trailers would not be a permitted use... Q: "the service part would not be permitted?" A: unless we change the zoning ordinance... we currently don't have an ordinance for that...

Jim asked if there is a variance to use? Langer said variances are for locating a building on a parcel in a way other than what is described as permitted. It is not for describing use. Jim: so, 1st step would be to apply for a change of zoning? Langer said we would have to make changes available for everyone in the township.

We would be looking at several different options... commercial would have to be highly defined... it would require a pretty big project. Jerry asked if Rice County allowed it? Rice County does zoning at County... White mentioned you have annexation area available... I live in Eureka and it could get me in an ownership thing... Chris: Ultimately entire township would be eligible...

Jim: is there any way to redefine the business? Langer: permitted uses are described in our Ordinance Manual.

Jerry asked to provide thoughts on road aggregate quotes. Board reviewed quotes and agreed on benefits of consistent materials. White wants to go off best business practices. If we want to change we should have solid reasons. White move to select Anderson's quote. Roehl made second and motion passed.

Jerry will check on prices of pavement crack-filler for Dresden Avenue. We ordered last fall some signs on Dresden for "share the road" speed advisory... city also replaced one last fall.

Review Documents and invoices on solar project -- we had in minutes the motion to deny. There was a \$5000 fee paid up front... Resource Strategies, Ophaug, \$4,699 plus Supervisor fees from Nov. 1<sup>st</sup> \$300, Jan 10<sup>th</sup> \$600, \$200 for Clerk, \$46 advertising, postage \$10... claims exceeded fee.

Now what – Langer spoke with Eric Hedke at MAT training... what's generally done is when you charge a fee that's it... and funds, if not used, could be refunded. Since zoning change was not approved it would be very difficult to get reimbursements... White said she was only peripherally involved. It educated the people and the board.

Langer moved that we accept accounting as item of closure... we did get interesting emails that seem to be questions like how soon can people reapply... can they see minutes... now we know what kind of appetite the community has for it... please join us and talk to the board.

8:45 Comprehensive Plan – would like to continue to reach out to the community and announce we are working on this. Reread letter that was drafted in December: Dear Township residents... every year required by law... we had meeting on Feb. 9<sup>th</sup> with Dean Johnson where we discussed a meeting schedule, but did not make any decisions...

In Greenvale, they (consultants) would be meeting just with the Town Board. Roehl said would you be interested in putting it on the web site? Those interested would probably check site. White said at annual meeting there was a motion to establish a Planning Commission. I personally think it would be fine to send a more edited letter (no offense). Darcy will redo letter as from board... Eric Christianson said would not belittle the Cards, as they are recognized quickly and effectively... board tabled letter item until April.

Buildable sites project – we ended up with three drafts of maps... last fall we met with planner and we did not know for sure what we had... and guess what, we still don't (laughter). Langer put together 3-Ring binder... people could tell us where sites came from... we tried not to make mistakes... Langer offered binder to the town board as our town copy, which we'd need to keep here at the town hall... Book is pretty well dialed in as to the process... with draft policies in front the book has a guide to decide... attorney included a draft document that can be used for splits/clusters... Dakota County CDBG \$3,000 and CDBG \$5,000 grants were received and then Dakota County awarded an additional \$822 to finish the project... citizens were invited in... fees for special meetings came to \$600... total to township was only \$900. Also, not included by Greg were 60 plus hours, trips, meetings, etc.... we have the largest FNAP in the county... many of agreements were lost, but we now have copies of all the FNAP agreements.

Eric gets prize for civilian contributions... White said we need citizen recognition forms, the book is good and interesting... Eric asked if there was an activity log (yes, in each section tab)... then excellent, wonderful. Jerry said last entry would be McNamara's new house. Langer plans to continue with his book as a backup.

Dakota County Township Officer's Association – Meeting was held in Empire. White was glad Sheriff talked about Triad Event. Wayne said it was very informative and was pleased he went...

NCRWMO – Quarterly meeting will be at Randolph City Hall tomorrow evening. NCRWMO includes seven townships and three towns. Langer serves as chair. They meet 4 times a year. SWCD helps with grant moneys for projects. Bulk of money has gone to projects in Greenvale township lately. Group grows 20,000 to 250,000. Last year CRWMO applied for new plan that would include all areas using OWOP "one watershed one plan." MN Board of Water Resources oversees these things... Last summer we did a tour in Greenvale township. Chair Langer had copies of NCRWMO meeting agenda. White asked about dues each year? A: \$5433.45 LY.

Lawn Mowing Quotes – Roehl suggested last year we should do quotes earlier... Langer has a letter to send requesting quotes. We spent \$670 for the whole year. White asked if they did it once a week or as needed?

Langer read letter... \$500,000 insurance vs on road work \$1,500,000, explained tort cap. White mentioned sending to same people as before. Motion by White to mail out to same group as last year. Motion was seconded and passed. Will mail out in next day or two.

Set Officers Pay – reviewed past notes. Darcy is good with everything... we use town hall a lot with Rainbow Saddle Club renting for horse meetings. Appreciate volunteer help given by Eric with furnace and other things.

Pay notes from previous year– Supervisors: \$100 per meeting, \$200 per training day, \$25 per hour extra work. Clerk: \$1500 quarterly, \$200 per training day, \$100 extra meetings. Treasurer: \$100 per month, regardless of attendance, \$200 per training day. Deputy Clerk: \$100 per approved meeting. Deputy Treasurer: \$100 per approved meeting. Road Superintendent: \$100 per month, plus expenses.

Langer moved to approve same pay as in 2016... discussion... Clerk asked about hourly ... Langer added \$25/hour deputy clerk and deputy treasurer pay. Roehl gave second and motion passed.

NAFRS – JPA as of late there has been some changes. City has elected a new mayor and she has appointed two new board members... JA is no longer going to be the project manager... Glenn Castore is chairman of group (patient and skilled) we still have concerns... who is going to own the building in the end... they are not going to mistreat us (other word if you'd like)... concern I have is in ten years city can say we want a new hall outside police station... we want their services, but we should keep an eye on what they are doing as regards townships.

Claims were reviewed and approved.

White moved to adjourn and Roehl gave second at 10:10 pm. Meeting adjourned.

Respectfully submitted,

Attested

Linus Langer | Clerk