

Town Board Meeting November 13, 2012

The Town Board meeting was called to order at 7:30pm. All board members were present.

The minutes from the October Town Board meeting were read. Motion made by Kirchner to approve the minutes, seconded by Mulder.

No public concerns.

Charlie Handy and Chad Vandenlangenberg from County Zoning and members of the Township Plan Commission were present for a joint meeting with the town board.

-Charlie Handy commended our plan commission and town board on doing a nice job working with the public and county zoning in enforcing the Comprehensive Plan adopted in 2009.

- To date Holland, Medary, Washington, Shelby and Farmington townships have adopted the Comprehensive Zoning revision. The town of Campbell chose not to adopt the revision and will be doing their own zoning.

-Charlie Handy compared the Comprehensive Plan to a "line drawn in the sand." He stated that having a zoning ordinance 1. provides a plan for the future, 2. provides a vision, and 3. protects property values.

The discussion included the definition of Farm Base units and the ability for land development on them. The rule is 1 residence for every 35 acres up to 5 residences for immediate family members or employees. Rezoning from Exclusive Ag can be done also by using the 3% guideline, however the result must be at least a 2 acre parcel in order to be zoned rural residential. Another option is for the landowner to place a deed restriction on the property. Also discussed was that our township could amend our Comprehensive Plan to give allow development on parcels purchased prior to 1980 when Farmland Preservation was established. Plan Commission will review and made consideration for future discussion.

Randy Lockington appeared before the Board requesting that the town's comprehensive plan be amended to allow rezoning when acreage does not meet the guidelines. A motion was made by Mulder to refer Mr. Lockington's request to the Town Plan Commission for a possible amendment to our Comprehensive Plan. Seconded by Kirchner. Motion passed.

Sheldon Everson of A+ Roll-Off appeared before the Board requesting approval of his proposal to make some changes at the Drop-Off Site. He would like to provide a 30 yard dumpster for the recycling, which would be larger than the current size. To make this possible some remodeling of the area will need to be completed. A larger dumpster will reduce the cost to haul the recycling as there will be fewer loads taken from our site monthly. A motion was made by Kirchner to allow A+ Roll-Off to make this change to a larger dumpster and to authorize the remodeling of the former newspaper shed to be used as access to the recycling dumpster. Seconded by Mulder. Motion passed.

The board reviewed the Boundary and Annexation Survey (BAS) consolidation proposal to allow the County to submit boundary changes for our Township to the Census Bureau. This will prevent duplication of this process. A motion was made by Kirchner to approve this proposal, seconded by Mulder. Motion passed.

Board members reviewed the Claim of Township Liability made by Paula Eastman as a result of her car accident in our township in March of 2011. Our general liability carrier, Glatfelter Claims Management, investigated this claim and found no liability on the part of the Town of Farmington and recommended disallowing this claim. A motion was made by Kirchner to

disallow this claim and to inform Ms. Eastman of this immediately. Seconded by Mulder. Clerk to draft a letter stating this which will be sent via Certified Mail to Ms. Eastman.

Town Board accepted the resignation from Deb Storandt from the janitorial position with the township. The motion was made by Kirchner and seconded by Mulder. Job opening will be posted with applications to be reviewed a future meeting.

Board members reviewed the Notice of Changes to the coverage for various benefits provided by Health Traditions. Most were as a result of the Patient Protection and Affordable Care Act which comes effective January 1, 2013.

Board members reviewed current employee compensation amounts and determined the following increases effective starting January 2013:

Town Patrol (Cain & Christianson) - \$.25 per hour (Christianson to receive 90% of \$.25 until he his second anniversary of employment with the township in August 2013)

Recycle/Refuse manager (Konze): \$.25 per hour

Motion to approve made by Hesse, seconded by Mulder. Motion passed.

Board members reviewed the proposed budget and determined that due to the levy limit set by the State the best option for fulfilling all the needs of the township for 2013 would be to borrow \$50,000. These additional moneys would be used to cover the capital expenses for needed cemetery and road maintenance equipment and to paint the exterior of the town hall. Motion made by Kirchner to approve the proposed budget, seconded by Mulder. Motion passed. Budget Hearing and Special Town meeting to be held on Tuesday, December 4<sup>th</sup> at 7:30pm in the town hall.

Roads:

- Township road signs need to be inventoried to determine compliance to the new retro-reflectivity rules by June 2014.
- The loader is experiencing hydraulic problems
- Fire Department recently tested all their hoses and found some needed repairs.
- Rescue 1, First Responder Vehicle, has received a circuit board recall notice. Department will be provided a loaner vehicle while repairs area being completed.
- Two-way radio has been installed in the new town truck.

The Treasurer's Report was reviewed. A motion made by Kirchner to approve receipts #235536 through #235543, seconded by Mulder.

The township checks were reviewed. A motion was made by Kirchner to approve township checks #18695 through #18725 and EFT's. And the Fire Department checks 4039 through 4046. Seconded by Mulder

Motion to adjourn by Kirchner, seconded by Mulder at 10:45pm.