

Rochester Township Supervisors Meeting
Rochester Town Hall
Thursday, August 11, 2022
7:00 PM
AGENDA

To participate by telephone, dial (978) 990-5000 and enter access code 253635

- I. Call to order Town Board Meeting (Pledge of Allegiance)
- II. Minutes of the July 14, 2022 Board meeting
- III. Deputy Report – Dean Thompson
- IV. Call for additional agenda items
- V. Old Business
 - A. Rookery lawsuit
 - B. 2630 Wild Rose Ln SW
 - C. Pool covers
 - D. Right of Way / Headwalls; Resolution regarding headwalls in township Right-of-Way – Res2022_04_03
 - E. Audio / video system
 - F. Annual township picnic
- VI. Tabled Items
 - A. Preliminary Plat and Appeal – Pavilion Estates
- VII. New Business
 - A. Long-term Land Use Planning
 - B. Conditional Use Permit – Woodland Valley Estates – CUP-22-01
 - C. Woodland Valley Estates – Final Plat
 - D. Receiving Bids and Awarding Contract on Lilly Farms 4th – Res2022_08_01
 - E. Information items:
 - i. Investment – Certificate of Deposit
 - F. New agenda items; as added earlier
- VIII. Reports
 - A. Treasurer’s Report – Randy Staver
 - B. Road Maintenance Supervisor Report – Pat McGowan
 - C. TCPA Report – Jeff Orth
 - D. Board of Adjustment Report

E. Planning & Zoning Commission Report

F. Board Chair Report

IX. Adjourn

Rochester Township

Board Meeting Minutes

July 14, 2022

Meeting was called to order at 7:00 pm by Chairman Jeff Orth.

Members present - Matthew Kitzmann (telephone), Jamie Neisen (telephone), Brian Zmolek, Nathan Clarke, Jeff Orth and Randy Staver

Guests – Pat McGowan, Dean Thompson, Bill Tointon, Jason Kappers, Roger Ihrke, Gene Peters, Jeff Broberg and eight members of the public.

Minutes – Jamie Neisen moved to approve the minutes for the June 9, 2022 meeting. Nathan Clarke seconded. All voted in favor and the motion passed.

Deputy's Report – Deputy Dean Thompson reviewed the call report of 49 calls for service. The deputy reviewed information related to a speed study along 8th St. SW.

Rookery Lawsuit –

- A hearing on the motion for summary judgment will occur on July 15, 2022 after which our legal counsel will provide an update. The judge has up to 90 days to render a decision. The timeframe to appeal to the Minnesota Supreme Court has expired.
- A question was asked whether the decision timeframe affects the 60 day rule. Roger Ihrke responded that based on the dates the township will still be within the limits. June 17th began the clock for the 60 day rule.
- Nathan Clarke asked whether it made sense to vote on the Pavilion Estates matter while the legal decision is pending. Peter Tiede responded that there are separate questions to consider – a decision based on whether the appeal of the GDP decision is upheld and a decision on the Preliminary Plat. He further stated that based on the dates involved and that the township is still within the 60 day window, the Board could wait until the August meeting before making a decision on the Preliminary Plat. The ruling on the appeal could render any decision made on the Preliminary Plat moot. However, if the appeal of the GDP decision is rejected then the Board must decide on the Preliminary Plat in August.
- Brian Zmolek stated that it seems prudent to wait on the Preliminary Plat decision. Roger Ihrke cautioned that the Board will need to state findings and give staff direction. The Board may need to continue the August meeting for a couple of days to allow staff to draft the findings.

2630 Wild Rose Lane SW –

- The hearing on the motion for summary judgement will occur on July 15, 2022. The judge then has up to 90 days in which to make a ruling.
- Peter Tiede was present and summarized the current status.
- Nathan Clarke asked about mediation and Peter explained that isn't an option right now given the legal process. The Board asked that Peter also attend the August board meeting to discuss actions that occur at the July 15th hearing.

Pool Covers –

- Roger Ihrke spoke and stated that the Planning and Zoning Commission held a public hearing on the topic. The commission moved approval of the proposed language with the addition of language related to pool alarms.
- An open question for the board is whether an ordinance change will be retroactive or only in instances going forward. He also noted that Rochester township will be different from other townships. Roger stated that there will be a need to inform pool installers.
- Roger asked whether an alarm would be needed if there is a pool cover and fence installed. Also, will the rule apply different if the pool is in-ground or above ground. He asked for direction from the Board so that he can draft language for adoption at the meeting in August.
- Jamie Neisen said that it may be difficult to retrofit existing pools. His preference is that no alarm should be required if the pool has a cover and fencing but if there is only a pool cover then an alarm is required. Brian Zmolek agreed. Nathan Clarke stated that essentially a pool must have two of the three protections. Jamie said that this should apply to above ground pools too.
- Roger Ihrke noted that the alarm could artificially set off with water movement on a windy day. He asked for confirmation from the Board before he drafts the ordinance.
- Matt Kitzmann expressed concern that the township will be different from other townships or county. He would prefer consistency. Brian Zmolek agreed.
- Jamie Neisen moved that, going forward, all in-ground pools must install an alarm and cover unless there is a cover and fencing installed then no alarm is needed. Further, above ground pools will require an alarm regardless of whether there is a cover and fencing. Nathan Clarke seconded. All voted in favor and the motion passed.

Right of Way / Headwalls; Res2022_04_03 –

- Nathan Clarke began the discussion by asking what remains to be resolved. Matt Kitzmann reiterated that the current policy is that headwalls will be removed when roadwork occurs that also requires work in the ditches. The board will

continue discussion on the topic next month.

Audio / Video System –

- Matt Kitzmann provided an update. The vendor he has been speaking with is hesitant to put together a quote until they are certain they can obtain the equipment.

Approve Plans and Specifications & Ordering Advertisement for Bids for Construction of Lilly Farms 4th – Res2022_05_01 –

- Matt Kitzmann moved approval of the resolution. Brian Zmolek seconded. The motion passed with Jamie Neisen and Nathan Clarke voting nay.

Preliminary Plat & Appeal – Pavilion Estates –

- Nathan Clarke moved to table the item. Brian Zmolek seconded. All voted in favor and the motion passed.

Final Plat & Amended Development Agreement – Lilly Farm 4th –

- Roger Ihrke spoke and summarized the request and project. The plat meets requirements. Staff recommends approval and Roger noted that the Planning and Zoning Commission approved the project 4-0.
- Jason Kappers from whks spoke in agreement with staff findings and their report.
- Brian Zmolek moved approval of the final plat. Matt Kitzmann seconded. The motion passed 3-2 with Jeff Orth, Matt Kitzmann and Brian Zmolek voting aye and Jamie Neisen and Nathan Clarke voting nay.
- Jamie Neisen spoke and reiterated that he is against having the township build a road for a developer. Nathan Clarke spoke in agreement with the statement.
- Brian Zmolek moved approval of the amended development agreement. The motion passed 3-2 with Jeff Orth, Matt Kitzmann and Brian Zmolek voting aye and Jamie Neisen and Nathan Clarke voting nay.

Annual Township Picnic –

- Matt Kitzmann suggested use of a food truck based on the recent experience of TCPA event. This is viewed as an easier option and allows township supervisors to interact more with township residents.
- Nathan Clarke moved to pursue a food truck. Brian Zmolek seconded and further suggested using the same vendor as was used for the TCPA event. Cost for the TCPA event was \$3.00 per taco plus a \$200 charge for the food truck. The township will provide beverages and dessert.
- The event will be held on Tuesday, August 16th from 4:00 to 7:00 pm at the town hall. An alternate date will be Thursday, August 18th contingent on the availability of the food truck vendor. All voted in favor and the motion passed.

Approve Election Judges – Primary & General Elections – Res2022_07_01 –

- Randy Staver explained that the resolution is needed to approve upcoming election judges for the remainder of the year. The election official (clerk) is allowed to make adjustments to the list as needed. Jamie Neisen moved to approve Res2022_07_01. Nathan Clarke seconded. All voted in favor and the motion passed.

Animal Control Incident –

- Brian Zmolek reported and said he has been in contact with the owner of the dog. The owner did quarantine the dog for ten days. They further stated that the dog has been entered into a six month training program.
- Since there is no township or county ordinance, the default is State statute which allows for bonding as insurance.
- Since the dog is in a training program, the township will wait until the end of the six month period to decide if further action is needed. Brian will contact the animal owner to explain the decision.

Garage Floor Repair –

- Matt Kitzmann presented information he has received in the form of a quote of \$26,812.50 to perform repairs on the concrete floor of the township garage. Based on comments from Pat McGowan, the end of August or early September would be a good time for the work. Road crew staff will take care of moving equipment out of the shop.
- It was noted that bids of \$25,000 or greater require a specified process. Matt said he would visit again with the preferred contractor to see if a lower price could be obtained.
- Jamie Neisen moved to allow Matt Kitzmann to negotiate at a cost less than \$25,000. Matt Kitzmann seconded. All voted in favor and the motion passed.
- It was noted that this would be a viable use of ARPA funds for the project.

Reports:

Treasurer's Report –

- Treasurer Randy Staver reported. He noted that this month's report does not reflect the second half of ARPA funds received in the amount of \$207,964.10 or the first half of tax levy receipts in the amount of \$637,879. Matt Kitzmann suggested the township may wish to consider raising the reserve amount to 60%. Jamie Neisen moved approval of the treasurer's report. Nathan Clarke seconded. All voted in favor and the motion passed.

Rochester Township Claims – Jamie Neisen moved and Matt Kitzmann seconded to

accept and pay Rochester Township claims #5041-5060 in the amount of \$280,660.71. All voted in favor and the motion passed.

JPB Claims – Brian Zmolek moved and Nathan Clarke seconded to accept and pay Joint Powers Board claims #5868-5896 and the Rochester Township share in the amount of \$17,821.52, and a payroll share of \$9,656.19. All voted in favor and the motion passed.

Road Maintenance Supervisor Report –

- Pat McGowan reported. This is about the busiest time of the year with all the road work being performed. The new tractor is working very well.

