

BALDWIN TOWNSHIP REGULAR MEETING

December 8, 2009

Present – Supervisors Larry Handshoe, Jeff Holm, Bryan Lawrence, Jim Oliver and Jay Swanson.

Call to Order – The December 8, 2009 regular meeting of Baldwin Township was called to order by Chairman Jeff Holm at 7:02 p.m.

Pledge of Allegiance – All present recited the Pledge of Allegiance.

Additions/Corrections to Agenda – Holm requested that the following be added to the agenda: Adding the letter 'p' under Old Business is "Parking Policies"; and the letter 'd' under New Business is "Dump Truck from Rockford Township".

Approval of Regular Meeting Agenda With/Without Additions/Corrections – Handshoe/Oliver unanimous to approve the regular meeting agenda with additions.

Open Forum for Citizens – None.

CONDITIONAL USE PERMITS & INTERIM USE PERMITS:

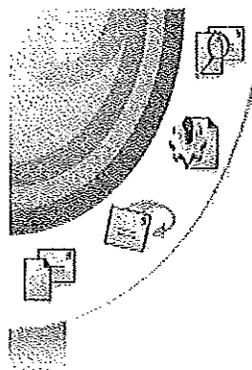
Annual Review of Home Business, Truck Fabrication Welding & Repair – Swanson/Handshoe unanimous to approve the annual review of a truck fabrication welding and repair home business for Todd and Diane Langenbach.

Annual Review of Home Business, Aircraft Restoration – Swanson/Handshoe unanimous to approve the annual review of an aircraft restoration home business of Duane Kruse and Sharon Sandberg.

Interim Ups Permit for Light Manufacturing Business – Lawrence/Swanson unanimous to approve the request for an interim use permit for a home business in an accessory building (small manufacturing company – sod cutters) for Wayne and Lashalle Thompson with an annual review.

PLATS:

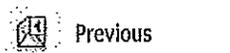
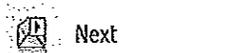
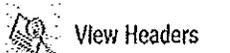
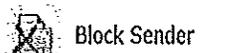
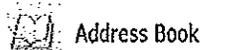
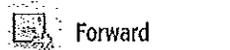
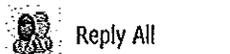
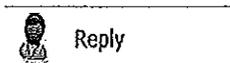
Baldwin Estates, Letter of Credit Issues – An email received from Clint Corrow regarding the Letter of Credit for Baldwin Estates reads as follows:



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From: 'Clint Corrow' <ccorow@wellsongroup.com> **Sent:** Fri Nov 20 12:12
To: <jbogart@bogart-pederson.com>, <baldwintw ... **Priority:** Normal
Subject: Letter of Credit **Type:** Attachments
Alert: 1 Images have been blocked. [Display Images in message](#) - [Always display images from this user](#)

John and Kathy,



I have spoke with both of you regarding the letter of Credit for Baldwin Estates on several occasions. I think that we are in agreement on what we need to accomplish and the necessary steps required.

Taking into consideration the fact that Baldwin Estates Plat has not been finaled or recorded, the Township still has complete control regarding the warranty period and accepting the road. (under normal circumstances the plat would have been recorded with only the first lift of asphalt on the road and then the second lift added the second season and the warranty period would begin then.) The problem is that I don't feel that I should have the letter in place unless the warranty clock is ticking.

What John and I have discussed is that the warranty period should have started last fall when the final lift of asphalt was applied, yet the Township wants to have the plat recorded at least a year before the roads are accepted by the Township.

We are proposing the following in order to meet the needs of all parties involved: CD Land Holdings LLC, will supply Baldwin Township with a two year letter of Credit for the amount requested. CD Land Holdings LLC will be required to record the plat at least 12 months before the letter of credit is to expire, OR to extend the letter of credit until one year after the plat is filed.

I believe that this will require a vote by the board to approve this action. The alternative is to not renew the letter of credit until the plat is recorded, but then the Township may be vulnerable to non performance of the Developer.

If this can be put on the agenda for the December meeting, I will make a point to attend and get this resolved to everyone's satisfaction.

thank you,

Clint C. Corrow
 Recreational Property Specialist
 Wellson Group, Inc.
 Cabela's Habitat Services
 350 NW First Ave, suite C
 Grand Rapids, MN 55744
 cell: 612-991-1002
 office: 218-326-3463
 fax: 218-326-0573
www.wellsongroup.com

Sandy Schneider was present representing Clint Corrow. Bogart informed the board that the construction was complete last year. The final plat has never been filed with the county. We normally have a 3 year warranty and Corrow would like it be retroactive from the end of last year. Both lifts are done. The township would be holding \$23,000 for two years. Oliver/Swanson unanimous to approve a letter of credit from September 1st with a two year warranty. Oliver/Swanson unanimous to approve extending the letter of credit until one year after the plat is filed.

OLD BUSINESS:

Road Report – Swanson reported that the trucks are ready for the snow. Swanson will have the authority to give the okay for the plows to go out. Township engineer, Jon Bogart has done a design and cost estimate for the Sandy Lake culvert issue and he has not yet completed any additional survey work on 127th Street.

