

Credit River Township

Meeting Minutes

May 21, 2007

Call to Order

Chairman Dan Casey called the general meeting to order at 7:05 pm.

Members Present:

Chairman Dan Casey, Supervisor Leroy Schommer, Supervisor Bruce Nilsen

Others Present:

Township Clerk Jerry Maas, Township Engineer Jeff Elliott,

Minutes of the previous meeting:

Clerk Maas had not completed the minutes from the last meeting as yet and these will be presented at the June 3rd meeting.

Treasurers Report

No Report

Sheriff's Report

No Report.

Resident's Group Report

No Report

Open Forum

Resident Chris Johnson of 7516 167th St. noted that his neighbor has a large "seasonal structure" (hockey rink) erected on his property. Mr. Johnson indicated that this structure presents no problems during the Winter, however he feels that it is unsightly and a potential safety hazard in the Spring and Summer months.

Mr. Johnson noted that the liner gathers water and becomes a source for mosquito breeding. He is concerned that the light poles might be subjected to a high spring winds and fall on his property. In addition, boards and other materials might be blown on to adjacent properties during Spring and Summer storms.

Mr. Johnson is asking if the Board would consider an ordinance that would control these "seasonal structures".

Chairman Casey noted that initially the Board could write a letter to the property owner noting the unsightly appearance of the property and the potential safety hazards and request that out of respect for the neighboring properties that the offending resident disassemble the structure. Chairman Casey noted that the use MIGHT be acceptable in the winter but not the summer..

The Board asked that Clerk Maas contact Attorney Bob Ruppe as to the possibility of creating an ordinance covering seasonal structures.

Agenda Items

1. Continue Discussion of CSTS Billing

At the last meeting, Jacob Fick of Laurent Development raised an issue regarding the assignment of general charges for the Community Sewage Treatment Systems (CSTS) to the different projects. The board tabled discussion on this at the last meeting to allow the Stonebridge developers to be present for the discussion.

After a brief discussion and at the request of Dewey Gunnarson representing Minnesota Development Agency and Mr. Fick, who requested additional time to review the topic the board opted to continue this item until the next meeting.

2. Dwight Gunnarson – Minnesota Development Agency - Discuss Proposal for Fountain in Stonebridge.

Mr. Gunnarson of Minnesota Development Agency presented a concept plan for a fountain at the main entrance to the Stonebridge development that they would propose adding to the project in exchange for the planned 2nd monument at the Cantor Lane entrance to Stonebridge from the Wagonwheel Development.

Chairman Casey asked that an agreement be prepared that would assign responsibility to the Homeowner's Association for fountain maintenance as well as acceptance of costs that might be incurred should it be necessary to remove and restore the fountain in cases of pond maintenance for which the Township is responsible.

Otherwise, the board felt that the concept as presented would be workable.

3. Engineer's Report

a) Greg Felt – Scott County Highway Department

1) Discussion of County Road 75 Maintenance

Mr. Felt, a supervisor with Scott County Highway, noted that they had received a recent letter from the Township regarding Highway 75 maintenance. While the County Highway staff is in agreement with our requests to alter the amount of the contract, they would like to propose that we wait until 2008/09 to implement this new agreement and they would also like to add the provision that the Township would agree to accept the road at that time.

The board asked about the defective culvert and Mr. Felt indicated that the County would replace this at Scott County expense.

Mr. Felt noted that the current blading of the road is not acceptable. He recommended that we look at "reclaiming" the current gravel in order to reconstruct the crown. Chairman Dan Casey asked if the County could perform this reclaiming and restore the crown. Mr. Felt indicated that he would check with the county management and get back to us.

Mr. Felt agreed that during next spring (2008) should "major frost-boils" occur the county will assist in these repairs.

2) Discussion of 2007 Crack Sealing / Seal Coating

Engineer Jeff Elliott noted that he had attended the pre-con for this project. He noted that the contractors would like to get low overhanging trees (particularly in Casey's Addition) trimmed to allow the trucks access.

It was noted that last year the crack sealers failed to properly seal to the edge of the road and we wanted to be sure this does not happen again. Mr. Felt indicated that he would review this process with the contractor and insure that the work would be completed correctly.

b) Project Update

1) Monterey Heights

Engineer Jeff Elliott noted that the warranty period for this project ended on 5/16/07. All work has been completed to our satisfaction and we have received a certification letter from the developer's engineer as well as Hakanson Anderson so stating. He is recommending that we accept the project.

Supervisor Leroy Schommer made a motion to accept the Monterey Heights project, release the Letter of Credit and return any escrows due after payment of all current bills. Supervisor Bruce Nilsen offered a second, all in favor, motion carried 3 – 0.