TCPA Report –

- The 25th anniversary of TCPA was held on June 23rd. It was well attended and a successful event. Approximately 130 people attended
- Two interviews have been scheduled for the near future as possible replacements for Roger Ihrke's position.

Board of Adjustment Report –

- No meeting this month.

Planning and Zoning Commission Report –

- Nathan Clarke noted the email written by Arthur Handleman which was made available to other board members for their review. He also noted the current opening on the commission.
- Brian Zmolek spoke about the lack of control the township has in certain aspects of a development. The feedback from residents is that they are asking the township to be more thoughtful. Brian stated that the development agreement is one of the best ways to ensure that a development occurs as desired.

Board Chair Report –

- No comments this month.

Upcoming Meetings –

- Planning and Zoning Commission – August 9, 2022 – 7:00 pm. The date for this meeting will likely change given that August 9th is an election day.
- Joint Powers Board – July 22, 2022 – 9:00 am – Rochester town hall
- OCTOA – July 28, 2022 – 7:30 pm

Meeting Adjourned – Nathan Clarke moved to adjourn the meeting. Matt Kitzmann seconded. All voted in favor and the motion passed. Meeting was adjourned at 9:35

pm.

Respectfully Submitted,

Randy Staver, Clerk / Treasurer

Jeff Orth, Chairman

DRAFT

ROCHESTER TOWNSHIP, OLMSTED COUNTY

**RESOLUTION REGARDING HEADWALLS IN TOWNSHIP RIGHT-OF-WAY
RESOLUTION NO. 2022_04_03**

The Town Board of Rochester Township hereby adopts the following findings and resolutions:

FINDINGS

The Town Board of Rochester Township hereby finds:

1. Headwalls in the public right-of-way are prohibited on Township Roads in Rochester Township unless specifically permitted by the Town Board.
2. Headwalls constructed in public rights-of-way constitute a safety hazard and can interfere with road maintenance and other public purposes in the right-of-way.
3. Minnesota statutes prohibit the construction of unpermitted headwalls in public rights-of-way and provide that unpermitted placement of the same constitutes a misdemeanor offense.

NOW, THEREFORE BE IT RESOLVED, by the Town Board of Rochester Township:

1. No person may construct any headwall within the right-of-way of a Rochester Township Road without a written permit from the Rochester Town Board.
2. It is the policy of Rochester Township that any time a road is reconstructed, all unpermitted headwalls located therein shall be removed at owner expense, if in the judgment of the Town Board, upon advice of its engineers and other advisors, that the same interfere with the reconstruction of the roadway or constitute a particularized public safety risk.
3. Rochester Township may take action against any existing, unpermitted headwall within its right-of-way, as time and resources permit. The Township has limited financial resources and cannot bring enforcement actions against all violations within its jurisdiction. Therefore, the Town Board will review existing headwalls on a case-by-case basis to determine priority based on budgetary considerations, public safety, interference with public travel and maintenance etc.

Adopted by the Rochester Township Board this _____ day of June, 2022.

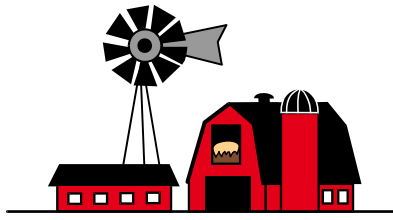
Jeff Orth, Township Board Chair

Randy Staver, Township Clerk

TOWNSHIP COOPERATIVE PLANNING ASSOCIATION

4111 11th Avenue SW
Room 10
Rochester, MN 55902

PH: (507) 529-0774
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Roger Ihrke, Administrator
David Meir, Administrator

roger@tcpamn.org
david@tcpamn.org

-- TCPA --

Date: 3/30/2022

Updated Report 05/02/2022

Updated Report 06/06/2022

To: Rochester Township Planning Commission
Rochester Township Board
WSE Massey

RE: Pavilion Estates Preliminary Plat

Application:

The Rochester Township Planning Commission will hold a public hearing at the Rochester Town Hall, 4111 11th Ave SW, Rochester, MN on Tuesday, ~~June 14th~~, ~~May 10~~, ~~April 12~~, 2022, after 7:00 PM regarding:

Request:

An application for a preliminary plat consisting of 28.79 acres being subdivided into 10 single family residential lots. The property was rezoned by the Rochester Township Board on November 10, 2021, to R-1, Low Density Residential District. The development is known as Pavilion Estates. The Planning Commission will send their recommendations to the Town Board, on the proposed preliminary plat, for final approval. The ten (10) lots as proposed are to be served by individual septic systems. Water will be provided by two (2) shared wells. The development includes a private roadway system which accesses the property via Boulder Creek Lane SW.

Legal Description: THE EAST 30 ACRES OF THE WEST 60 ACRES OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 106 NORTH, RANGE 14 WEST, OLMSTED COUNTY, MINNESOTA. Olmsted County Parcel # 64.06.31.041648

Owner & Applicant: ~~Steve Connelly, PO Box 681, Byron, MN 55920~~
Engineers: International Properties LLC, 3900 Fairway Place NW, Rochester, MN 55901
WSE Massey – 1217 Restoration Road SW, Rochester, MN 55902

Present Zoning:

R-1(Low Density Residential)

Enclosures:

1. Preliminary plat (see website)
2. Applicant's submittal (see website)
- ~~3. Updated Preliminary Plat 4-12-2022 (page 13)~~
3. Updated preliminary Plat 5-26-2022 (page 15)
4. McIntosh Memo (page ~~14-15~~ 16-17)
5. Updated Drain Field Exhibit (page 18)
6. Lots 9 & 10 Variance Exhibit (page 19)

Reviewers:	Olmsted County Planning	Olmsted County Assessor
	WHKS Engineering	Minnesota Department of Natural Resources
	Rochester/Olmsted GIS	Minnesota Pollution Control
	Olmsted County Public Works	GGG Engineering
	Olmsted County Soil and Water	Peoples Cooperative Services
	Minnesota Energy Resources	Century Link
	Rochester Fire Department (on website)	

Background:

Rochester Township works with Olmsted County to determine what types of developments are planned for which areas of the Town. The tools used to plan developments are known as land use plans. Both Olmsted County and Rochester Township have land use plans. We use these plans to guide where and what types of developments should be considered in which areas.

Olmsted County uses a two-step process for land use plan amendments within the townships of the County. The first step must be initiated by the township wherein the property is located and if approved the second phase is initiated by the property owners. These processes were completed on May 18, 2021, by the Olmsted County Board.

On April 6, 2021, Rochester Township was notified by the Environmental Quality Board (EQB) that it had been determined by the EQB that Rochester Township was the appropriate governmental unit to determine the need for an EAW; and on May 13, 2021, Rochester Township adopted Resolution Number 2021-05-01 determining a discretionary EAW was warranted.

The EAW comment period ended on August 26, 2021. Township Staff and the developer's representatives updated the EAW, answered comments, and provided the Town Board with a report regarding the EAW. After said review and comment of the EAW, the Township adopted Resolution 2021-09-01 determining that no further environmental review was necessary.

The Olmsted County Land Use Plan goes on to provide guidance on the density of the "Suburban Development" area. The *goal* of the County Plan is for density in the "Suburban Development" area to be at a rate of one dwelling per 3.5 acres. The Olmsted County Attorney has determined that the rate is an overall *average* of the entire County and does not apply to individual developments. This development is proposing a density one lot per 2.9 acres.

R-1 Low Density Residential District is the standard rural residential zoning district in Rochester Township. R-1 standards are lots which are over two acres in size and are served by individual sewage treatment systems and private or shared wells. Recently approved developments in Rochester Township, such as Millie Meadows, have a density of 2.65 acres per lot and Mayowood Estates has an overall density of 3.17 acres per lot.

A public hearing on the proposed zone change was duly noticed and held by the Rochester Township Planning Commission at the Rochester Township Hall, 4111 11th Avenue SW, Rochester, MN on Monday, October 11, 2021. The Rochester Township Planning Commission held a discussion and allowed public input on said matter, reviewed staff findings and recommended approval to the Town Board in a unanimous decision. The Commission, in a 3 to 2 vote recommended denial of the general development plan based on the fact that it did not meet one of the goals of the Rochester Township Land Use Plan by having an average density exceeding one dwelling per 3.5 acres.

The request was placed on the Town Board agenda at their regular scheduled Town Board Meeting on October 14, 2021.

Staff reported to the Board that the Commission did not support the zone change because of the density of greater than 3.5 acres per lot. The Board has discussed this at previous meetings and has used the lesser density opinion based on the McIntosh Memo dated March 22, 1999. Motion by Jeff Orth to approve the zone change. Brian Zmolek seconded the motion. All voted in favor, motion passed. Brian Zmolek moved to table the general development plan until the November meeting to allow him to meet with the developer's engineering firm to consider alternative development plans. Jamie Neisen seconded. All voted in favor of the motion.

The Pavilion Estates General Development Plan was removed from the table at the regular meeting of the Rochester Township Board on November 10, 2021. Brian Zmolek reported that he, Matt Kitzmann and Roger Ihrke had met with Bill Tointon and other staff members of WSE Engineering. Mr. Zmolek reported that after looking at other development options, in his opinion, the current plan was the most optimal. Brian Zmolek moved to approve the general development plan with the updated staff findings. Brian Mueller seconded. All voted in favor of the motion.

General Development Plan Conclusion:

Rochester Township works in conjunction with Olmsted County on land use decisions. Olmsted County Resolution 21-126 changed the designation of this area from "Potential Suburban" to "Suburban."

Upon consideration of comments during the EAW process the applicant made changes to the general development plan reducing the amount of tree cover being removed for the development to proceed.

The applicant has also provided a detailed wetland and Decorah edge report which was included as part of the EAW process which supports why the property should be developed as a rural subdivision rather than an urban development. This is valuable information to have, especially when siting the homes. It may be an appropriate discussion to suggest that the Developer create building envelopes which would require lot owners to construct the dwelling within that envelope to help protect the environmental features of this development. Another suggestion may be to create a larger environmental corridor along the eastern boundary of the property as open space.

