

SALEM TOWN BOARD MEETING

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August 3, 2023

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

The meeting was called to order at 7:05 p.m. by Drew Moessner with the pledge of allegiance.

Drew Moessner asked if there were any additions or corrections to the printed agenda. A motion was made by Rick Lutzi and seconded by Brian Connelly to approve the meeting agenda as printed. The motion passed unanimously.

The claims presented for payment tonight are as follows:

Claim No. 11466 to 11477

Payroll Checks 11275 to 11285

The total for claims presented tonight is \$14,867.12*
 Check #11465 was voided due to an entry error.

A motion was made by Rick Lutzi and seconded by Brian Connelly to approve the claims as presented tonight for payment. The motion passed unanimously.
 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 July 5, 2023. A motion was made by Brian Connelly and seconded by Rick Lutzi to approve the written minutes as submitted. The motion passed unanimously.

TREASURER'S REPORT

Diana Connelly read the treasurer's report:

Beginning Balance	\$654,146.36
Total Receipts	\$ 1,478.75
Total Disbursed	\$321,538.78
Ending Balance	\$334,086.33

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
71266	4.5%	\$100,000.00
71267	4.50%	\$147,500.00

Total \$617,382.82

The board discussed what fund to deposit the Town Aid money in. A motion was made by Brian Connelly and seconded by Rick Lutzi to approve depositing Town Aid for 2023 in the Town Hall Update Fund. The motion passed unanimously.

A motion was made by Drew Moessner and seconded by Rick Lutzi to approve the treasurer's report as given. The motion passed unanimously.

OLMSTED COUNTY SHERIFF

No deputy was present.

OLD BUSINESS**TCPA**

Rick Lutzi reported on the TCPA meeting from July. There was discussion about an applicant that may be joining TCPA to eventually replace David Meir when he retires. If he is hired, he may start in September.

Brian Connelly will attend the August meeting.

ROADS

The Clerk's report was reviewed by board members.

The board discussed the money that was scammed from MATIT. At the district meeting, it was stated that the loss of those funds was probably not going to be recovered. The MATIT head took responsibility for the loss of \$834,000.00+.

RAMAKER PROPERTY

Cooper Ramaker was present to discuss the possibility of building additional residences on this lot of record. TCPA had informed him that only one residence can be built on this property. The board discussed that our ordinance does not allow for that density in A-2 property. Questions were asked about the possibility of a zone change or variance. The board agreed that

TCPA opinion about an additional residence on this lot of record is correct. Our ordinance only allows one non-farm residence on this existing parcel.

ROCHESTER ASPHALT PROPERTY

Drew Moessner noted that there has been a camper parked by the old office building. The board will keep an eye on this. We did get some additional feedback on their progress with coming in compliance. Brian suggested that Dave should acknowledge the conditions that they are working on and make a note of the parking of the camper on the site.

LEITZEN SAND PIT

The board has not followed up on the complaints about the weed issues and noise complaints. Drew Moessner will call Leitzen about this.

SAND PITS

The board discussed sending a letter to all pit owners to remind them of the September deadline for bringing their pits into compliance. The complaints will be added to the Leitzen pit letter.

TOWN LINE AGREEMENT

Brian Connelly will be working with Kalmar, Cannisteeo, and Rock Dell on generating a template to get a signed agreement with all our town line roads. He will be checking the state statutes to make sure if they are referenced, they are the correct ones. Kalmar will be completed first.

20TH STREET SW PROJECT

Todd Bucknell reported that he has finished the project except for the seeding. He estimated that the finish up on seeding his cost would be about \$3,500.00. He suggested that the town board set up a tax-exempt account to purchase the seeding because it would be less expensive than him purchasing it and selling it to the township. The ditch will be for bale anchors, mulch installed and erosion control mat. The township will purchase the seed. Rick Lutzi will work with Todd on the finish-up of this project.

The board discussed that our roads have gotten too wide and that is causing issues for gravel and other issues. The cost of re-grading to return to the original dimensions would be extremely expensive.

GRADING

Todd Bucknell asked for permission to grade roads to bring the rock that is on the side of the road back into the center of the road. The grader operator will complete the new form for grading work as it is completed. He was given approval to grade thru the chloride.

DITCH PROJECTS TO BE ESTIMATED

The list of projects to be estimated:

95th Avenue SW (First priority)

52nd Street (North side) (Water issues) (Second priority)

Tenth St SW off County Road 3

50th Street SW and 85th Ave SW

50th Street and 90th Ave SW-This small project will be completed by Todd this month.

No Estimate needed:

52nd Street SW

110th Ave SW (Dead Ash Trees)

Brian will summarize these projects and send a report to the clerk. She will forward this information to vendors for estimates.

