

SALEM TOWN BOARD MEETING

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July 5, 2023

Members Present: Sharon Petersen
Brian Connelly
Diana Connelly
Rick Lutzi
Drew Moessner
Sonya Mansfield

The meeting was called to order at 7:10 p.m. by Drew Moessner with the pledge of allegiance.

Drew Moessner asked if there were any additions or corrections to the printed agenda. Drew Moessner added the Polikowsky Dog Kennel under old business and changed the TCPA meeting attendee to Rick Lutzi. A motion was made by Brian Connelly and seconded by Rick Lutzi to approve the agenda as amended. The motion passed unanimously.

The board discussed the prepared claim for Nort Star Property Solutions for spraying done in Salem Township. The board discussed the results that are evident from spraying. It was noted that brush has died from the spray. Sharon Petersen noted that the board should be aware that Peoples Coop is also spraying in Salem Township. Questions were discussed about the results of the spray. It was noted that they have offered to re-spray areas that were sprayed during a rainstorm. After discussion, a motion was made by Brian Connelly and seconded by Rick Lutzi to process all claims except North Star Properties. Drew Moessner was designated to inspect and call for more spraying if he felt it was needed. He is authorized to release the payment. The motion passed unanimously.

The claims presented for payment tonight are as follows:

Claim No. 11448 to 11464
Payroll Checks 11265 to 11274

The total for claims presented tonight is \$74,088.78*
Check #11453 in North Star Properties in the amount of \$6,480.00.

A motion was made by Rick Lutzi and seconded by Brian Connelly to approve the claims as presented tonight for payment with the one claim on hold as noted above.

The mail was reviewed.

SECRETARY'S REPORT

Drew Moessner asked the board members if anyone had any additions or corrections to the printed minutes for the town board meeting held June 7, 2023. Brian Connelly noted that Rick

was not listed as being present. A motion was made by Brian Connelly and seconded by Rick Lutzi to approve the written minutes as amended. The motion passed unanimously.

A motion was made by Brian Connelly and seconded by Rick Lutzi to approve the pit operator meeting notes as presented. The motion passed unanimously.

TREASURER’S REPORT

Diana Connelly read the treasurer’s report:

Beginning Balance		\$347680.86
Total Receipts		\$388,957.19
Total Disbursed		\$ 82,491.69
Ending Balance		\$654,146.36

Certificates of Deposit

70945	.45%	\$121,130.71
70946	1.5%	\$ 25,279.47
71100	4.0%	\$ 25,226.48
71232	4.05%	\$148,057.26
71233	4.05%	\$ 50,188.90
Total		\$369,882.82

After discussion, a motion was made by Rick Lutzi and seconded by Brian Connelly to purchase a certificate of deposit for \$147,500.00 from the General fund for the payment for the fire hall return of investment. They also authorized withdrawing \$100,000.00 from the road and bridge fund into a certificate of deposit. The board authorized Diana Connelly to determine the appropriate length whether 9 months or 1 year would provide the best return. The motion passed unanimously.

A motion was made by Rick Lutzi and seconded by Brian Connelly to approve the treasurer’s report as given. The motion passed unanimously.

OLMSTED COUNTY SHERIFF

No deputy was present.

OLD BUSINESS

POLIKOWSKY DOG KENNEL

Drew Moessner gave a background for this conditional use permit. The permit expires on July 21, 2023. The board discussed that Polkowski’s have gotten permits for a new building two weeks ago. Sonya Mansfield went over the history of the conditional use permit and discussions from the planning board. The permit was issued two years ago, and they have not been in

operation. Since they have had 2 years and are not in operation, according to our ordinance the permit is null and void. They will have to re-apply for a new permit.

The building that was to be renovated has had the siding and trusses removed. They are constructing a new building. Drew will follow up with Dave at TCPA. Since they have not started operation, they will be informed that they need to re-apply for the permit as this permit has expired.

TCPA MEETING

Drew Moessner reported on the June meeting. He gave the financial report, and the board had some questions.

They are hiring an additional person who will replace Dave Meier when he retires in about eighteen months.

The contract for the partnership with Dave and Jared was discussed and approved for \$350,000.00 for 18 months.

Rick Lutzi will attend the July meeting.

ROADS

CLERK'S REPORT

There was no written clerk's report. The only reported issue was trash that was dumped on 35th Street. That issue was referred to Rick for follow up.

