

**Greenvale Township Board of Supervisors
Agenda September 17, 2026
Regular Meeting
Time: 7:00 PM**

Call meeting to order

Pledge of Allegiance

Approve Agenda

Approve Minutes:

August 20, 2026

Guests

Public Comments

Treasurer Report

Clerk Report

Planning Commission

LaCanne Subdivision and Building Rite Transfer

Sullivan Accessory Structure

Items to add to the JPA with Dakota County Sheriff

Comprehensive Plan Survey

Langer Silo Variance

Road Report

Chloride and Gravel Application

Holyoke Culvert Update

Brush Spraying for Ditches

Second Pass Ditch Mowing

Buildings and Grounds

Accessibility Grant – Parking Lot – Door

Township Picnic Funding

Old Business

A2 Zoning Questions for Hearing

New Business

Adjourn

Greenvale Township Board of Supervisors
August 20, 2026
Regular Meeting
DRAFT

Board Members Present: Tony Rowan, Chairperson; Joy Royle, Supervisor; Scott Norkunas, Supervisor; Wayne Peterson, Treasurer; Thyra Nelson, Clerk

Commission Members: Mark Malecha, Road Commission; Ken Malecha, Planning Commission

Tony called the meeting to order at 7:00 pm and led the Pledge of Allegiance

Tony motioned to approve the agenda with changes – Scott Second – carried unanimously

Joy motioned to approve the minutes from the July 16, 2026 meeting – Scott seconded – carried unanimous

Public Comments

Bruce Paulson – Asked a question about the Langer lawsuit

Greg Langer – Dakota County Rural Recycling day – Defeat of Jesse James Days

Wendy Bolton – concern on a business operating in the township

Treasurer Report

- **Checking Account:** Beginning Balance \$15,635.90
Checks \$232,394.87
Deposits \$242,780.81
Ending Balance \$35,284.37
- **Savings Account:** Beginning Balance \$4,131.00
Interest Received: \$5.26
Ending Balance \$4,136.26
- **CD:** Matured Beginning Balance \$61,466
Interest Received \$2,550.81
New Total \$64,017.81 to reinvest
Renewed CD at 4% Interest Rate at Castle Rock Bank \$64,017.81
- **4M Fund:** Beginning Balance \$201,022.01
Deposited \$141,000
Interest Received \$760.17 @ 3.627%
Ending Balance \$342,782.18

July Wages \$2,563.46

July Claims \$82,643.27

Request to move \$60,000 into the checking account to over monthly checks

- MN Paid leave account record in CTAS is \$56.58, the amount deducted from the checking account was \$81.18 is correct and CTAS will be adjusted to show the correct value. Need to add an additional claim for the additional medical amount to reconcile.
- The new CD was issued at Castle Rock back for one year yielding a 4% interest rate
- Need to void receipt 3964 as there was an error

Joy motion to void receipt – Tony seconded – unanimously carried

- \$0.18 off for balancing the account – will work through this to balance
- Request to void checks that printed two sided 9130, 9131, 9132, 9133, 9151, 9152, 9155, 9157, 9158

Scott motioned to void checks 9130-9133, 9151, 9152, 9155, 9157, 9158 – Joy seconded – carried unanimously

Tony motioned to move \$60,000 from the 4M account to cover the expenses for August – Joy seconded – carried unanimously

Tony motioned to approve the treasurer's report – Scott seconded – carried unanimously

Joy motioned to approve the claims and wages for August – Scott seconded – carried unanimously

Clerk Report

- Policy and Procedure work with Scott continues and there will be additional items to approve at the September meeting
- August Primary Election went well. State reported a 30% voter turnout, normal primary turnout is between 11-15%
- MN Supreme court decision on Party Balance procedures by the City of Minneapolis. County has warned there may be party balance audits during the General election in November.
- Website and Email hosting will be investigated to save money and get more reliable service.
- Dakota County Rural Recycling Event on September 26th – 9 am to noon – at the Empire Maintenance Facility in Rosemount. Items accepted cardboard, mattresses and box springs (\$40 each), up to 6 tires (less than 30", no rims)

Scott motioned to approve the clerks report – Tony seconded – carried unanimously

Planning Commission

- Regular meeting was held on August 13th
- Requesting signature on variance for the Johnson Driveway on Jamaica –

Tony motioned to approve variance 2026-09 – Joy seconded – carried unanimously

- Swenson Ag Shed Permit – build addition to the current barn – ag structure – planning commission recommends approval of the building for Parcel 16-00900-01-012 located at 7750 290th Street W.