NUISANCE ORDINANCE

The board met with the county attorney and sheriff. They gave us some ideas on changes to be made. Drew Moessner and Diana Connelly will work on cleaning it up. The board will look at it once it is changed. We will also send the finished product to our attorney. The board discussed criminal case verses abatement for issues for cleaning up.

There was discussion about criminal cases or abatement. Abatement would be cleaning up a property and billing the owner of the property and if it is not paid, the cost would be added to their taxes. If a ticket is issued, it was unclear if the court would or would not pursue collection. The sample ordinance had a fine of \$300.00. The sheriff would issue the ticket.

It was discussed that if the board goes to abatement, the list of what can be cleaned up has to be specific.

NEW BUSINESS

PLANNING FOR TOWN HALL PROJECT

Rick Lutzi has secured estimates for a new building proposal from Kreofsky Building Supplies. The board reviewed the proposal and will be following up to get at least one more estimate. They will also be trying to get estimates for remodeling. The goal is to have this information for a public hearing to provide information to our residents.

To build a building, we need to have a public hearing to build a new town hall.

This estimate we received tonight would be a 50 x 48 building on grade level. This proposal would be for 2 offices, 2 bathrooms, a utility room, and storage area. Their estimate was \$300,560.00. This estimate does not include septic or water. It is a turnkey for the building itself.

There was discussion about what options are for our present lot, procuring a different lot for construction, selling the present lot, or tearing down the present building and building on the same location. All options are being considered.

Board members were asked to write down their questions, and they will be available to answer questions at our next meeting. The board needs to assess if there is adequate room to build a new town hall on our present lot.

Brian Connelly will contact our attorney and write up the process we must follow to get this project started.

PLANNING AND ZONING

The letters from TCPA for the identified permits that need to be dissolved have been sent out. Drew Moessner will contact TCPA and go over the final list for dissolution. He will contact TCPA about scheduling a public hearing for our October meeting.

The board reviewed the bond report. Diana Connelly has an appointment with Brenda DeCook to receive the new bond for their property on Friday at First Security Bank.

TURKEY MANURE

There was an issue reported with a deposit of turkey manure being placed near the 63rd Avenue residences. Drew has contacted Mike Connelly about this. We have no ordinance that prohibits this activity.

SLUDGE

Drew Moessner will follow up with Dave Meir to see if a letter has been sent. The letter should state where the conditional use permit allows application. There are areas where sludge has been applied without a valid conditional use permit will not be allowed. The letter should make it clear that sludge can only be applied on the parcels that are listed as approved.

OLMSTED COUNTY TOWNSHIP ASSOCIATION

The board discussed the issues that were discussed at the meeting.

LETTER FROM BILL TOINTON

The board discussed the letter we received about the proposal to extend sewer pipes into Salem Township. The board's consensus on this was they are opposed to this proposal. It was a proposal that was proposed a few months ago. At that time, the board had the same opinion about this project. A motion was made by Rick Lutzi and seconded by Brian Connelly to reject the expansion of sewers into Salem Township. The motion passed unanimously.

A letter will be drafted saying that Salem Township is not interested in having sewer expanded into Salem Township. Diana Connelly will draft the letter and the chairman will sign it.

ITEMS BROUGHT UP BY BOARD MEMBERS

Sonya Mansfield has an issue with the draft for the Jestus conditional use permit. The annual review must be a listed condition on the permit. Brian Connelly said that he agrees with her on this issue. There were several items that were discussed that night. He wants to make sure that many issues were discussed. It was noted that the secretary did not record the meeting so the notes from the chairman and staff need to be reviewed to make sure that all items have been covered in the permit before it is sent to the county for recording.

The clerk suggested that she send to TCPA the list with names addresses and e-mails for all board members currently serving. The board reviewed the current list of who is serving on our Planning Commission. Brian wanted all members of the board to review the permit again to make sure all issues discussed are listed. The issues were discussed at the meeting for many ideas that were approved. The conditional use permit needs to reflect all items that were discussed. Brian Connelly will contact Greg Reich about marking up the draft conditional use permit to reflect all issues that were agreed to at the meeting.

Brian Connelly stated that on the Jestus permit a new driveway access will need to be approved by the township. The county will be removing its access off County Road 5 SW.

Brian Connelly asked if the board wanted to approve ditch mowing. After discussion, a motion was made by Brian Connelly and seconded by Rick Lutzi to notify Eric DeCook about mowing ditches. The motion passed unanimously.

Diana Connelly suggested that the board discuss with Salem Sailors if they had any suggestions of things that they would like to have as part of the new Town Hall project.

CITIZEN COMMENT

Dave Rassel was wondering why the old site access is turned off before such things as the ordinance are not yet published on the new site. Also, the minutes history is not available on the new website. Brian Connelly stated that they will add all ordinances that we have passed will be put on the website.

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

Respectfully submitted,

Drew Moessner
Chairman

Sharon Petersen
Clerk