

Greenvale Town Board Special Meeting Minutes

September 24, 2015

Present: Chair Gregory Langer, Supervisor Dave Roehl, Supervisor Duane Fredrickson, Clerk Linus Langer

Guests: Jerry Bolton, Ken Malecha, Eric Christenson.

6:00 PM Meeting called to order with Pledge of Allegiance.

Langer read the Public Notice and explained posting requirements.

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

Langer started conversation by recapping procedures so far to date. Mentioned FNAP considerations and other info from County that can be considered & put on maps. Fredrickson recommended we look at existing maps.

Langer proposed we look at POLICY RECOMMENDATIONS and adopt them... also written consent PROPOSAL where we see shared ownership of QQ sections can lead to conflict because language lacks flexibility. Roehl suggested we wait on better wording for October meeting.

Fredrickson recommended we look at section by section:

Langer asked about record keeping of maps. How do we want to maintain maps? Fredrickson recommended we stick with what we got for record keeping.

Section 1: Nasby family lot line adjustment comment from Resource Strategies (RS). Roehl remembered we talked about it before and recommended leaving reference to "subject to lot line adjustment."

Section 2: Looking at FNAP map it appears there are no rights there. Roehl said Hallcock retained building rights with FNAP. Langer said he learned cannot build on FNAP land. Ken Malecha said County owns 1 acre there. Langer said it looks like our Ordinance does not allow anymore sites in this section. Roehl had copies of Dakota County FNAP letters to Township from previous years. Eric Christenson made copies. Langer made note to discuss FNAP acres with Hallcock.

Section 3: Kuyper family is pretty straight forward. 3 homes on SW Q where Ken Malecha has new home? We approved transfer from Section 10 Glen Haefs to Quincy Moore. So, the one for Glenn Haeffs should be crossed off on Section 10. In SW Q of SW Q there seems to be 2 sites. One for Glenn and one for Quincy. 6 therefore on adjusted map. Roehl thought newer homes came from Daryl?

Section 4: Langer has a concern. There were many requests on the Vang property. In 1996 that was part of the Juveland 80. In 2000 Carlsons built a home and in 1999 Shillings built a home. 7 sites on map then can/should be reduced to 6 sites. Recent sale was priced as bare farm land. Lots of people inquired and didn't buy because of lack of building right. Eric offered flags/questions are reasonable notes for our maps. Take building right off and replace with a "?". Roehl and Fredrickson were happy

with that. Roehl asked again about Vang property. Roehl asked on section 3 on Kuyper's. NW Q of NW Q change to "?"

Section 5: NE of 5 was all done prior to 1981. Eric researched and thinks it's all platted. Linda Zwolensky stopped by today and asked about her property. Will study further with help of her documents.

Gehler's had some questions about Ben Boyum's transferred sites. Eric offered rights were already gone as they went to Stantons, but Boyum used them anyway. Clerk Langer offered there could be something lost to Gehlers from past decisions. Today it appears Berres has the lone remaining right?

Section 6: Dana Mohn right is on section 6. 5/15/2014 Dana Mohn's 9 acres is recognized. Fredrickson and Roehl remembered Reisinger was acknowledged in past.

Theresa Reuvers was assigned from where? 6 homes on Marvin Tuma area... where did those come from. Fredrickson asked about Donnelly Farms? Clerk asked about PDF software: "use \$100 auth."

Section 7: NE Q of NW Q is wetland owned by Marlin Petersen. Fredrickson wondered about transferability? Bolton indicated Pete knows he doesn't have it. Okay... let's label that as no site? Looking at Pickering and Huehn... where did they come from? Wayne Peterson probably sold those. SE of SE of section 7 gets "?". 4 then left and question on 2 P & H.

Section 8: Eric Christenson had lots of info and made copies. Jerry Stanton had 4 QQ's. 3 came from Malecha's. In 1999 they are all houses... then went into plat. 2001 from Ben Boyum came three rights to Dan Stanton's house and also Engebretsons... now in 2006 there is still one from old minutes that is still open? That said, right would disappear on 17... one more insight there may be "lot of record" on Wayne Peterson's long 40. Langer brought up Odette 40/80 FNAP tract would impact rights.

Section 9: Eugene Mulligan transferred/sold 4 rights into section 9. It looks like section looks good. Anfinson retained 2 but there is lack of FNAP permission on their sites. Fredrickson said we should look at that sometime because it seems not fair...

Section 10: Ohman transferred from 15 to 10. Clerk has some forms from Barb & Herman. Roehl asked about Dean Johnson's "transfer" comment. Langer said in his opinion it is possible these 3 QQ's have buildable rights. Let's add 3 question marks "?" on these three. Upper right Glen Haefs needs to come off because it went to Quincy Moore. Roehl asked about Swenson's one... not in FNAP? Did he move the rights he retained? He did not retain any anyway... NW NW signed over to Quincy, so X off map.

8:00 Next week 29th Officer's meeting. Public Hearing on 28th. Roehl is leaving on 15th. We'd have to post 10 days out. Langer moved to meet again on Oct 8th at 6PM Roehl made second and motion passed. We will resume with section 10 with Ohmann's help. Ken Malecha expressed this is the right thing to do. Langer will visit with Dean Johnson. Fredrickson agreed it would be good to have a 4th set of maps.

8:05 meeting adjourned. Respectfully, Linus Langer | Clerk