Preliminary Plat Requirements – Staff review in italics

ARTICLE IV - SPECIFICATIONS FOR PLANS AND PLATS

Section 4.0. PRELIMINARY PLAT. The preliminary plat shall be drawn on suitable tracing paper or other material of suitable quality with black waterproof ink or pencil at a scale not greater than one hundred (100) feet equals one (1) inch. Legible reproductions of said drawing may be submitted to the Commission for purposes of receiving conditional approval.

Legend for review of preliminary plat:

Square box with hash marks – septic drainfield site

~~*Dash-line square box – rain garden site*~~

Rain garden sites have been removed from the plat to allow for flexibility on the lot. Each lot will be required to provide a lot grading plan with the building permit application which includes the rain garden.

Yellow hash mark box – dwelling site

Circle with X mark and identified by SB and number – Septic soil boring site

Section 4.2. GENERAL INFORMATION. The information to be included on the preliminary plats is as follows:

Preliminary Plat Requirements:

- Date, scale, north point.

Yes

- Proposed subdivision name and all intended street names.

The subdivision name of “Pavilion Estates”, along with the private roadway name of “Pavilion Lane SW”, and the public roadway name of “Boulder Creek Lane SW” are present. The proposed names have been submitted to the Rochester-Olmsted County GIS Division for review and have been approved.

- Name and address of the owner of record, the sub divider and surveyor or the engineer preparing plat.

Yes

- Location of the plat by quarter, quarter section, section, town and range.

Yes

- Topographic map of the area showing two-foot contours and delineating areas with the following changes in slope: minimum contours of two feet as follows: seven (7) percent or less; eight (8) to fifteen (15) percent; sixteen (16) to twenty-five (25) percent; greater than twenty-five percent.

Yes

- Location and names of adjacent subdivisions and the owners of adjoining parcels of unsubdivided land.

Yes

- Zoning classification of land to be subdivided and all adjacent lands.

Yes

- Location, widths, and names of all existing platted or dedicated streets, easements, railroad and utility right-of-way, parks, water courses, drainage ditches, permanent building and structures and such other data as may be required by the Commission within the area to be subdivided and within three hundred (300) feet of the exterior boundaries of the area being subdivided.

Yes

- Water elevations of adjoining lakes, rivers, and streams at date of the survey and their approximate high and low water elevations. All elevations shall refer to the established United States Coast and Geodetic Survey and/or United States Geodetic Survey Datum.

Yes

- Location and boundaries of all floodplain, floodway and wetland areas. Location and edge boundaries of any sinkholes must be clearly indicated. (Ref. Article VII).

*No wetland areas are located within the development area of the site. Wetlands are presumed to exist within the floodway and floodplain areas. **The plans show no grading or disturbance of those areas.***

- The layout and width of all proposed new streets and the right-of-way, private roads, storm drainage and easements, whether public or private, for public and private utilities.

Yes, provided on plat. The township engineer should review those easements to make sure the water flows down the easements. Since this is a private roadway the deed restrictions should include the language allowing the township to access the site to see if the ponds are being taken care of and that the rain gardens are being maintained.

The plan indicates the water utility will be outside of the utility easements, thus water utility easements must be recorded separately as part of the deed restrictions.

Drainage and utility easement definitions are not shown on the plat although they are not required until the final plat.

- Length and bearing of the exterior boundaries of the land being subdivided.

Yes

- Approximate dimensions of all lots.

*Yes, although it is not required, the size of all lots ~~is~~ **are** shown.*

- Approximate radii of all curves and lengths of all tangents.

Yes

- Location and area of all property to be dedicated for public use or reserved by deed covenant for use by all property owners in the development with a statement of conditions of such dedication or reservation.

*The public roadway is the only thing being dedicated to the public within this development. The applicant is trading the wildlife corridor for the open space. **The township has recognized this as a substitution in other developments within the township, the Planning Commission and Board should recognize this through an approval process.** There will be deed restrictions outlining what will and will not be allowed within the wildlife corridor and those will need to be provided before the final plat can be approved. The development*

agreement, stormwater maintenance items, road agreements, well agreements, the homeowner's association and covenants will also need to be submitted and reviewed.

The plat will need to be reviewed for water supply by the Olmsted County Planning Commission prior the final plat submittal.

- Location of all proposed or existing wells (active, abandon or capped) and any distribution systems to point of service connections

The proposal contains two wells, one located on the property line between lots 3 and 4 which would serve lots 1-5 and one between lots 6 and 7 which would serve lots 6-10.

- Location of well sites and distribution system to point of service connections if a community water supply is being proposed.

See the bullet above.

- Location of proposed septic support or field areas including the location of percolation test sites and boring holes per current Rochester Township Septic Rules and the Rochester Township Zoning Ordinance.

Indicated on the preliminary plat both a primary and secondary septic site with 2 percolation test sites indicated with a "SB – Number" the boxed area with cross marks. In this instance the sites have been determined to be large enough for both a primary and secondary site. A separate document has been submitted with the results of those tests. These documents have been submitted to the ~~T~~ownship-~~S~~septic ~~I~~nspector for review. The inspector has indicated that since these sites were not determined by a licensed septic designer they cannot be accepted. The septic report sites and plat will need to be updated.

The septic report and sites have been updated and are being reviewed by the Township Septic Inspector. Two septic test borings as required by ordinance have been completed. Those boring sites are shown on the Drain Field Exhibit and the boring results are in the Boring Logs, both documents are posted on our website.

An updated drainfield exhibit has been provided by the developer which meets the criteria of the ordinance.

- Drainage design, storm-water management including storm-water ponds both temporary and permanent, and erosion control including ditch checks, silt fencing and seeding types.

*The applicant has provided this data to the township in the form of a grading plan and a stormwater management plan. The Township Engineer has reviewed and commented on both along with the preliminary plat. The only comment made by the engineer that hasn't been addressed is that the public portion of the roadway must include 2-foot crushed rock shoulders. *This has been updated by the developer in the plan.**

Storm-water treatment areas allow a developer to meet the Minnesota Pollution Control Agency's standards for post development storm-water runoff. In this instance the developer is using easements on the lots and raingardens for stormwater management. There are two drainage swales which drain into a pond that already exists within Lilly Farm Second.

The developer has agreed to include language in the development agreement that requires each individual lot to include a grading plan which will include a rain garden plan.

The grading and construction plans have been conditionally approved by the Township Engineer. Individual lot plans shall be approved during the building permitting process.

- Roadway designs including cross-sections and finished grade and ditch slopes. Reports shall include present grades and contours and finished grades and contours.

The applicant has provided this data to the township in the forms of a grading plan and construction plans. The Township Engineer has granted conditional approval for these plans.

- A soil analysis delineating types per the Soils Survey of Olmsted County, Minnesota and obtainable from the United States Department of Agriculture, Soil Conservation Service.

According to the information provided on the plat the following soil types are present:

289 – Radford Silt Loam, this soil is poorly suited to building site development and sanitary facilities because it is wet and is subject to flooding. As a result of the high-water table, local roads and streets area subject to frost action and septic tank absorption fields cannot function properly. Properly designing the roads and streets helps to prevent the damage caused by frost action.

301C – Lindstrom silt loam, 6 to 15 percent slopes. This soil is well suited for building site development. The stability for most sanitary facilities, however, is only fair. Measures that control erosion are needed during construction because the soil is highly susceptible to erosion if plant cover is removed. Building local roads and streets on better suited base material helps to prevent damage caused by frost action. Lateral seepage from sanitary facilities is a hazard unless the facilities are designed to overcome the slope.

312B – Shellsburg silt loam, 2 to 6 percent slopes. The soil is poorly suited for building site development. Tile drains are needed around the basement of buildings to help lower the seasonal high-water table. Providing better suited base material for local roads and streets and for parking lots helps to prevent the damage resulting from the low strength of this soil. As a result of the slow permeability and the wetness, this soil is poorly suited for septic tank absorption fields and other sanitary facilities.

401B – Mount Carroll silt loam, 2 to 6 percent slopes. This soil is well suited for building site development and sanitary facilities. Hard-surfaced local roads or streets, parking lots, and driveways are likely to be damaged as a result of low strength and frost action, especially in periods following a rainy fall. Providing better suited sub-base material reduces the extent of this damage.

401C2 – Mount Carrol silt loam 6 to 12 percent slopes eroded. Suitability for sanitary facilities is fair. Lateral seepage is a hazard unless the design of septic tank absorption fields overcomes the slope. The soil is well suited for building site development. Measures that control erosion are needed during construction because the soil is highly susceptible to erosion if the plant cover is removed. Building local roads and streets on better suited base materials helps prevent the damage resulting from low strength and frost action.

474B – Haverhill Clay, 1 to 8 percent slopes. This soil is generally unsuitable for building and sanitary facilities because it is wet. It is also unsuitable for recreation areas such as campsites and playgrounds.

477B – Littleton silt loam, 1 to 4 percent slopes. The soil is poorly suited for building site development and sanitary facilities. Tile drains are needed around the basement of buildings to help remove excess subsurface water. Building local roads and streets on better suited base material and above the seasonal high-water table helps to prevent the damage caused by frost action. Septic absorption fields can function properly only if their design overcomes the high-water table.

488F – Brodale flaggy loam, 25 to 40 percent slopes. This soil is poorly suited for building site development and sanitary facilities because it is very steep. Extensive excavations are needed if the soil is used as a building site. The effluent from sanitary facilities can pollute ground water.

593D – Elbavill silt loam, 12 to 18 percent slopes. This soil is too wet for building site development, sanitary facilities, and recreation areas, such as campgrounds and playgrounds.

593E – Elbaville silt loam, 18 to 30 percent slopes. This soil is poorly suited to building site development and sanitary facilities because it is steep and very steep. Extensive cutting and filling are needed. Also, the effluent from sanitary facilities can pollute ground water.

