

Wabedo Township Board of Supervisors Meeting
November 8, 2011

Present: Chair Ron Stokesbary, Supervisors Bob Adelman, Bill Gehrman, Treasurer Carole Houghton and Clerk Barbara Anderson

Sign in sheet is attached to the original minutes of this meeting.

Call to order – The meeting was called to order by Chair Stokesbary at 7:00 p.m.

Pledge of Allegiance - The Pledge of Allegiance was recited outside at the base of the new flag pole.

Approval of Agenda - The following items were added to the printed agenda: Under road & bridge – Pinedale resort check; under old business – town hall update; under new business – internet for town hall and Kammuller letter. MOTION: Gehrman/passed: Approve the agenda with additions.

Approval of Minutes - The board received the minutes for the October meeting prior to this meeting for review. MOTION: Gehrman/passed: Approve the minutes of the October meeting as written.

Treasurer's report - Treasurer Houghton read the Cash Control Statement for the month of October 2011. MOTION: Adelman/passed unanimously: Accept the treasurer's report for October 2011 with a starting balance in all funds of \$144,164.20 and an ending balance of \$133,842.82 and investments of \$23,965.48. Houghton presented the bank resolution to be signed. MOTION: Adelman/passed: Authorize Chair Stokesbary and Clerk to sign the bank resolution dated 11-8-11 authorizing the following people to sign township checks: Supervisors Stokesbary, Adelman, Gehrman, Treasurer Carole Houghton, Deputy Treasurer Alicia Burgers, Clerk Barbara Anderson and Deputy Clerk Kathy Sweeney.

Residents Concerns – There were none.

Road & Bridge

Supervisors report - Oct-Nov Road Notes by Gehrman

- No return calls from Michelle Putman on clearing easements yet.
- 10-31-11 E-mailed Bill Herheim about neighbors concerns that Wabedo Frtg Rd keeps getting wider. He called back and we discussed the issue. He'll do his best to accommodate keeping the existing road width as is.
- 11-2-2011 E-mailed Bill Herheim requesting Stoney Creek/Diamond Crest be graded per complaint received by Barb. (I drove the road and found it rutted badly in several places)
- Mailed driveway application and information along with a detailed letter to; Timothy J and Lee Ann Wise, 3952 Versallies Court, Eagan, MN 55123. New construction with possible second driveway @ 2538 Pinecrest Road NE.
- Road Supervisor's report continued:
- Revising our existing 5YEAR GRAVEL PLAN

Letter from Cass County Association of Townships - The letter is regarding a program for monitoring road signs for retroreflectivity. Wabedo Township has a plan.

Signed letter from Buell – The clerk reported that Mr. & Mrs. Buell have sent back a signed copy of the letter stating that the road maintenance vehicle for North Bay Road can turn around in their east driveway.

Koons Loop - Stokesbary explained that he had received a response from Bob Ruppe regarding Koons Loop. He also reported that he called Mr. Friederich and told him the township has no responsibility. The Board discussed how to respond to Mr. Friederich’s lawyer. The Clerk will send an e-mail to Ruppe for his advice for the road.

Island View Update – Gehrman reported that he met Bill Herheim at the site for a discussion about the possible connection of the two parts of Island View Road. Gehrman gave him a copy of the township’s road qualification standards. Gehrman told Herheim that the township is not involved in this project; it is between Larson and Moe.

Turnarounds

- North Hunter Lake Road - The clerk had a copy of an agreement with Lempke, the previous owner, for township to maintain the turnaround located on their property. Felton Brothers should plow this area as per the agreement. Al Chacey, a member of the township planning commission, lives in the area and will contact the new owners and discuss this agreement with them.
- Norway Lane – Stokesbary stated that Johnson does not want the turnaround where it is. The board will follow up on this when Johnson returns in the spring.

Road Legal Descriptions - Anderson reported that she had spoken to Chris Lyytinen of the Cass County Road Department and reminded him that the township is waiting for the legal descriptions of the roads the township took over from the county.

Pinedale Resort – Anderson reported that the township has received a check from Pinedale Resort for \$82.81 for new road signs on the Frontage Road. The owners wanted the speed limit signs be lower than the posted new signs. Stokesbary had contacted the owners and stated that if they wanted new speed limit signs they would have to pay for the new signs and the labor to change the signs. The new signs will be ordered.

Stoney Creek/Diamond Crest Road – Gehrman reported that he had called Herheim about grading the road before it freezes.

OLD BUSINESS

- Letter from Ringle (Cass County) regarding IUP – Stokesbary reported that the board had received a letter from Ringle of Cass County in response to the townships letter about Interim Use Permits (IUP). The Conditional Use Permits stays with the land forever and an Interim Use Permits stays with the project or the property owner. The County will be looking into using IUP in the future.
- New Town Hall Update – Anderson reported that there has not been an update from Action Title Company. Stokesbary reported that he walked the southern portion of the property. There are two people that have spoken to him about the possibility of purchasing the land. Anderson will set up a meeting with Pat Boen of The Gallery of Homes to give the board a price range for the property.

