

**CASTLE ROCK TOWNSHIP
ANNUAL MEETING
March 10, 2015 @ 8:30 p.m.**

The Annual Meeting of the Township of Castle Rock was convened at the Town Hall on Tuesday, March 10, 2015 at 8:30 p.m. Present were Eric Ruud, Roger Randall, Arlyn Lamb, Pete Schaffer, Eileen Anderson, Sandy Weber, Delma Jennrich, Arthur Jennrich, Harry Hard, Candace Hard, Russ Zellmer, Joan Torbenson, Norman Torbenson, Jon Juenke, Mark Henry, Dave Nicolai, Dave Mumm, Jeff Partington, Dan Nicolai, Joe Auge, Delores Auge, Steven Neil, Lloyd Stevens, Colette Mumm, and Barbara Lang.

Barbara Lang, Clerk, called the meeting to order at 8:30 p.m. The Pledge of Allegiance was recited, followed by the singing of the National Anthem. The Clerk called for nominations for a moderator for the meeting.

Eric Ruud nominated Pete Schaffer and Roger Randall seconded. No further nominations being made, nominations were closed. The vote was taken, and was unanimous. Pete Schaffer was elected as Moderator.

APPROVE AGENDA

Pete Schaffer, Moderator, asked for additions or changes to the agenda. Joe Auge asked to add discussion of permit fees to New Business.

Eric Ruud made a motion and Arlyn Lamb seconded to approve the amended agenda. Motion carried with a unanimous vote.

REVIEW/APPROVE PREVIOUS YEARS MINUTES

Printed minutes were distributed to those in attendance and it was agreed to dispense with reading out loud of the Annual Meeting minutes.

Jeff Partington made a motion and Mark Henry seconded to approve the March 11, 2014 minutes as written. Motion carried with a unanimous vote.

TREASURER'S REPORT

Treasurer Colette Mumm gave a report for the year ending December 31, 2014.

Savings account beginning balance \$407,264.64, receipts \$206,830.48, disbursements \$268,200.00, ending balance \$345,895.12. Checking account beginning balance \$11,772.95, receipts \$670,042.10, disbursements \$663,055.77, ending balance \$18,759.28. Road and Bridge Fund total \$445,537.16. Capital Projects Fund total \$38,557.93. Total beginning cash bank accounts \$901,072.82, receipts \$881,150.14, disbursements \$933,473.47, ending balance \$848,749.49. A detailed report of income and expenses and financial status is all recorded on Treasurers Report/pages one, ten, eleven, and twelve of the Annual Report of 2014.

Eric Ruud made a motion and Russ Zellmer seconded to approve the Treasurer's Report. Motion carried with a unanimous vote.

ANNUAL REPORTS

The Moderator asked for a motion to dispense with reading out loud of the Annual Reports and approve them as printed.

Eric Ruud made a motion and Sandy Weber seconded to dispense with reading the Annual Reports out loud and approve them as printed. Motion carried with a unanimous vote.

There was discussion about adding the Annual Reports to the township website going forward. Clerk indicated this would not be a problem.

Joe Auge made a motion and Sandy Weber seconded that the Annual Reports will be added to the township website. Motion carried with a unanimous vote.

UNFINISHED BUSINESS

None

NEW BUSINESS

- Lloyd Stevens commented that he was concerned about the new building at LKQ/Viking Auto and that there could be traffic problems with more trucks and vehicles coming and going. Supervisor Jeff Partington explained that the building is for cold storage. Trucks will be pulling up to the new loading docks. A new Ordinance was created in 2014 specifically for that property, so all these concerns were addressed during the Public Hearings and discussions at the Planning Commission and Board of Supervisors meetings. The new building will have racking to store parts coming in and to prepare them for going out.

- Discussion of Building Permit Fees

Joe Auge stated that there seem to be discrepancies with the way building permit fees are calculated. The Minnesota Department of Labor and Industry provides schedules that are published on their website. Castle Rock Township has a Fee Schedule, but Mr. Auge doesn't feel that they are being adhered to. He feels that permit fees should be calculated commensurate with the cost of the job, not calculated by the per square foot fee schedules that the State provides and the township Building Inspector uses. Mr. Auge indicated that his original permit indicated the cost of the job was \$520,000.00. The Building Inspector listed the value of his new building at over \$900,000.00. He feels that these calculations were done incorrectly and the township's Building Inspector is taking advantage. Another fee that needs to be looked at is Escrow Fees. By definition, an escrow fee should be returned after actual costs are deducted.

At this point Supervisor Russ Zellmer stated that the Minnesota Code was adopted by the township and we currently use the 1997 calculations, which are significantly less than if we updated to use the current fees listed by the State.

Mr. Auge went on to state that the penalty he was charged for beginning work before he had the Building Permit in hand was equal to the original permit fee. He does not want to accept the valuation of the building that the Building Inspector calculated the permit fees by, which was based on the total square feet. He also stated that the City of Farmington goes by the actual cost of building, not by the per square foot valuation. He feels that his penalty, permit fee and plan review fee should have all been less than what he was charged. Mr. Auge said that he has talked to people at the State Department of Labor and Industry, who, he claims, have told him that MNSPECT is one of the companies that have received many complaints for. When asked, Mr. Auge did not have the name of the person he talked to at the State. Roger Randall wanted to know who calculates the building valuations. Mr. Auge answered that question, stating it is the Building Inspector. Dave Nicolai, Supervisor, went on to explain that the State provides charts with the per square foot costs for various categories of buildings and that the charts are intended to be a guideline only. He has been told by several sources that they go by the value of the building.

Arlyn Lamb, former Planning Commission member, works for the Ag Society at the Fairgrounds. They are exempt from most permits, and he indicated that they used MNSPECT for awhile for required inspections, but changed inspectors.

