

**Greenvale Town Board
Regular Meeting Minutes
Tuesday, October 17, 2017**

Present: Chair Gregory Langer, Treasurer Wayne Peterson, Clerk Linus Langer, Supervisor Darcy White, Supervisor David Roehl

Guests: Maynard Bolton, Bruce Paulson, Erv Ulrich, Richard Moore, Eric Christianson, Phil White, Brian Evenson, Ken Malecha, Road Superintendent – Jerry Bolton.

7:00 p.m. The meeting opened with the Pledge of Allegiance.

Approve Minutes – Langer moved to approve the September 25th minutes and Roehl gave a second. Motion passed. Look to website...

Minnesota Association of Townships magazine has interesting comment/instructions on distributing copies of minutes before approval... not advised/required.

Approve Agenda – add a few items to end of meeting. New business: add Records Retention, visit about Agricultural Building Exemptions, December contract with MNSPECT coming up for renewal.

White moved to approve agenda with additions and Roehl gave second... motion passed.

Treasurer's Report – Peterson reported beginning balance September 1st \$264,174, receipts \$1,506, disbursements \$40,803, ending balance \$224,877, then with outstanding checks of \$38,815 our CTAS accounts agree with the bank statement balance of \$263,692. There is also savings in CD's in the General Fund totaling \$81,832.

Langer moved to approve the treasurer's report. Roehl gave second and motion passed.

Clerk – shared some info on school elections, and also on need for septic records and MPCA compliance upkeep. Health of our rural septic systems depends on proper maintenance. Langer added sizable number of info requests from owners, realtors, appraisers... MNSPECT helped with records recovery from former inspector's home... some belonged to neighboring towns and we got those delivered.

Guests – NA.

Road Concerns – work done since 25th – Superintendent Bolton said we graded a couple times for sure. Got Jamaica sign back... the thieves are now using power hacksaws.

Spraying – talked to Scott Bailey... he will keep us on short list. Met with Mark Henry and he is getting licensed/certified to do township spraying. Also, Dale Kuchinka is doing some spraying at \$40/hr plus \$20/qt for chemicals... he would follow-up.

Roehl asked what chemical he uses? Tordon™, same as for brush. Roehl: then if he can get it on right behind the mowing that is the only way it will work. Langer: good that we know two contractors. Roehl: nice if they could do it with Cannon River Tree too... Langer moved to approve funding for herbicide spray to be applied after the mowing. Bolton: should only take about an hour, and can broadcast whenever there is a big area... not as fast as I thought it would go due to fence posts and rocks... with open areas it's quick, maybe we should up the \$4000? Roehl gave second and motion passed. Already unsure on cost... is there more funding... White asked should we add \$1,000? Bolton: that much a day. Roehl: it needs to be done. Langer moved to approve additional \$2000, Roehl gave second and motion passed.

Bolton: Guam upkeep is getting above the \$5000 we thought about. Langer: contractor stated they would cover the cost of restoring that road, but we did not know full cost at the time. A few weeks went by and eventually company sent a letter that they would pay \$5000. Looking at figures from TJ Grossman and Jerry's notes \$650 grader and ½ water truck, etc... \$6,653. I am going to send them that figure and there is a chance they would help by paying that.

7:30 Deputy Reiners – nothing new for the most part. Construction is done. A few hunting complaints. Peterson thanked office... phone was going haywire and there was a false 911 callback and tap on door was service appreciated. Clerk mentioned alpaca taken down by cougar or wolf. Langer got call last Sunday from Don Malecha where there were uninvited visitors in fields tearing up crops.

Ditch work – three spots on north end of Isle Avenue. When crops are out land owners are expecting the ditch shaping work. Kluvers have agreed to pay for their areas project.

Brush work – Bolton: beaver control is on-going. J & L met on the Kluver property issue. Eveleth Ave is now flowing... how do we clean those pipes out? They are at different elevations. Who will clean them out with silage fork? Langer: a decades, long-term problem.

Citizens business – Website updates, when available.

8:40 Old Business – White commented picnic was well attended; we had perfect day. Saw a lot of people we did not know. \$1,200 spent was under budget. Wayne did vacuuming. Eric and Ethan did tables. Roehl commented a lot of people said we should have done this a long time ago. Langer sent thank you's to Matt & Shelley, and tractor providers.

Bolton asked if people have seen anyone dumping trash on Holyoke? Brush, not garbage, three piles. Erv has seen pickup trucks with branches going on Holyoke.

Open House was held on Sept 25th – on website, cards, message board. Nick from Bolton-Menk and Dean Johnson did a great first-rate job... White wished more people had come so they could understand how to get things changed if they wanted...

Langer just met with Johnson – of 16 participants all communities but one are satisfied with their current comprehensive plans and there hasn't really been any negative feed-back.

Forming our planning commission – at last meeting we had a discussion and there was a proposal for a 5-person commission. Also, item to meet for regular meetings. Suggested March, June, Sept, and December, during which they could discuss... also added they could meet as needed. Maybe 1st Tuesday of the month? Pay is all over the board. Zero to \$90.... suggestion was \$50 per meeting. Clerk reported there were 9 applicants so far.