TOWN LINE AGREEMENT

Drew Moessner distributed a proposed Town Line Agreement that was presented by Mr. Fisher in Kalmar Township. The board members will review the proposal. Brian Connelly will be following up with Rock Dell and Cannisteeo to get agreements in place. He would like to use a similar template for all. Brian will be following up on this. No action was taken on this agreement. Sonya Mansfield suggested they check the references to state statutes as it may not be correct.

20TH STREET RIGHT OF WAY ESTIMATE

Todd Bucknell presented the board with an estimate to clean the right of way on 20th Street. He presented an estimate from 70th Avenue east on 20th Street for a cost not to exceed \$12,000.00. The board discussed the proposal and the work that needs to be completed. He is available to start work next week. There are many utilities in this ditch. The board decided to go ahead with this project. A motion was made by Drew Moessner and seconded by Brian Connelly to hire Bruce Bucknell Construction, Inc. to complete this project and will start next week for a cost not to exceed \$12000.00. The motion passed unanimously.

The board generated a list of other right of way projects that we need to get estimates for repair.
95th Ave by Kuisle's
Tenth Street off County Road 3
North of 52nd Avenue
50th Street and 85th Avenue
50th Avenue and 90th Avenue

The board reviewed the proposed road grading sheet for the grader operator to use when they are grading roads that will be turned in with their monthly bills.

CHLORIDE

The board discussed the percentage of cost that was billed in relation to sales and township contribution. The board did more distance on intersections as a safety issue. The board will evaluate the cost we are charging for chloride for next year.

NUISANCE ORDINANCE

Drew Moessner has an appointment set up with the sheriff and county attorney before the next Olmsted County Township Association meeting in July. Drew will notify members about this meeting so any member can attend this meeting as it will be a posted meeting.

Brian Connelly will be forwarding the ordinance to Courri and Ruppe.

NEW BUSINESS PLANNING FOR TOWN HALL PROJECT

The town board members will be getting estimates for a replacement building. The board members will ask for estimates for an on-grade building (about 2000-2500 square feet) with eleven foot side walls with steel siding. It should include 2 offices and 2 bathrooms. This would probably be pole barn construction. There was discussion about floor heat and what is required for air conditioning.

PLANNING AND ZONING

The board reviewed the planning and zoning board members for 2023 and 2024. A motion was made by Brian Connelly and seconded by Rick Lutzi to approve the board list as amended. The motion passed unanimously.

The board discussed the last meeting. There was discussion about the secretary position on the board. Brenda DeCook was nominated but was not present at the meeting. There was also discussion about hiring someone for the meeting minutes. Teresa Carstensen was discussed as a hired person for the meeting minutes. The board members will follow up on this.

Drew Moessner will follow up with Dave Meier at TCPA about the letters that are to be sent out for Dissolution of Conditional Use Permits that are no longer active.

The bond report was reviewed. The bond for Bryce DeCook will be due by August 1, 2023.

DISTRICT ONE ANNUAL MEETING

A motion was made by Brian Connelly and seconded by Drew Moessner to change the date of our August meeting from August 2 to August 3 to allow board members to attend the district meeting. The motion passed unanimously. The clerk will post notice of the meeting date change and publish the changed meeting date.

MATIT INSURANCE INSPECTION

The insurance inspection was discussed. We will be billed for the increased valuation for the building.

SLUDGE

Drew Moessner will have TCPA send out letters to Bryce DeCook and the City of Rochester notifying them that they have been applying in Section 16 and Section 22 as it was excluded for the conditional use permit that was issued by the county in May, 1991. Any application of sludge requires a conditional use permit in Salem Township.

ITEMS BROUGHT UP BY BOARD MEMBERS

Rick Lutzi wants to reserve 20 chairs for Saturday July 8.

Drew Moessner has sold some of the old unused tables from the basement and given the treasurer \$25 for this sale. He has also reserved tables and chairs for August 5.

Drew Moessner said there was a rumor about a 1400 acre solar farm in Salem Township.

Brian Connelly asked if he authorized Olmsted County to install the signs for South Zumbro Church. A motion was made by Drew Moessner and seconded by Rick Lutzi to hire Olmsted County to make up and install the signs for South Zumbro Church. The motion passed unanimously.

CITIZEN COMMENT

John Donovan stated that the tearing down of this building could be a problem.

John Donovan stated that Leitzen Concrete is not living up to the conditions of their conditional use permit. The berms have not been seeded and they do not have a watering system in place to control dust. The board will follow up on this with Leitzen for the dust control issue.

A motion was made by Brian Connelly and seconded by Rick Lutzi to adjourn the meeting at 10:15 p.m. The motion passed unanimously.

Respectfully submitted,

Drew Moessner
Chairman

Sharon Petersen
Secretary

DRAFT