

West Lakeland Township Regular Meeting

March 6, 2006

Oak-Land Jr. High School

Present:

Chairman John McPherson; Supervisor Jerry Peterson; Supervisor Daniel Kylo
Cara Geheren, Township Engineer; Sue Agrimson, Township Clerk; Ed Semrud,
Township Treasurer; Scott McDonald, Township Attorney; Duane Stensland, Building
Inspector; Ray Swanson, Planning Commission Chair; Mary Rinkenberger, Deputy
Clerk; Betsy Vance, Deputy Clerk

Annual Board of Audit

Chairman McPherson called to order the annual board of audit at 6:30 PM. Mr. Semrud and Ms. Rinkenberger provided summary statements of the records maintained by the treasurer and the clerk, respectively. Mr. Semrud explained the process of tying together the records maintained by himself, and those maintained by the clerk to support that state reporting system, CTAS. The supervisors reviewed the entries, and signed the summary statements presented.

Call to Order:

Chairman McPherson called to order the regular meeting of the Board of Supervisors at 7:00 PM.

Approval of the Minutes:

Supervisor Peterson moved, seconded by Supervisor Kylo, to accept the minutes of the February meeting as presented. The motion carried.

Neal Avenue:

Ms. Geheren reported the status of the request by Washington County to return Neal Avenue back to the local governing units. Chairman McPherson and Supervisor Kylo met with the Afton City Administrator to discuss the issue. Afton's engineer has estimated the cost to reclaim the road to standard would be in excess of two million dollars. Washington County has proposed providing \$1.2 million, with \$140,000 for two years maintenance. Ms. Geheren was asked to provide an estimate of repair.

Drainage at Galloway

Mr. Stensland asked for Ms. Geheren's comments on the proposed building at Galloway. The house requested is a walk out, on a site less that suited for that style of construction. The concern is the drainage swale's severe erosion, and how this grading might affect the performance of the swale. Ms. Geheren has discussed the issue with the Mr. Todd Erickson, the design engineer, and to review the grading plan with the builder. The letter of credit was allowed to expire by the developer, but the developer is still liable for the two year warranty on the project. The developer needs to develop a plan on how to stabilize the erosion, restore the pond, and end the erosion. Ms. Geheren will provide written notice to the developer of their obligation, copying the watershed district, board members and Mr. McDonald., requesting a response in 7 days.

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Loramere Letter of Credit

Mr. McDonald reported that he had been notified that the financing was changed for the Loramere development from Lake Elmo Bank to Central Bank. Central Bank has provided a letter of credit to replace that held by Lake Elmo Bank. Supervisor Peterson, seconded by Supervisor Kyлло, authorized Mr. McDonald to release the Lake Elmo Bank letter of Credit.

Treasurer's Report

Mr. Semrud provided an abbreviated report for the month of February. The abbreviated report showed approximately \$56,000 in receipts, including a \$26,000 franchise fee from Comcast Cable. Disbursements were listed at approximately \$23,000. Supervisor Peterson moved to accept the treasurer's report. Supervisor Kyлло seconded the motion. The motion carried.

Review and Pay Bills

Supervisor Kyлло moved to pay the invoices presented. Seconded by Supervisor Peterson, the motion carried.

2006 Clean Up Day

The proposed day for clean up day is May 20, 2006. Chairman McPherson will coordinate for a loader from Miller Excavating. Ms. Agrimson reported that Sentence to Serve labor will be available. Waste Management will meet with the board to discuss the details. Ms. Agrimson was directed to coordinate the meeting.

Planning Commission

Dr. Swanson brought forward an issue for clarification from the planning commission concerning a conflict over the number of allowed accessory structures. One paragraph provides for limitations on building space based upon lot size, but with a limit of a single building. A second paragraph allows two buildings on 2.5 and less than 20 acres. Mr. McDonald will draft a correction to the language to clarify, based upon the board's discussion supporting only a single building on less than 20 acres. It was also suggested that the limits be compared to the county rules, so that the most restrictive scenario is understood.

Summer Meeting Schedule

Summer meetings will be held at the Washington County Fairgrounds beginning in June. Ms. Agrimson will confirm the building to be used for the meeting.

Annual Election

The election for the Board of Supervisors will be held on Tuesday, March 14th, from 10 AM to 8 PM in the junior high school auditorium.

Annual Town Board Meeting and Board of Canvass

The annual town meeting and board of canvass will be held on Tuesday March 14, 2006 at 8:00 PM in the Oakland Junior High School Cafeteria.

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Additional Business:

The organizational meeting was proposed for March 16th.

The West Lakeland Board of Review with Washington County is scheduled for April 10th.

The board approved attendance at the Urban Short Course, and Township Short Course held by the Minnesota Association of Townships.

Mr. McDonald presented a resolution for signature approving the doggie daycare and kennel license for Mr. and Mrs. Heinz

Mr. McDonald provided corrected copy of 10' driveway setback. It was decided that changes will be retained, and incorporated into the code annually.

Mr. Karl Auleciems appeared before the board to discuss changing the lot line between two lots he owns. A public hearing would be required to vacate the public drainage and utility easement. Mr. McDonald recommended that the parcels are recombined so that the lot conveys as one lot. This can be done with the tax identification.

Adjourn:

Supervisor Peterson moved, seconded by Supervisor Kyлло, to adjourn the meeting. The motion carried. Chairman McPherson adjourned the meeting at 8:30 PM.

Respectfully Submitted,



Elizabeth A. Vance
Recording Secretary