(The above soils information is copied directly from the Soils Survey of Olmsted County, Minnesota)

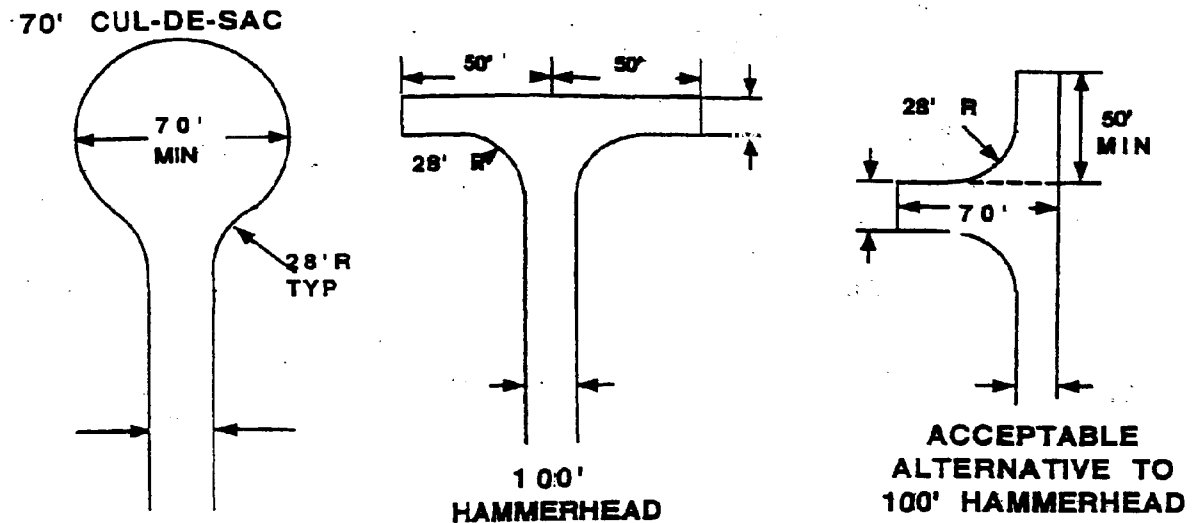
- An engineering feasibility report for the installation and operation of community type sewage disposal system and water distribution system where such facilities are to be incorporated in the final plat.

This type of sewage disposal system is not being proposed.

Section 5.106 PRIVATE ROADS

- A trafficway serving more than four private residences shall be deemed a private road.
- Private roads are required to have an approved and recorded road name.
- Private roads are required to have street signs. The initial signs are to be paid for by the developer / owner and subsequently maintained by all property owners owning property that utilizes the private road.
- Private roads shall be able to accommodate emergency vehicles.
- Private roads shall have the following design minimums:
 1. Minimum travel way of 18 feet with 2-foot shoulders of class five road rock.
 2. Curves shall have a minimum inside radius of 28 feet.
 3. A private road exceeding 700 feet in length will be provided with either a circular or hammer head style turn around area (Ref. Figure 5.1)

Figure 5.1 PRIVATE ROAD -- TURN AROUND AREAS



4. Private roads will not be maintained by the Township. If a private road is to be eligible for Township maintenance, it must be upgraded to township road standards and accepted by the Township.

All of the standards within Section 5.106 are met with this proposal.

Variances

Rochester Township Subdivision Ordinance:

Section 5.103. GEOMETRIC DESIGN STANDARDS

- Streets designed and laid out so as to have one end permanently closed shall not exceed one-thousand-five-hundred (1500) feet in length, except where the Commission has approved additional length due to property limitations. Each cul-de-sac shall be provided at the closed end with a turn-around having a minimum outside roadway diameter of 90 feet and minimum right of way diameter of 120 feet.

Because of the steep slopes and wooded land cover, the developer proposed a private roadway system. The private roadway standards allow for a narrower roadway and steeper grade, thus less tree removal and grading, thus less environmental impact. During the development of the Lilly property to the east it was determined that topography would not allow for connection from the east. Additionally a connection to the north is not economically feasible because of the topography, wetlands and a stream crossing.

With the extension of Boulder Creek Lane SW that roadway becomes 1416 feet to the end of the cul-de-sac. The private roadway extends 1315 feet. If you combine the two you have a roadway which extends 2731 feet. It is staff's position that since a portion of this roadway extends through undeveloped property an extension out to 60th Ave SW could be constructed which would be approximately 1600 feet thus neither street would dead end. Additionally, as noted in the Lilly Updated Report that cul-de-sac dead ends at 4908 feet. The difference between these developments and Meadow Crossing Road as an example is the number of dwellings on roadway prior to a secondary access was over 150. In the case of Lilly the roadway dead ends and at full build out would serve 40 lots (32 homes in phases 3 & 4 and 8 homes which are not a part of the development). In this case Boulder Creek Lane currently serves 15 lots and with the addition of the 10 lots within Pavilion Estates the total would be 25.

The Commission ~~should if the determine variances are appropriate or not because of future development~~ must approve a variance to the standard if they want to adopt this preliminary plat as presented.

Section 5.3. LOTS

The size, width, shape and orientation of lots and buildings set back line shall be appropriate for the type of development and use contemplated.

A. Residential lot dimensions are contained in the following table:

	LOTS SERVED BY PUBLIC SEWERAGE SYSTEM	LOTS SERVED BY PRIVATE SEWERAGE SYSTEM
Minimum Lot Width at Street Line	60 feet	120 feet
Minimum Lot Width at Building line	60 feet	120 feet
Maximum Lot depth as measured along side lot lines	160 feet	2 ½ times street frontage
Minimum Area of Lot	one-half acre	two acres **
**Additional lot area may be required by the Commission depending upon soil and drainage conditions.		

- B. Corner lots for residential use shall have additional width to permit appropriate building set back from and orientation to both streets.
- C. Side lot lines shall be as near to right angles or radial to street lines as possible.
- D. Every lot shall lie adjacent to a public street, thus providing access for fire protection, utilities and other necessary services.
- E. Where lots have frontage on a cul-de-sac, the minimum lot width may be reduced to 80 feet.

The following lots require a variance(s) if this proposal is approved.

Lot 9 and 10 require variances to Section 5.3 A. Residential lot dimensions are contained in the following table (see table above). Maximum lot depth as measured along side lot lines – 2 ½ times the street frontage.

These lots are at the very north end of the development. Most of the lot area is restricted by bluff or shoreland setbacks and floodplain regulations. If the lot sizes were reduced to meet the standard, what do you do with the residual? Past practice has been to have the residual as part of a lot rather than be an outlet and eventually go back to the township when taxes aren't paid. Having it a part of a lot keeps it as taxable property.

If you use the buildable area rather than the entire lot similar to the rational used when granting variances in Woodland Valley Estates, the width to depth ratio would be greatly reduced.

Lot 9 has a street frontage of 49 feet and a depth of 1013.32 feet for a width to depth ratio of 21.05. If you take only the developable portion of the lot it reduces the lot depth to 228 feet for a width to depth ratio of 4.6.

Lot 10 has a street frontage of 117 feet and a depth of 1113.88 feet for a width to depth ratio of 9.52. If you take only the developable portion of the lot it reduces the lot depth down to 211 feet for a width to depth ratio of 1.8.

Lots 3-10 require variances to Section 5.3.D. Every lot shall lie adjacent to a public street thus providing access for fire protection, utilities and other necessary services.

When Rochester Township adopted the subdivision ordinance in 2003 this item must have been overlooked. If you review Section 5.106 PRIVATE ROADS one of the requirements is that "Private roads shall be able to accommodate emergency vehicles."

In this instance a 20 foot utility easement is being provided outside of the road right of way for utilities and in addition to that a 10 foot water easement is being provided beyond the utility easement.

Necessary services are not defined in the Ordinance; we assume them to be garbage collection, delivery services, school bus pick up and postal services. The main concern would be the cul-de-sac for turnaround. In this instance a 53 foot radius is being provided and a normal garbage truck needs a 40 foot radius. The postal services will be having all mail delivered to one location and individual mail boxes will not be used. Most school bus services do not go down private roads thus children will need to be taken to the public road cul-de-sac.

The Rochester Fire Department has reviewed the plat and provided a letter stating "the preliminary plat should be approved".

Lot 9 requires a variance to Section 5.3. E. Where lots have frontage on a cul-de-sac, the minimum lot width may be reduced to 80 feet.

The preliminary plat shows lot 9 to have 49 feet of road frontage for a variance of 31 feet.

Frontage along a roadway is necessary to allow for enough room to place a driveway and allow for snow removal from the cul-de-sac. Since the building sites are close to the roadway, driveways will not be very long (30-70 feet) thus there will be little impervious surface from the roadway. Because of the dense forest cover snow should not blow onto the roadways or driveways as great as they would out in the open. A normal residential driveway is between 14 and 20 feet in width. That will leave between 29-35 feet on this lot for snow storage.

Similar (narrow) flag type lots were approved by the township for the Millie Meadows development in which the township granted variances with the rationale that it was the best way to use of the entire area for development rather than having some very large lots. In this instance the developable area of this lot is greatly reduced by the shoreland and bluff setbacks.

Since building site pads are being included with the preliminary plat and since individual lot grading plans will be required, the width at the actual building site is not as important. The site grading plans as required by the development agreement shall include the actual dimensions of the building site pad and their distances to property lines.

~~*1. Lot 9 does not have the required road frontage of 80 feet. The estimated frontage is approximately 50 feet.*~~

Lot 9 also does not meet the required 120' width at the building line. The Lot 9 road frontage (at the edge of the road right-of-way) is approximately 50'. The frontage at the 30' setback line – or building line - is approximately 62.5'. Since the required width at the building line is 120' this means that at the building line Lot 9 is 57.5' narrower than it needs to be ($62.5' + 57.5' = 120'$).

[In this instance the total cul-de-sac right-of-way width is 106' (53' on each side of center) The ordinance required front yard setback from the edge of the right-of-way is 30'. On this plat – within the required 30' setback area - is a 20' wide easement for utilities and drainage and a 10' wide easement for water lines. Structures need to be setback 30' from the edge of the road right-of-way. They do not have to be setback from the easements.]