Sandy Weber, Supervisor, said that when she has had conversations with Mr. Auge, he stated that he believes MNSPECT has unlicensed employees. She asked if the township needs to consider requiring copies of his employees' licenses. Dave Mumm pointed out that the township could be putting itself at risk in setting a double standard. Russ Zellmer stated that his understanding is that it is increasingly difficult to find qualified inspectors. Mr. Auge indicated that he knows a local man, Benny Svien, who may be interested in becoming the official Building Inspector for Castle Rock Township.

Colette Mumm, Treasurer, explained that the fees are calculated based on square footage and type of building, and the Building Inspector uses the charts provided by the State, as outlined in the contract the township has with MNSPECT. It is her understanding that they do not use the current year's charts, or the fees would be even higher than they are now.

Eric Rudd made a motion to form a committee consisting of residents and one Board Supervisor to look into the permit fees and inspectors for the township. Joe Auge seconded the motion. Roger Randall called for the question. Moderator Pete Schaffer called for discussion to end and called for the vote. There were six residents opposed, and all others who voted were in the affirmative. Motion carried.

Eric Ruud moved and Roger Randall seconded to add review of fee schedules, the permit process and building valuations for the committee review to amend the previous motion. Motion carried with a unanimous vote.

Eric Ruud, Roger Randall and Joe Auge volunteered to serve on the committee. The Board of Supervisors will choose their representative at their next meeting. Clerk was instructed to post a request for additional volunteers on the Township website.

- Eileen Anderson, resident, had a question about getting better internet access in our area. This has been an issue that has been discussed at the State level – to improve internet access in rural areas. Dave Mumm explained that a business model has to exist before companies will consider upgrades in any given area. The provider has to decide if it is worth their investment before they would proceed with the permitting process for any service upgrades. It is his understanding that there is some funding available to the providers to help them proceed to make it more financially attractive.

2014-15 BUDGET AND TAX LEVY

Colette Mumm, Treasurer, presented the proposed budget and levy for 2015, reviewing only the categories that had significant changes from the previous year's budget, which is in the Treasurers Report on pages ten, eleven, and twelve of the 2014 Annual Report.

General Fund: 2014 Budget \$101,645.00, Actual 2014 \$116,405.68, Proposed 2015 \$114,925.00.

Road and Bridge Fund: Budget 2014 \$193,250.00, Actual 2014 \$174,394.17, Proposed 2015 \$195,800.00.

Fire and Ambulance: Budget 2014 \$79,500.00, Actual \$79,150.40, Proposed 2015 \$80,500.00.

Park Fund: Budget 2014 \$2,425.00, Actual \$1,895.04, Proposed 2015 \$4,500.00.

Proposed 2015 Total Expense \$421,225.00.

Income: Budget 2014 \$434,063.98, Actual 2014 \$450,417.69, Proposed 2015 \$421,225.00.

The Board of Supervisors proposed a levy of \$319,260.00, a 0% increase.

There was some discussion about the road maintenance budget, and explanations were given by Russ Zellmer and Mark Henry. Mr. Henry explained that it may be possible to ask for an Addendum to the County bid for the County Road 80S re-paving to add repaving the blacktop portion of Alverno Ave, or the township could possibly approach the contractor directly, since they will be working in the area anyway.

Dave Mumm made a motion and Arlyn Lamb seconded to authorize requesting an Addendum to the County proposal, or work with the contractor directly if appropriate, and to use turnback money or Capital Improvement money, whichever is most appropriate, to fund this project. There was discussion about if a cap should be set on what is spent for this project, and it was decided that the Board of Supervisors would make that decision. Motion carried with a unanimous vote to approve.

Discussion of CIP for Rocky Hills: It was explained that the majority of the money budgeted is to finish the re-paving after the ground has settled over the winter. Some residents have expressed concern that the ditches are too steep and difficult to mow. Dave Nicolai reminded those with concerns that the township is responsible for the upkeep of the areas within the park in Rocky Hills development. Delores Auge is concerned that as they are now, the ditches are not mowable. She asked if the local residents could be asked to give up some extra feet of their property to slope the ditches better. Joe Auge expressed his opinion that the LKQ/Viking drainage is creating more problems and their holding ponds need to be improved. Russ Zellmer responded that the berm has been improved, the drainage ponds have been enlarged, and an additional holding pond was added on the property near the new building. Russ also explained that some of the extra drainage that comes through is from the adjacent farmland, it doesn't all come from Viking Auto. Sandy Weber added that Rice County still offers trees and rain garden plants for sale. If the problem continues, perhaps some of that type of vegetation could be planted to help absorb some of the extra water.

David Mumm made a motion and Arlyn Lamb seconded to approve the levy of \$319,260.00 as presented, with a 0% increase. Motion carried with a unanimous vote.

ELECTION RESULTS

SUPERVISOR D - THREE YEAR TERM

Drea Doffing	74
Jon Juenke	154

SUPERVISOR E – THREE YEAR TERM

Michael M. Kiefer	45
Sandra Weber	182

Total ballots cast: 231

Results are unofficial until after the Board of Canvass Report.

2016 ANNUAL MEETING

Russ Zellmer made a motion and Arlyn Lamb seconded to hold the 2016 annual meeting on the second Tuesday of March, March 8, 2016 at 8:30 p.m. Motion carried with a unanimous vote.

ADJOURN

Eric Ruud made a motion and Dave Mumm seconded to adjourn the Annual Meeting. Motion carried with a unanimous vote.

Meeting adjourned at 10:13 p.m.

Respectfully submitted,

Barbara Lang, Clerk

Attest:

Pete Schaffer, Moderator