NEW BUSINESS

- Pay the Claims – The Board received a copy of the list of claims in their board packet prior to the meeting for review. MOTION: Adelman/passed unanimously: Pay electronic claims 11011, 11031, 11032; claims 8937 through 8950 totaling \$2,884.03 and payroll totaling \$1,957.26.
- Shaw bill – The Clerk asked the board about paying the bill from Shaw & Shaw for \$17.50 for a one sentence e-mail that the township did not request. The Board instructed the clerk not to pay this bill. She was asked to contact the law office and explain.
- Rhonda Adkins from MPCA – Stokesbary explained that the township had been contacted by Adkins from MPCA regarding monitoring the water flow by the bridge on Sioux Camp Road. Stokesbary had giving her permission to install some posts for this project. He was asking the board permission for Adkins to conduct her experiment. Anderson reported that she received an e-mail dated 11-8-11 from Adkins reporting that the MPCA has decided not to do this project on Sioux Camp Road.
- Town Hall Internet – Stokesbary reported that he had requested a donation of free internet services to the town hall from Arvig Telephone. Stokesbary stated that Arvig will be here at the town hall on Thursday to install the free internet service. Next July or August the township is to make another request for another year of free internet service.
- KammueLLer Letter – Adelman read a letter from KammueLLer of the City of Longville, City Council. KammueLLer had received a letter from an anonymous writer about a property on County Road 54. The letter was about building permits. The board asked the clerk to send the unsigned letter back to KammueLLer with a letter explaining that this is a County problem.

PLANNING COMMISSION REPORT by Craig Anderson

Anderson talked to the board about some possible changes in the Subdivision and Platting Resolution dated 8-13-2008. A copy of the resolution and possible changes are attached to the original minutes.

CORRESPONDENCE – The board reviewed the correspondence listed on the agenda. The LTAP class’s information will be put on the February agenda.

ADJOURNMENT - MOTION: Adelman/passed: Adjourn. The meeting adjourned at 9:15 p.m.

Respectfully submitted

Approved

Barbara Anderson, Clerk

Ronald Stokesbary, Chair

WHEREAS, the Wabedo Township Board of Supervisors established a Planning Commission under Minnesota Statutes Chapter 505.09, and

WHEREAS, the Wabedo Township Planning Commission developed a Comprehensive Plan for the Township, and

WHEREAS, the Wabedo Township Board of Supervisors approved said Comprehensive Plan, and

WHEREAS, the Wabedo Township Board of Supervisors gives the Wabedo Township Planning Commission authority to review all subdivision and plats in the township and to advise the Board of Supervisors, and

WHEREAS, the Wabedo Township Board of Supervisors adopted the use of Developer's Agreements for new development within Wabedo Township, and

NOW THEREFORE BE IT RESOLVED, the following process will be used by the Wabedo Township Planning Commission:

1. Developer must follow the processes in the Cass county Subdivision and Platting Ordinance #2006-4 (or more current version).
2. Cass county will inform the Developer during the preliminary discussion (prior to submission of Preliminary Plat) that Wabedo Township is exercising its authority under Minnesota Statutes Chapter 505.09 to review and approve subdivisions of land.
3. It is recommended that the Developer request an informal non-binding discussion with the Wabedo Township Planning Commission prior to submission of preliminary plat to ensure the applicant is informed of the procedural requirements and to understand how the Wabedo Township Comprehensive Plan may affect the proposal.
4. When the Preliminary Plat is ready for review, developer will contact the Wabedo Township Planning Commission Chair or Secretary requesting to be placed on the agenda for the next regularly scheduled meeting. Developer will provide, at least ten (10) days prior to the Planning commission meeting, all items required in the Cass County Sketch Plan. The Planning Commission will review these items for compliance with the Wabedo Township Comprehensive Plan and may recommend changes; add conditions, modifications or revisions that will, in its judgment, preserve the general intent and objectives of the Wabedo Township Comprehensive Plan; table for further review; or hold additional meetings to receive all input.
5. Prior to approval of the Preliminary Plat, Developer will be required to sign a Developers Agreement and post Sureties as indicated in the Agreement. The Developers Agreement spells out the terms, specifications, obligations and Surety requirements for Wabedo Township, Cass County and the Developer to ensure all parties are protected and to ensure agreement on the scope of work.
6. Roads within or providing access to the subdivision shall be built to Wabedo Township and Cass County specifications and will be dedicated to the Township prior to Final Plat. Wabedo Township Engineer will verify and sign a statement indicating specification compliance prior to the Wabedo Township Board of Supervisors accepting by resolution, the roads(s) for Township maintenance.
7. Easements dedicated to Wabedo Township shall be recorded on each parcel.
8. When all Improvements have been completed and verified by the Township Engineer, the Wabedo Township Planning Commission shall recommend approval of the Final Plat to the Wabedo Township Board of Supervisors who may approve it or disapprove, stating in writing, reasons for disapproval.

Wabedo Township Board meeting 11-8-11

Attachment 2

11/4/2011

Three Possible changes to the Wabedo Township Subdivision and Platting Process

1. Fifth Whereas

“Whereas, the Wabedo Township Board of Supervisors adopted the use of Developers' Agreements for new development **and any revision or expansion of existing developments or plats** within Wabedo Township, and”

2. Paragraph number 5

“Prior to approval of the **Final** Plat, Developer will be required to sign a Developers Agreement and post Sureties as indicated in the Agreement. The Developers Agreement spells out the terms, specifications, obligations and Surety requirements for Wabedo Township, Cass County and the Developer to ensure all parties are protected and to ensure agreement on the scope of work.”

3. Paragraph number 6

“Roads within or providing access to the subdivision shall be built to Wabedo Township and Cass County specifications and will be dedicated to the Township **when 50% of the lots in the Plat are sold**. Wabedo Township Engineer will verify and sign a statement indicating specification compliance prior to the Wabedo Township Board of Supervisors accepting by resolution, the road(s) for Township maintenance.”