~~*2. Lots 9 and 10 exceed the width to depth ratio of 2.5 times the street frontage since the lots are close to 1000 feet in depth.*~~

~~Each lot variance and the roadway variance should be handled separately by the Commission. If the Commission wishes to approve as presented it is required that all 4 variances be adopted.~~

Variance recommended findings:

1. Assure that to the maximum extent possible, all lands will be developed for the best possible use with adequate protection against deterioration and obsolescence.

All of the lands are being developed with areas which include wetlands, streams and steep slopes. Some of the area has been designated as a wildlife corridor or are located within shoreland or bluff setbacks. The wildlife corridor will include deed restrictions preventing any development from happening in the area. If you consider only the buildable area (see Variance Exhibit – page 19 of this report) of the lots that do not meet the width to depth ratio you find that:

Lot 9 has a frontage of 49 feet and a depth of 228 feet of useable space which reduces the variance down from 21.05 to 4.6.

Lot 10 has a frontage of 117 feet and a depth of 211 feet of useable space which reduces the variance down from 9.52 to 1.8.

Strictly applying the Ordinance does not take the buildable area into consideration, but the Planning Commission determined that this was rational for granting a variance to these two lots.

2. Assure that effective protection is given to the natural resources of the community, especially ground water and surface waters.

Community wells are being used rather than individual wells to reduce the number of holes through the deeper layers of bedrock. Surface waters are part of the wildlife corridor. Wetlands are left undisturbed.

An Environmental Assessment Worksheet was completed for this development and comments were incorporated into the plan such as reduction in tree removal, size of building pads, use of a private roadway to reduce the amount of land being disturbed and the amount of grading, rain gardens and other stormwater management all to reduce the environmental impacts.

3. Assure that plans for water distribution, waste water collection and disposal use appropriate technology.

Proven well and septic technologies will be used with the development.

4. Encourage well-planned subdivisions through the establishment of quality design standards.

Private roadway designs standards are being used. Extension of Boulder Creek Lane SW including a cul-de-sac turn around has been included in the plan which will provide maintenance crews a safer turn around.

5. Facilitate acceptable provisions for transportation and other public facilities.

Boulder Creek Lane SW was extended and a cul-de-sac meeting the township standards was installed to replace a substandard turn around at the end of Boulder Creek Lane SW

6. Minimize governmental operating and maintenance costs.

A private road to serve 9 of the 10 lots is being utilized, thus reducing the amount of public roadway thus reducing government maintenance costs.

Roadway

~~Because of the topography and the stream no additional lots can be created to the north. Since a portion of this roadway extends through undeveloped property an extension from that roadway out to 60th Ave SW could be constructed which would be approximately 1600 feet thus neither street would dead end. Additionally, as noted in the Lilly Updated Report that cul-de-sac dead ends at 4908 feet which the variance was approved for.~~

~~The difference between these developments and Meadow Crossing Road as an example is the number of dwellings on roadway prior to a secondary access was over 150. In the case of Lilly, the roadway dead ends and at full build out would serve 40 lots (32 homes in phases 3 & 4 and 8 homes which are not a part of the development). In this case Boulder Creek Lane currently serves 15 lots and with the addition of the 10 lots within Pavilion Estates the total would be 25.~~

~~Lot 9 frontage onto a cul-de-sac~~

~~Frontage along a roadway is necessary to allow for enough room to place a driveway and allow for snow removal from the cul-de-sac. Since the building sites are close to the roadway, driveways will not be very long (30-70 feet) thus there will be little impervious surface from the roadway. Because of the dense forest cover snow should not blow onto the roadways or driveways as great as they would out in the open. A normal residential driveway is between 14 and 20 feet in width. That will leave thirty feet on this lot for snow storage.~~

~~Lot 9 frontage at building site~~

~~Since building site pads are being included with the preliminary plat and since individual lot grading plans will be required, the width at the actual building site is not as important. The site grading plans should include the actual dimensions of the building site pad and their distances to property lines especially for this lot.~~

~~Lots 9 and 10 width to depth ratio~~

~~These lots are at the very north end of the development. Most of the lot area is restricted by bluff or shoreland setbacks and floodplain regulations. If the lot sizes were reduced to meet the standard, what do you do with the residual? Past practice has been to have the residual as part of a lot rather than be an outlot and eventually go back to the township when taxes aren't paid. Having it a part of a lot keeps it as taxable property.~~

Conclusion

The preliminary plat reflects the approved General Development Plan. The items such as the reduction in tree removal and the reduction in the amount of grading has been included with the plan. Since ~~three~~ **four (corrected before planning commission meeting)** variances need to be granted to one lot the Commission may want to consider requiring the development be reconfigured to 9 lots (instead of 10) with the two lots on the end of the cul-de-sac combined into one.

The extension of the public roadway to include a standard sized cul-de-sac has been incorporated into the plan which will replace the substandard cul-de-sac at the end of Boulder Creek Lane SW.

The construction and grading plans have been reviewed and approved by the Township Engineer and the grading permit has been issued. **The public portion of this roadway cannot be constructed until the developer has entered into a development agreement with the township. Use of the public portion to access the property is allowed.**

The applicant has ~~not~~ provided the township with a report or a date as to when the preliminary plat will be reviewed by the County. **It will go before the County Planning Commission on May 19, 2022 after the Township Planning Commission has approved it.**

Soils data has been submitted to the Township Septic Inspector for review but will need to be updated to be compliant with the Septic Ordinance. ~~The septic inspector is in the process of review.~~ On June 6, 2022 via email the township septic inspector stated that the septic review has been completed and determined to be complete.

A review of the proposed application according to the Standards listed has been completed by Staff. Staff recommends approval contingent upon approval by Olmsted County Planning for well water and the Township Septic Inspector for septic design. ~~These additional conditions should be considered.~~

- 1. No access from the public road for lot 2; driveway must come off private road.*
- 2. Site grading plans must include building envelope with dimensions. Building envelop cannot exceed 3500 square feet.*
- 3. Acceptance of the traffic report by the town board.*

If approved, approval should be contingent upon approval of the Township Septic Inspector and Olmsted County Planning.

If the planning commission makes a recommendation, the township will consider the development agreement at their meeting on July 14, 2022. ~~it will be placed on the Town Board agenda on May 12 April 14, 2022.~~

**ROCHESTER TOWNSHIP
CONDITIONAL USE RESOLUTION
NUMBER CUP-22-01**

WHEREAS, an application for a Conditional Use Permit to construct a roadway, a portion of which goes through an area with floodplain soils, was submitted by Woodland Valley Estates, Inc. for the following legally described property:

DESCRIPTION OF RECORD (PID: 641844057852 & PID: 641911041886):

That part of the Southeast Quarter of Section 18, Township 106 North, Range 14 West, Olmsted County, Minnesota, described as follows:

Commencing at the southwest corner of the Southeast Quarter of said Section 18; thence North 00 degrees 32 minutes 29 seconds West, assumed bearing, along the west line of said Southeast Quarter, 658.50 feet; thence North 16 degrees 10 minutes 31 seconds East, 837.99 feet (previously described as 839.02 feet); thence South 88 degrees 06 minutes 13 seconds East, 650.12 feet (previously described as 659.49 feet); thence South 79 degrees 34 minutes 13 seconds East, 427.80 feet; thence South 02 degrees 03 minutes 34 seconds West, 548.09 feet; thence South 01 degree 03 minutes 34 seconds East, 0.95 feet; thence North 89 degrees 11 minutes 26 seconds East, 33.00 feet; thence South 01 degree 06 minutes 04 seconds East, 202.17 feet for the point of beginning; thence North 88 degrees 53 minutes 56 seconds East, 524.88 feet; thence North 01 degree 06 minutes 04 seconds West, 615.52 feet to the centerline of the Township road as described in Book T-4 of Miscellaneous Records on Page 778 in the Office of the Olmsted County Recorder (the next two courses are along said centerline); thence South 69 degrees 50 minutes 24 seconds East, 564.38 feet; thence easterly 290.76 feet along a tangential curve, concave northerly, central angle of 20 degrees 21 minutes 11 seconds, radius of 818.51 feet, and the chord of said curve bears South 80 degrees 01 minute 00 seconds East, 289.23 feet, and the chord of said curve bears South 80 degrees 01 minute 00 seconds East, 289.23

feet to the east line of said Southeast Quarter; thence South 00 degrees 38 minutes 21 seconds East, along said east line and not tangent to said curve, 982.37 feet to the southeast corner of said Southeast Quarter; thence South 89 degrees 43 minutes 48 seconds West, 1131.62 feet; thence North 28 degrees 25 minutes 34 seconds West, 50.70 feet; thence North 45 degrees 20 minutes 34 seconds West, 246.50 feet; thence North 01 degree 06 minutes 04 seconds West, 389.03 feet to the point of beginning.

Containing 26.94 acres, more or less.

ALSO:

That part of the Northeast Quarter of the Northeast Quarter of Section 19, Township 106, Range 14, lying easterly of a line described as commencing at a point 196.1 feet east of the northwest corner and on the north line of said Quarter-quarter and terminating at the southwest corner of said Quarter-Quarter.

Containing 36.97 acres, more or less.

(Contains in all, 63.91 acres, more or less)

WHEREAS, access to the property is via a proposed 66-foot public roadway which connects to Meadow Crossing Road SW, a public road; and

WHEREAS, the property is zoned R-1, Low Density Residential District; and

WHEREAS, the applicant is asking the Rochester Township Planning Commission of the County of Olmsted, State of Minnesota, to be granted a Conditional Use Permit per Article IV of the Rochester Township Zoning Ordinance; and

WHEREAS, the matter has been reviewed by the Zoning Administrator and a report was submitted to the Planning Commission concerning the Conditional Use request with recommendations; and

WHEREAS, a public hearing on the proposed Conditional Use was duly noticed and held by the Rochester Planning Commission at the Rochester Town Hall, 4111 11th Ave SW, Rochester, MN on Tuesday, July 12, 2022 after 7:00 p.m. at which time all interested persons were given the opportunity to be heard.

NOW, THEREFORE, be it resolved by the Rochester Township Planning Commission that Woodland Valley Estates, Inc., be granted a Conditional Use Permit to allow a driveway to be installed through an area that contains some floodplain soils with the following condition.