County Planning & Zoning Report – Holm reported that the septic ordinance was tabled until the townships could review it. A meeting is on December 16th at 2:00 p.m. with Joe St. Dennis. Changes need to be made to comply with MPCA rules. The next county planning and zoning meeting is in January.

Approve/Disapprove Capital Improvement Plan – Jon Bogart presented a capital improvement plan for 2010 – 2015. He indicated that adjustments will need to be made from time to time, but at least this is a starting point. Swanson/Handshoe unanimous to approve the capital improvement plan.

283rd Avenue Issue - Swanson reported that a resident's driveway issue off of 283rd Avenue, east of Highway 169 has been reported. Since the second lift has been placed on 283rd Avenue the resident claims that their driveway is super steep. The resident is hoping that the township can help with the problem. Bogart has inspected the property and is of the opinion that it is not that bad and falls within normal parameters for a driveway. A load of class 5 would probably solve the issue. Holm stated that he wanted to look at it and that it would be spring if the board decides to do anything.

Baldwin Meadows Update – Bogart stated that the gas company feels it is not their problem and he is getting the runaround. It is time to go to the township attorney with the issue.

Status of 2009 Road Projects Per Capital Improvement Plan – None.

Joint Committee with City of Princeton Status – None.

Update on Headwall Concerns Throughout Township – There was discussion regarding going through the headwall letters that had been sent out in the past, and plan for another mailing for February or March with possibly a picture of each. It was also suggested to send a regular letter the first time; certified mailings after that.

127th Street Update – According to Swanson, Jon Bogart is close to finding the south boundary.

Approve/Disapprove Increasing Gopher Bounty & Resolution # 09-09 –

Lawrence/Swanson unanimous to approve Resolution #09-09 establishing a gopher bounty in the township. Swanson/Handshoe unanimous to approve increasing the gopher bounty to \$2.00. A notice is to be sent to the other townships informing them of the change.

Approve/Disapprove Fire Department Elections – Handshoe/Swanson motion to approve elections for the fire department. The board would ratify elections. It is to be made clear that the change from appointments to elections will be permanent. Roll call taken with Oliver, Holm, Handshoe and Swanson in favor; Lawrence opposed. Motion carried. There will be further discussion at the workshop meeting.

Approve/Disapprove Health Insurance Renewal – Swanson/Handshoe unanimous to table until December 22nd in order to obtain more information on other policies.

Review/Approve Healthy Communities Grant & Approve Township Writing a Letter of Support for Grant – Holm/Oliver unanimous to approve.

Supervisors Report of MAT Annual Meeting in Rochester – With the training, and speakers informed on different issues, Holm said the MAT annual meeting in Rochester was worth attending.

Schedule Fire Workshop - See above.

Schedule Budget Meeting – To be put on the January agenda. Messages to the department heads will be sent saying the township will not be requesting department budgets for this upcoming year.

Approve/Disapprove Newsletter – Oliver/Handshoe approve with changes and the addition of an article from Bryan Lawrence.

Parking Ordinance – Winter parking will be further discussed at a workshop meeting.

TABLED ITEMS: None.

NEW BUSINESS:

Approve/Disapprove Winter Maintenance Hours – Holm suggested setting a cap for non-plowing hours. Discussion followed. Lawrence/Holm unanimous to implement the same winter hours as last year and, if adjustments need to be made, add to the December 22 agenda.

Approve/Disapprove Revised Snowplowing & Snow Removal Policy –

Lawrence/Handshoe unanimous to approve revised snowplowing and snow removal policy with final review/approval at the special meeting on December 22nd.

Clerk Request for Monday, December 28 Through Wednesday, December 30th as Vacation Days – Lawrence/Swanson unanimous to approve vacation days for the clerk from December 28 to December 30.

Ford Tandem Dump Truck – No action taken.

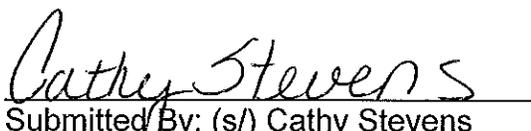
Announcements:

Septic Ordinance Meeting, Wednesday, December 16, 2:00 pm, Sherburne County Zoning Office

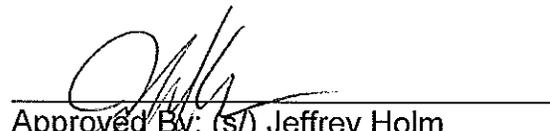
ANY OTHER BUSINESS:

Motion to Approve Bills for Payment – Oliver/Handshoe unanimous to approve payment of check number 14291 in the amount of \$307.06.

Adjourn – Swanson/Oliver unanimous to adjourn at 9:35 p.m.



Submitted By: (s/) Cathy Stevens
Clerk/Treasurer
Baldwin Township



Approved By: (s/) Jeffrey Holm
Chairman, Board of Supervisors
Baldwin Township

Attendees: Sandy Schneider, Wayne Thompson, Lashalle Thompson, Dawn Othoudt, Gary Taylor, Justin Suckut, Joe Kiel, Chuck Nagle, Elaine Philippi, Robin Fischer, Larry Boeke