2) South Passage

Engineer Jeff Elliott presented copies of correspondence with the developer that has not been answered. In the opinion of Mr. Elliott, there are open items to be completed. He also presented letters from Attorney Bob Ruppe to the developer requesting LOC's be renewed. To date we have not received a response. We have not received formal certifications from the developer's engineer.

The Board asked Mr. Elliott to compose a letter to Eagle Creek Development asking that the project be completed.

3) Krieger Property

Engineer Jeff Elliott indicated that all conditions have been met and an easement exists which we will insure is recorded at the county. All of the Township's conditions have been met and he is recommending that the Township accept this project and release all escrows.

Supervisor Bruce Nilsen made a motion that we accept this project contingent upon receipt of the easement and once all expenses associated with the recording are posted to the escrow, that the remaining balance be refunded. Supervisor Leroy Schommer offered a second, all in favor, motion carried 3 – 0.

4) MVEC

Engineer Jeff Elliott presented a letter certifying that the project has been completed and that once all final bills are received, that the remaining escrow be refunded.

Supervisor Bruce Nilsen made a motion that we accept the MVEC project. Supervisor Leroy Schommer offered a second, all in favor, motion carried 3 – 0.

It was further noted that as with all new Conditional Use Permits issued in the Township, we should like to require the applicant to appear before the board annually to review the status of the CUP and confirm that all conditions are being followed. MVEC is scheduled for the November meeting.

c) Culvert on Greenview Court

Engineer Jeff Elliott will be submitting a bill to CenterPoint Energy for damages done to the Township culvert and requesting authorization to complete the repair work at CenterPoint's expense..

4. Other Business

a) Approve Joint Powers Agreement for 2008 Assessment Services

Clerk Jerry Maas presented a copy of the proposed Joint Powers Agreement with Scott County for assessment services for 2008.

Supervisor Leroy Schommer made a motion to accept this agreement, Supervisor Bruce Nilsen offered a second, all in favor, motion carried 3 – 0.

b) Discuss Construction Site Scrap Management / General Trash Dumping

It has been observed that there are some building sites within the Township where debris and scrap construction materials are strewn about and in fact being wind blown from the site itself.

The Board directed Clerk Jerry Maas to discuss with Attorney Bob Ruppe the possibility of adding a site cleanup escrow to be collected with all future building permits that would allow the Township to contract for site cleanup expenses.

c) Ditch – 7917 165th St – Too steep to mow

Clerk Jerry Maas noted that Don Bakken, resident of the above address had called to ask about the steepness of the ditch in front of his home. Supervisor Leroy Schommer will take a look at it.

d) Status of Loehr Ridge Development

This project has not yet gone to County Board for preliminary Plat approval and consequently is not subject to the statutory time schedule for completion. As a result, extensions may be granted for administrative purposes.

The board did wish to note that any changes to the Preliminary Plat originally presented to the Town Board will have to be re-submitted to the Township for approval in the future.

The Board is of the opinion that a DRT meeting would be in order. In the absence of any escrow money, the Board directed Clerk Maas to request \$5000 before we can go forward.

e) Status of Liberty Creek Development

Mark Zweber, developer, has submitted a revised plat that is substantially different from the previously approved preliminary plat. He is now requesting a 30 day extension of the 180 day approval period in order to meet certain conditions. This will be presented to the Scott County Board on Tuesday May 22, 2007.

f) Dumping in General

Supervisor Bruce Nilsen noted that we continue to experience a large amount of illegal dumping around the Township and is of the opinion that we need to put some sort of an ordinance with corresponding fines.

The board will continue discussion of this at future meetings

g) Escrow Statements

The Board discussed the need to have more formal reports and control over the project escrow accounts.

Supervisor Bruce Nilsen made a motion that future Township Policy will be to have all escrow statements reviewed and initialed by the Board prior to being sent out and that the Treasurer provide as a part of the monthly Treasurers Report a summary of the status of the escrow accounts.

Supervisor Leroy Schommer offered a second, all in favor, motion carried,3-0.

5. Review and Pay Bills

5/8/2007	3765	Mesenbrink Construction	Refund Robin Court Escrow	\$	264.00
5/8/2007	3766	Chris Korkowski	Refund Red Cedar Escrow	\$	212.80
5/8/2007	3767	On-Site Marketing	Refund Harvest Ridge Escrow	\$	3,767.07
5/8/2007	3768	Eagle Creek Development	Refund S Passage 3 Escrow	\$	466.00
5/8/2007	3769	Southwest Suburban Publishing	Legal Advertising-Prior Lake	\$	198.08

6. Adjourn

There being no further business before the Town Board, Supervisor Bruce Nilsen made a motion to adjourn, Supervisor Leroy Schommer offered a second, all in favor, motion carried 3 - 0. The meeting adjourned at 10:45 pm

Submitted By: (s/) Jerald R. Maas
Township Clerk
Credit River Township

Approved By : (s/) Dan Casey
Chairman Board of Supervisors
Credit River Township