1. The applicant must obtain and maintain all applicable permits, insurance and licenses that are required by federal, state, and local agencies.

The applicant's engineer has provided documentation in the form of a grading plan and hydraulic calculations to determine elevations of the roadway and 100-year flood elevation.

A motion was made by Brad Lewis and seconded by Brian Zmolek to approve the application with conditions as listed above and confirmation by TCPA Staff that flood free access is met when using the calculations within the flood study. The motion carried with 4 yes votes and 0 no votes.

The Rochester Planning Commission hereby grants a Conditional Use Permit per Article IV of the Rochester Township Zoning Ordinance for said use with said conditions.

Passed and adopted by the Rochester Township Planning Commission this 12th day of July 2022.

Attest:

Jeff Orth, Acting Chair

Randy Staver, Clerk

DISTRIBUTION:

County Recorder
County Planning
Applicant

Township Clerk
Zoning Administrator
County Assessor

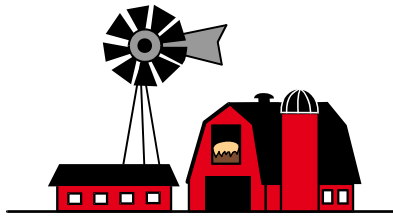
This document drafted by:

TCPA / Roger Ihrke
4111 11th Avenue SW
Room 10
Rochester, MN 55902

TOWNSHIP COOPERATIVE PLANNING ASSOCIATION

4111 11th Avenue SW
Room 10
Rochester, MN 55902

PH: (507) 529-0774
FX: (507) 281-6821



Roger Ihrke, Administrator
David Meir, Administrator

roger@tcpamn.org
david@tcpamn.org

-- TCPA --

Date: 7/27/2022

To: Rochester Township Planning Commission
Rochester Township Board

RE: Woodland Valley Estates Final Plat

The Rochester Township Planning Commission will hold a public hearing at the Rochester Town Hall, 4111 11th Ave SW, Rochester, MN on Wednesday August 10, 2022, after 7:00 PM regarding:

An application for a final plat consisting of 63.91 acres being subdivided into 6 single family residential lots and 4 outlots. The property was rezoned by the Rochester Township Board on January 13, 2022, from A-3 Agricultural District to R-1 Low Density Residential District. The development is known as Woodland Valley Estates. The 6 lots as proposed will be served by individual septic systems and three (3) shared wells. The development will be accessed off Meadow Crossing Road SW and will be developed as part of the township roadway system. The outlots are being held for future development of an additional 9 lots.

Partial Legal Description:

Parcel #'s: 641844057852 and 641911041886. Lying in the SE1/4 of the SE1/4 of Section 18 and the NE1/4 of the NE1/4 of Section 19, all in Rochester Township Olmsted County, Minnesota.

Owner & Applicant:

Woodland Valley Estates Inc. 1791 Dayton Ave, St. Paul, MN 55104

Engineers: WSE Massey – 1217 Restoration Road SW, Rochester, MN 55902

Present Zoning:

R-1(Low Density Residential)

Enclosures:

1. Final Plat

Reviewers: Olmsted County Planning
WHKS Engineering
Rochester/Olmsted GIS

Olmsted County Assessor
Minnesota Department of Natural Resources
Minnesota Pollution Control

Olmsted County Public Works
Olmsted County Soil and Water
Minnesota Energy Resources
Rochester Fire Department

GGG Engineering
Peoples Cooperative Services
Century Link
Rochester Public Utilities

Staff Review & Comments:

The final plat reflects the total area of the preliminary plat as presented and approved by the Township Planning Commission. The plat includes the entire development, but portions are being platted as outlots rather than platting all 15 lots as shown on the preliminary plat. Six single family residential lots along with 4 outlots are proposed to be platted at this time. The outlots will eventually be subdivided into residential lots sometime in the future. Platting of the outlots in the future is allowed as long as the developer abides by the township ordinances and the development agreement. In this instance the developer will be constructing all roadways including public infrastructure with the first phase of this development.

Final Plat Requirements – Staff review in italics

ARTICLE IV - SPECIFICATIONS FOR PLANS AND PLATS

Section 4.1. FINAL PLAT. The final plat shall be drawn on muslin backed white paper, Mylar or other suitable material with black waterproof ink. The final plat shall measure thirty (30) inches in length and twenty (20) inches in width with a border line of one and one-half (1 ½) inches on the left side of the thirty (30) inch length and a boarder of one-half (1/2) inch provided on the other three (3) sides. When more than one sheet is required for any plat, each sheet shall be numbered consecutively and shall contain a notation of the total number of sheets, i.e. 2 of 3. The final plat shall be drawn to scale not greater than one inch to one-hundred (100) feet. When there is a difference in requirements between the subdivision ordinance and the State platting and surveying standards then the State standards will prevail.

Section 4.2. GENERAL INFORMATION. The information to be included on the final plats is as follows:

Final Plat:

- Date, scale, north point.

Yes

- Subdivision name and all street names.

The subdivision name of “Woodland Valley Estates”, along with the roadway names of “Woodland Valley Lane SW”, Meadow Crossing Lane SW”, “Royal Oaks Farm Drive SW” and “Meadow Crossing Road SW” are present. The proposed names have been reviewed and approved by Rochester-Olmsted County GIS Division. The developer has provided a check to the Rochester/Olmsted County GIS Division for addresses.

- Name of the owner of record and surveyor preparing plat.

Yes – Owner Woodland Valley Estates, Inc. Ian Kieth, President. Surveyor – Reinhold W. Zieman.

- Location of the plat by quarter, quarter section, section, town, and range.

Yes

- Exact location, widths, and names of all existing platted or dedicated streets, easements, railroad and utility right-of-ways, parks, water courses and drainage ditches all of which are of record.

Yes

- Water elevations of adjoining lakes, rivers and streams at date of the survey and their approximate high and low water elevations. All elevations shall refer to the established United State Coast and Geodetic Survey and/or United States Geodetic Survey Datum.

N/A-Not located within this portion of the development.

- Exact location, widths of all streets, their bearings, dimensions, angle of intersection, length of arcs, radii, points of curvature, tangent bearings, easements, private roads and storm drainage.

Yes, the plat has several drainage easements throughout and those easement reflect the area identified on the preliminary plat.

- Exact length and bearings of the exterior boundaries of the land being subdivided.

Yes

- Exact dimensions of all lots.

No. Lot 5 Block 1 is missing the dimension of the rear lot line; Outlot "C" is missing a portion of the westerly lot line; Width of access to drainage easement on Outlot "C" is missing.

- Exact radii of all curves and lengths of all tangents.

Yes

- Location and width of all known recorded easements, whether public or private and a statement of easement rights.

Yes, including the private roadway easement off the end of Meadow Crossing Road SW

The following is missing

Definitions of utility easements, drainage easements and controlled access must appear on the plat.

- Accurate location and material of all permanent reference monuments.

Yes

- Certificate of the registered land surveyor preparing the plat that the plat as presented fully complies with the requirements of this ordinance and the platting laws of the State of Minnesota and the appropriate signature lines.

Yes

- Exact location and area of all land to be dedicated for public use and use or purpose must be defined on plat.

Yes - Dedication is above the first signature by the developer (Ian Kieth).

- Signature of the Olmsted County Engineer may be required

Signature of County Engineer is not required since access is not from a county road. Signature block for County Engineer is on plat but is not required. But it can be on the plat.

- Signature of the Olmsted County Surveyor

Yes

- Signature line for Olmsted County Environment Specialist/Olmsted County Planning Commission.

No- Line needs to be placed on the plat. Applicant should get specific language from Olmsted County.

- Signature line for the Rochester Town Board

Yes

Supporting Documents:

The Development Agreement has been entered between the township and developer and is in the process of being recorded.

Following is a list of supporting documents which have been provided for review.

- *Well Water Agreements*
- *Covenants*

The following documents were a part of the development agreement.

- *Stormwater Maintenance Agreement*

Deed restrictions on the wildlife corridor has not been provided.

- *Wildlife Corridor Deed Restrictions*

Conclusion:

The final plat reflects the approved preliminary plat. The exterior lot lines and drainage easements are the same as the previously submitted plat that was approved by the board for the lots that are being platted.

The township engineer has approved the grading/soil erosion, storm water and roadway plans. Bonds have been provided and grading permits have been issued.

A review of the proposed application according to the Standards listed has been completed by Staff. Staff withholds recommendation until items in this report have been addressed.

Rochester Township

Olmsted County, MN

**RESOLUTION RECEIVING BIDS AND AWARDING CONTRACT ON LILLY
FARMS 4TH
RESOLUTION 2022_08_01**

WHEREAS, The Board received bids on construction of Lilly Farms 4th in the Township, and after publicly opening, tabulating and analyzing said bids, proceeded to consider said bids. The following bids were received:

<u>Bidder</u>	<u>Address</u>	<u>Amount of Bid</u>
Alcon Excavating Inc.	2258 Marion Rd. SE Rochester, MN 55904	\$688,568.07
Griffin Construction Co. Inc.	14070 Hwy. 52 SE Chatfield, MN 55923	\$568,127.75
Elcor Construction Inc.	123 Carlton St. SW Rochester, MN 55902	\$871,639.50

NOW, THEREFORE, BE IT RESOLVED, by the Township Board of the Township of Rochester, Minnesota, as follows:

1. All bids on construction of Lilly Farms 4th are hereby received and tabulated.
2. The bid of Griffin Construction Co. Inc., in the amount of \$568,127.75 for the construction of said improvements in accordance with the plans and specifications and advertisement for bids is the lowest responsible bid and shall be and hereby is accepted.
3. The Township Board and Clerk are hereby authorized and directed to enter into a contract with said bidder for the construction of said improvements for and on behalf of the Township of Rochester.
4. The Township Clerk is hereby authorized and directed to return forthwith to all bidders the deposits made with their bids, except that the deposit of the successful bidder and the next lowest bidder shall be retained until a contract has been executed.

The motion for the adoption of the foregoing resolution was made by member _____ and duly seconded by member _____

_____ and upon a vote being taken thereon, the following
voted in favor thereof:

and the following voted against the same:

Adopted by the Rochester Town Board on August 11, 2022.