Langer suggested we get copies of zoning manual printed by Carleton print shop for \$5.00 each. To do interviews at a monthly meeting would be impossible... would like to suggest we schedule one or two special meetings where we visit with the person about their application. We could put a check mark on a ballot like when we did building inspectors. White liked that we have to have a public meeting to interview them. 9 is a good start. Roehl asked if they were all for planning commission or some for other posts? Most were for the planning commission.

Wayne Peterson: kind of concerned what criteria will you be using to judge these candidates? And would it have to be done in public? White said they talked about this at our training. They talked about open meetings. WP: maybe people would be a little more comfortable. Phil brought this up... there would be a list of things that would be asked... Phil said whole thing is you ask them all the same question to eliminate bias with defined methodology. White: it does not fall under closed meeting. L: I don't expect to have a crowd. Ken asked are you going to have staggered terms? Would Dean Johnson be a help? L: if you sign them up for one year that's a mistake... it would get staggered out then as needed. Eric brought up a comment that there be a max of 3 terms which would be 9 years... White: have sat on lots of interview panels and there were the same five questions. White we need to flush out 5 questions. L: I'd like to use the 5 on the application already. Roehl said we could put them in a box and nobody knows...

Looking at List – White moved to accept criteria on list and adopt items as part of formation of planning commission. Roehl gave second and the motion passed.

Langer read questions... White moved we use application form for interview template. Roehl gave second. Motion passed. White said we should decide how to score them. Langer said scoring would not be a vote but would be used to help supervisors choose and vote on candidates. Phil said it would be good tool for rack and stack and gives a reason to make vote.

Looking at Calendars – November 1st 6:00 p.m., 1st interview could be 6:15, then go thru all 9 candidates. Anyone not able to make it can come early at regular November meeting.

8:25 Board agreed Carleton provides a good value to print ordinance books.

Policies – Is a site buildable? We have 10 policies to consider. Read aloud all 10:

1. Ownership of an entire quarter-quarter section is required for building eligibility.
2. Minor exceptions to entire quarter-quarter section ownership, such as cemeteries, railroads, public property, and similar uses, do not eliminate building eligibility.
3. Map illustrates a single building right per quarter-quarter section that contains no residence.
4. All building rights illustrated are contingent upon verification that a buildable parcel exists within the quarter-quarter section (e.g., wetland and floodplain field verification).
5. Map illustrates Farmland and Natural Areas Program (FNAP) easements. Building rights on these properties are subject to detailed examination and confirmation of any building rights acquired by Dakota County and any building rights kept by the property owner.
6. Map illustrates quarter-quarter sections with multiple family-owned parcels where lot line adjustments or combinations may allow a building right. Other multiple-party-owned parcels not illustrated may also fall into this category.
7. Map illustrates quarter-quarter sections where building rights may have been transferred to or from the property and will require further analysis.
8. All other parcels legally existing with public access prior to the adoption of the 1981 Greenvale Township Zoning Ordinance may be entitled to a building right. Property owners must furnish evidence of all legal lots of record to be entitled to a building right.
9. All building rights used will require an easement agreement, building rights agreement, or similar legal mechanism recorded against the property from which a building right was used.
10. A building right remains on any parcel on which the demolition and removal of an existing dwelling occurs.

Langer moved that we adopt the 10 policies. White made a second. The vote was Langer (YES), Roehl (NO), and White (YES) with motion passing. Roehl had questions on #4.

Old Business – NA

New Business – White and Langer attended NAFRS meeting... White said they discussed what they can pay and what they should be paying and there was a suggestion fees could go down.

Langer attended another meeting that was 1:40 minutes long and he shared a copy of the agenda. Ryan Blumhoefer is attorney for Rural Fire. Chris Hood is attorney for Northfield, Maren Swanson is attorney for NAFRS. Rural Fire asked Ryan to look over (contract/document). Question is who owns the building? Long term lease with payments of \$1 per year perpetually renewable? NFLD came back with a 50-year lease... where lease could not be terminated without all parties agreeing. Article in paper had looked at cost of amenities... city of Dundas certainly does not agree to \$200,000. Mayor Pownell expressed it's the gateway to Northfield... others, we are not going to roll over for a tummy scratch.

Erv suggested exploring a lease to own for term of financing. White: all talked about at previous meeting. IG meeting tomorrow evening at Bridgewater Town Hall. Roehl leaving tomorrow for hunting.

Rochester MAT Conference. 16, 17, 18. Early registration by November 1st. Chair Langer emphasized important to attend if possible.

Added Items – Langer read resolution:

Langer moved to adopt the RESOLUTION ADOPTING THE MINNESOTA TOWNSHIPS GENERAL RECORDS RETENTION SCHEDULE. White gave second. All voted in favor.

Ag Building – exemptions. MNSPECT has guidelines we should be using.

Langer said contract is up for renewal in December. We would need to visit it soon.
Langer spoke of all the extra help we've had from Scott.

Clerk spoke about application to U-of-M... innovations in government.
Langer shared information about Duane Fredrickson's proposal on sending post cards.

Paid bills...

9:20 adjourned meeting.

Respectfully submitted,

Attest,

Linus Langer