Jeff Orth, Township Board Chair

Attested to by:

Randy Staver, Township Clerk

August 2022
Treasurer's Report

Period: 07/01/2022 - 07/31/2022

Checking

Deposits

Accounts:

Opening Balance	#3794	\$	478,707.05
Opening Balance	#1306	\$	467,870.88
Opening Balance	#4917	\$	1,250.88
Checks		\$	(283,924.20)
Deposits (incl. interest)		\$	756,886.14
Closing Balance		\$	1,420,790.75
Reserve (1/2 of Est. Bud).		\$	500,000.00
Available to Spend		\$	920,790.75

Interest Earned	0.30%	\$	119.21
Interest Earned	0.30%	\$	261.66
Interest Earned	0.30%	\$	0.34
Cafeteria plan		\$	208.33
TCPA		\$	500.00
West Hill		\$	1,200.00
Lilly 4th reimbursement		\$	8,552.00
Mayowood Est.; 2&3		\$	1,148.00
Transfer from escrow		\$	2,928.60
Tax levy		\$	637,878.95
Township aid		\$	107.00
ARPA		\$	103,982.05
TBD		\$	-
Total		\$	756,886.14

PROJECT

- West Hill Road SW - Bill for road care annually - 2022 invoices have been mailed. **\$ 4,000.00**
- The checking account balance includes \$100,684.90 from ARPA funds.
Additional amount of \$3,297.15 received in November 2021.
- The checking account balance now includes \$207,964.10 from ARPA funds.
Additional amount of \$103,982.05 will be reflected in August report.
- The first half of tax levy receipts totaled \$637,879. It will be reflected in the August report.



421 First Avenue SW • Rochester, MN 55902

Account Number XXXXXX1306
Statement Date 07/29/2022
Statement Thru Date 07/31/2022
Check/Items Enclosed 24
Page 1

Return Service Requested

00001706 TP5492DD073022101752 01 000000000 0000000 005

ROCHESTER TOWNSHIP
4111 11TH AVE SW
ROCHESTER MN 55902-1508

IMPORTANT MESSAGE(S)

Thank you for banking with Premier Bank Rochester,
We appreciate your business.

NON PROFIT INTEREST

Account Number: XXXXXX1306

Account Owner(s): ROCHESTER TOWNSHIP

Balance Summary

Beginning Balance as of 07/01/2022	\$478,707.05
+ Deposits and Credits (7)	\$756,558.26
- Withdrawals and Debits (27)	\$283,924.20
Ending Balance as of 07/31/2022	\$951,341.11
Service Charges for Period	\$0.00
Average Collected for Period	\$1,026,957.00
Minimum Balance for Period	\$582,689.00

Earnings Summary

Interest for Period Ending 07/31/2022	\$261.66
Interest Paid Year to Date	\$883.22
Annual Percentage Yield Earned (APYE)	0.30%
Average Balance for APYE	\$1,026,957.65
Number of Days for APYE	31

Miscellaneous Credits

Date	Description	Deposits
Jul 01	MN STATE-MMB/ACH TRN*1*0007480455*1416007162\ 0007480455 ROCHESTER TOWN OF	103,982.05
Jul 06	OLMSTED COUNTY/PAYMENTS 091905664 VC0000101089	637,878.95
Jul 07	ESCROW FUND TRANSFER	2,928.60
Jul 18	DEPOSIT	9,852.00
Jul 20	MN STATE-MMB/ACH TRN*1*0007523899*1416007162\ 0007523899 ROCHESTER TOWN OF	107.00
Jul 25	DEPOSIT	1,548.00
Jul 29	INTEREST EARNED	261.66



**Premier
Bank
Rochester**

421 First Avenue SW • Rochester, MN 55902

Account Number	XXXXXX3794
Statement Date	07/29/2022
Statement Thru Date	07/31/2022
Check/Items Enclosed	0
Page	1

Return Service Requested

00001705 TP5492DD073022101752 01 000000000 0000000 002

ROCHESTER TOWNSHIP
4111 11TH AVE SW
ROCHESTER MN 55902-1508

IMPORTANT MESSAGE(S)

Thank you for banking with Premier Bank Rochester,
We appreciate your business.

NON PROFIT INTEREST

Account Number: XXXXXX3794

Account Owner(s): ROCHESTER TOWNSHIP

Balance Summary

Beginning Balance as of 07/01/2022	\$467,870.88
+ Deposits and Credits (1)	\$119.21
- Withdrawals and Debits (0)	\$0.00
Ending Balance as of 07/31/2022	\$467,990.09
Service Charges for Period	\$0.00
Average Collected for Period	\$467,870.00
Minimum Balance for Period	\$467,870.00

Earnings Summary

Interest for Period Ending 07/31/2022	\$119.21
Interest Paid Year to Date	\$566.96
Annual Percentage Yield Earned (APYE)	0.30%
Average Balance for APYE	\$467,870.88
Number of Days for APYE	31

Miscellaneous Credits

Date	Description	Deposits
Jul 29	INTEREST EARNED	119.21

Daily Balance Summary

Date	Balance
Jul 29	467,990.09



421 First Avenue SW • Rochester, MN 55902

Account Number	XXXXXX4917
Statement Date	07/29/2022
Statement Thru Date	07/31/2022
Check/Items Enclosed	1
Page	1

Return Service Requested

00001703 TP5492DD073022101752 01 000000000 0000000 003

ROCHESTER TOWNSHIP
CAFETERIA ACCOUNT
4111 11TH AVE SW
ROCHESTER MN 55902-1508

IMPORTANT MESSAGE(S)

Thank you for banking with Premier Bank Rochester,
We appreciate your business.

NON PROFIT INTEREST

Account Number: XXXXXX4917

Account Owner(s): ROCHESTER TOWNSHIP

Balance Summary

Beginning Balance as of 07/01/2022	\$1,250.88
+ Deposits and Credits (2)	\$208.67
- Withdrawals and Debits (0)	\$0.00
Ending Balance as of 07/31/2022	\$1,459.55
Service Charges for Period	\$0.00
Average Collected for Period	\$1,344.00
Minimum Balance for Period	\$1,250.00

Earnings Summary

Interest for Period Ending 07/31/2022	\$0.34
Interest Paid Year to Date	\$1.24
Annual Percentage Yield Earned (APYE)	0.30%
Average Balance for APYE	\$1,344.96
Number of Days for APYE	31

Miscellaneous Credits

Date	Description	Deposits
Jul 18	DEPOSIT	208.33
Jul 29	INTEREST EARNED	0.34

Daily Balance Summary

Date	Balance	Date	Balance
Jul 18	1,459.21	Jul 29	1,459.55

For the Period : 7/1/2022 To 7/31/2022

<u>Name of Fund</u>	<u>Beginning Balance</u>	<u>Total Receipts</u>	<u>Total Disbursed</u>	<u>Ending Balance</u>	<u>Less Deposits In Transit</u>	<u>Plus Outstanding Checks</u>	<u>Total Per Bank Statement</u>
General Fund	\$904,847.89	\$197,092.28	\$27,751.75	\$1,074,188.42	\$0.00	\$5,335.14	\$1,079,523.56
Road and Bridge	(\$293,277.32)	\$385,028.26	\$146,509.45	(\$54,758.51)	\$0.00	\$196.00	(\$54,562.51)
Cafeteria Fund	\$1,250.88	\$208.67	\$0.00	\$1,459.55	\$0.00	\$0.00	\$1,459.55
General Reserves	\$507,602.61	\$27,108.19	\$0.00	\$534,710.80	\$0.00	\$0.00	\$534,710.80
Sheriff Protection	(\$3,516.34)	\$10,332.88	\$0.00	\$6,816.54	\$0.00	\$0.00	\$6,816.54
Fire Protection	(\$171,193.06)	\$120,974.37	\$111,528.00	(\$161,746.69)	\$0.00	\$0.00	(\$161,746.69)
General Capital Projects	\$0.00	\$16,141.49	\$0.00	\$16,141.49	\$0.00	\$0.00	\$16,141.49
Electric	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
INTERNAL SERVICE FUNDS (701 through 799)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Clearing	(\$1,551.99)	\$0.00	\$0.00	(\$1,551.99)	\$0.00	\$0.00	(\$1,551.99)
Total	\$944,162.67	\$756,886.14	\$285,789.20	\$1,415,259.61	\$0.00	\$5,531.14	\$1,420,790.75

Brian E Zmolek

Town Supervisor

Date

Jamie Neisen

Town Supervisor

Date

Jeff Orth

Chair, Town Supervisor

Date

Matthew Kitzmann

Town Supervisor

Date

Nathan Clarke

Town Supervisor

Date

Date Range : 7/1/2022 To 7/31/2022

<u>Date</u>	<u>Vendor</u>	<u>Description</u>	<u>Claim #</u>	<u>Total</u>	<u>Account #</u>	<u>Account Name</u>	<u>Detail</u>
07/31/2022	GDO Law	Invoice 9742, 9743, 9744, 9745	5061	\$7,411.50			
					100-41110-304-	Council/Town Board	\$7,411.50
07/31/2022	Crystal Lammers	Town hall cleaning	5062	\$150.00			
					100-43202-401-	Town Hall cleaning and building repair items	\$150.00
07/31/2022	Olmsted County Public Works Dept.	Culverts and apron - May statement	5063	\$1,792.00			
					201-43120-235-	Road Maintenance	\$1,792.00
07/31/2022	Olmsted County	Invoice SHER-140994	5064	\$5,411.85			
					100-41110-313-	Council/Town Board	\$5,411.85
07/31/2022	Premier Bank Visa	July statement - envelopes, glue sticks, flash drive	5065	\$27.46			
					100-41110-201-201	Council/Town Board	\$27.46
07/31/2022	Rochester Township Cafeteria Acct	July 2022 paycheck cafeteria deposit	5066	\$208.33			
					100-41110-103-	Council/Town Board	\$208.33
07/31/2022	Joint Powers Board	July claims and payroll	5067	\$17,825.39			
					201-43127-310-	Joint Powers	\$17,825.39
07/31/2022	Northstar Property Solutions LLC	Spraying	5068	\$1,408.00			
					201-43260-230-	Weed Control	\$1,408.00
07/31/2022	Milestone Materials	Invoices 3500288657, 3500287442	5069	\$341.56			
					201-43120-230-	Road Maintenance	\$341.56
07/31/2022	Rochester Sand & Gravel	Invoice 4900028045	5070	\$93,780.99			
					201-43120-230-	Road Maintenance	\$93,780.99
07/31/2022	Paulson Rock Products	Invoice 94759	5071	\$8,528.72			
					201-43120-230-	Road Maintenance	\$8,528.72
07/31/2022	Charter Communications	Invoice 0794079072422	5072	\$129.99			

Date Range : 7/1/2022 To 7/31/2022

<u>Date</u>	<u>Vendor</u>	<u>Description</u>	<u>Claim #</u>	<u>Total</u>	<u>Account #</u>	<u>Account Name</u>	<u>Detail</u>
					100-41940-325-	General Government Buildings and Plant	\$129.99
07/31/2022	Raul Carreon Valencia	Picnic - food truck - partial payment	5073	\$500.00			
					100-41110-208-	Council/Town Board	\$500.00
07/31/2022	Federal Government	Monthly withholding July 2022 payroll	5074	\$797.59			
					100-41110-103-	Council/Town Board	\$797.59
07/31/2022	State of Minnesota	July payroll taxes, Q3, #2	5075	\$63.09			
					100-41110-103-	Council/Town Board	\$63.09
07/31/2022	PERA	July 2022 payroll deductions	5076	\$798.34			
					100-41110-103-	Council/Town Board	\$798.34
07/31/2022	Empower - MN Deferred Comp Plan	July 2022 Deferred Income	5077	\$777.00			
					100-41110-103-	Council/Town Board	\$777.00
Total For Selected Claims				\$139,951.81			\$139,951.81

Date Range : 7/1/2022 To 7/31/2022

<u>Date</u>	<u>Vendor</u>	<u>Description</u>	<u>Claim #</u>	<u>Total</u>	<u>Account #</u>	<u>Account Name</u>	<u>Detail</u>
	Brian E Zmolek		Town Supervisor				Date
	Jamie Neisen		Town Supervisor				Date
	Jeff Orth		Chair, Town Supervisor				Date
	Matthew Kitzmann		Town Supervisor				Date
	Nathan Clarke		Town Supervisor				Date

Rochester Township

Gross Pay Report

For the Period 8/1/2022 to 8/31/2022

Employee Name	Title	Gross Wages
Clarke, Nathan	Supervisor	901.81
Kitzmann, Matthew	Supervisor	901.81
Neisen, Jamie	Supervisor	901.81
Orth, Jeff	Supervisor	1,127.27
Rudquist, Sara	Deputy Clerk/Treas	449.62
Staver, Randy R	Clerk/Treasurer	1,871.07
Staver, Sheila	Record Keeping	318.00
Zmolek, Brian E	Supervisor	901.81

Joint Powers Board Report August meeting **Claims: July 2022**

Rochester and Cascade Townships

	Total	Rochester Township	Cascade Township
Payroll:			
Pay: Payroll Claims	\$ 11,410.80		
Deductions & Township FICA	\$ 7,576.84		
	\$ -	\$ -	\$ -
Employee Ded HSA	\$ 322.73		
Total	\$ 19,310.37	\$ 9,655.19	\$ 9,655.19

Non- Payroll Disbursements:			
Road Claims (51% / 49%)	\$ 6,452.27	\$ 3,290.66	\$ 3,161.61
Salt / Sand (46% / 54%)	\$ -	\$ -	\$ -
		\$ -	\$ -
Total Disbursements	\$ 25,762.64	\$ 12,945.84	\$ 12,816.80

Claims List	\$ 14,351.84		
Net Pay Dist.	\$ 11,410.80		
	\$ 25,762.64		
Equipment 1/12 of Amt. Budget	\$ 9,583.34	\$ 4,791.67	\$ 4,791.67
Sick Leave Escrow	\$ 175.76	\$ 87.88	\$ 87.88
Amount owed by each townsh	\$ 35,521.74	\$ 17,825.39	\$ 17,696.35
	\$ 35,521.74		
Should be 00	\$ -		

**2022 equipment budget = \$115,000

2021 Cascade	28.49 mil	49.10%
2021 Rochester	29.61 mil	50.90%
	5.52 miles gravel	
	24.09 miles paved	
total	58.1	
	52.58 paved	

	Amount	
5907	\$ 29.46	Olm Med
5908	\$ 69.88	Menards - N
5909	\$ 46.05	Menards - S
5910	\$ 2.74	Ford
5911	\$ 31.98	NAPA
5912	\$ 4,945.48	CHS
5913	\$ 25.20	Chris L
5914	\$ 14.38	Tim H
5915	\$ 132.97	C-Charter
5904	\$ 162.83	Century Link
5902	\$ 197.00	R-Peoples
5903	\$ 245.00	C-Peoples
5901	\$ 65.26	RPU
5905	\$ 418.08	R-Waste Mgt
5906	\$ 16.80	C-Waste Mgt
		C-Mn Energy
5900	\$ 49.16	R-MN Energy
Total	\$ 6,452.27	
		Compass
		Olm Agg
Total	\$ -	Salt/Sand
5919	\$ 746.33	STATE
5918	\$ 2,348.83	PERA + Admin Fee
5899	\$ 16.00	NCPERS
5898	\$ 100.00	CL Security Benefit
5917	\$ 4,365.68	FED
Total Payroll	\$ 7,576.84	
Cafeteria Payments		
5916	\$ 322.73	Pat HS A
		CL HS A
	\$ 322.73	
Total	\$ 14,351.84	
Payroll	\$ 11,410.80	
	\$ 25,762.64	

Date Range : 7/1/2022 To 7/31/2022

<u>Date</u>	<u>Vendor</u>	<u>Description</u>	<u>Claim #</u>	<u>Total</u>	<u>Account #</u>	<u>Account Name</u>	<u>Detail</u>
07/31/2022	SBG-VAA	Chris Lien - 457B	5898	\$100.00	201-41440-175-	Chris Lien HSA	\$100.00
07/31/2022	NCPRS Group Life Ins	Chris Lien ID 1156 - August 2022	5899	\$16.00	201-41970-365-300	Insurance	\$16.00
07/31/2022	Minnesota Energy Resources	Rochester 0/28/2022	5900	\$49.16	100-41940-383-201	General Government Buildings and Plant	\$49.16
07/31/2022	Rochester Public Utilities	2009272 - RT water only	5901	\$65.26	100-41940-382-201	General Government Buildings and Plant	\$65.26
07/31/2022	People's Energy Cooperative	Rochester Township	5902	\$197.00	100-41940-381-201	General Government Buildings and Plant	\$197.00
07/31/2022	People's Energy Cooperative	Cascade Township	5903	\$245.00	100-41940-381-200	General Government Buildings and Plant	\$245.00
07/31/2022	Century Link	507-282-6488	5904	\$162.83	100-41940-386-201	General Government Buildings and Plant	\$162.83
07/31/2022	Waste Managememt	Rochester trash	5905	\$418.08	100-41940-384-201	General Government Buildings and Plant	\$418.08
07/31/2022	Waste Managememt	Cascade trash	5906	\$16.80	100-41940-384-200	General Government Buildings and Plant	\$16.80
07/31/2022	Brock White Company LLC	paint, safety gloves	5907	\$29.46	201-43115-221-	Shop & Equipment Supplies	\$29.46

Date Range : 7/1/2022 To 7/31/2022

<u>Date</u>	<u>Vendor</u>	<u>Description</u>	<u>Claim #</u>	<u>Total</u>	<u>Account #</u>	<u>Account Name</u>	<u>Detail</u>
07/31/2022	Menards - Rochester North	water, ear protection	5908	\$69.88			
					201-43115-221-	Shop & Equipment Supplies	\$69.88
07/31/2022	Menards - Rochester South	road work supplies	5909	\$46.05			
					201-43115-221-	Shop & Equipment Supplies	\$46.05
07/31/2022	Rochester Ford	fuel cap	5910	\$2.74			
					201-43116-229-113	Heavy Equipment Repairs	\$2.74
07/31/2022	NAPA Auto Parts - Rochester	gear oil	5911	\$31.98			
					201-43115-221-	Shop & Equipment Supplies	\$31.98
07/31/2022	CHS	July Fuel	5912	\$4,945.48			
					201-43111-212-	Fuel	\$4,945.48
07/31/2022	Chris Lien	Reimbursement	5913	\$25.20			
					201-43111-212-	Fuel	\$25.20
07/31/2022	Tim Haltom	reimbursement - mileage	5914	\$14.38			
					201-43111-331-	Fuel	\$14.38
07/31/2022	Charter Communications	Cascade phone and internet	5915	\$132.97			
					100-41940-386-200	General Government Buildings and Plant	\$132.97
07/31/2022	Premier Bank	Chris Lien HSA	5916	\$322.73			
					201-41440-173-361	Chris Lien HSA	\$322.73
07/31/2022	United States Treasury	August 2022 payroll taxes Q3 payment 2	5917	\$4,365.68			
					201-43102-171-	Road Salary	\$3,106.91
					201-43102-122-	Road Salary	\$1,258.77
07/31/2022	PERA	August 2022 payroll contributions	5918	\$2,348.83			
					201-43102-121-	Road Salary	\$1,258.30
					201-43102-174-	Road Salary	\$1,090.53

Date Range : 7/1/2022 To 7/31/2022

<u>Date</u>	<u>Vendor</u>	<u>Description</u>	<u>Claim #</u>	<u>Total</u>	<u>Account #</u>	<u>Account Name</u>	<u>Detail</u>
07/31/2022	MN Department of Revenue	August 2022 payroll taxes Q3 payment 2	5919	\$746.33			
					201-43102-172-	Road Salary	\$746.33
Total For Selected Claims				\$14,351.84			\$14,351.84

Date