Tony motioned to approve the ag shed on parcel 16-00900-01-012 – Scott seconded – no discussion on the motion – carried unanimously

- Roehl Ag Shed Permit – 40x60 cattle and hay shed at 21218 Foliage Avenue – Parcel ID 16-00200-27-040 – Acreage question – there are 2 parcels which together meet the acreage required for an Ag structure – planning commission recommended approval of the permit application

Scott motioned to approve permit for parcel 16-00200-27-040 – Tony seconded – discussion on the requirement for box 2 to be checked – carried unanimously

- Consortium Hearing for Greenvale with WSB – attended the meeting on August 6th – there are 5 townships in the group – and we got approval for the \$110,000 in grant money from the Met Council – there may be additional grants available – Dakota County is looking at subsidizing the transportation portion of the Plan
 - October 8th planning commission meeting – there will be an open house to follow the meeting to invite the public to come in and hear from residents and be able to answer questions

Joy motioned that we approve the WSB community meeting on October 8th at 7 pm and move the planning commission meeting to 6 pm to accommodate the open house, send a post card that will have the locations to complete the survey online – Scott seconded – carried unanimously

- Joy requested to contact the attorney regarding business operation from Carr's Tree Service. Indicated we need a formal complaint in order to follow the process of collecting information before we contact the attorney. We have to have a formal complaint in order to pursue the attorney.
- Ken indicated he has received complaints regarding landowners with an excess of noxious weeds – there are a couple properties in the township that have issues and we should address and send the letter to the property owners.

Road Report

- Chloride and Gravel Application are complete – may add additional gravel to 312th Street
- Holyoke Culvert Update – we are waiting on the contractor to install the new culvert – work should be done next week
- Brush Spraying for Ditches – this has been lined up, need approval to spray on Idalia as well as some intersection visibility issues at Eveleth and 315th should be under \$4,000

Tony made a motion to approve \$4,000 for spraying and brush mowing – Scott seconded – carried unanimously

- Second Pass Ditch Mowing – need approval for the fall mowing of the ditches with the deeper pass

Tony motion to approve the 2nd pass ditch mowing – Joy seconded – carried unanimously

- Parking lot paving, in talking to the selected contractor, if we can get them approval at the September meeting we can get it done for the October deadline
- We will also have road grading prep in order to be ready for winter plowing.

Buildings and Grounds

- Accessibility Grant – Door is on order and they will let us know when they are ready to install
- Township Picnic Dates – Jen can't run it this year – her helpers are also not able to be involved – she can help, but can't be there the day of the picnic – talk to Scott if you want to be involved with the picnic
- Update – Desk is back and finished – it is a veneer top – if we want additional preservation on the surface we can add epoxy, would like to add an old style chair to complete the set
- The frame around the chalk board will be installed in the next month
- What we want to do with the Backpack sprayers if we want to get rid of them, they are new – need approval to sell
- There is a leaking toilet that has filled the septic tank again – should we replace the inner-workings of the toilets to make sure we don't incur additional expenses from the leaking – Tony will work on finding a plumber will bring back pricing for next month

Old Business

- Township Phones – new phone number has been set up – both phones are running right now and the old number will be sunset by the end of September
- Revised WSB contract was received

Tony motioned to approve WSB contract appointing them as the Township planner for 2026 – Joy seconded – carried unanimous

- Langer Silo – request from resident – state statute indicates they do not need a permit for the structure – they want the silo that was vandalized rebuilt
 - Question why we didn't follow the process to go to the clerk or the PC to follow the procedures
 - Joy indicated it applies to the non-conformity
 - Tony indicated the need to maintain your property setbacks for new structures, since it won't use current footings
 - The first application did not come in within the year of the damage – it is not a rebuild of a previous ag building that was compliant before the property was split, but not in the same location
 - Indication if it is under 200 square feet there is not a permit required – the setbacks still need to be met
 - Joy has the opinion that a permit is not required
 - Tony motioned to approve the silo structure rebuild in the same location - indicated the existing footings can not be used
 - Moving the structure will require a variance, which should be brought to the planning commission
- District 4 Meeting – they brought up state capital day and MAT annual meeting dates
- Intergovernmental Meeting was held on Wednesday, 8/19, items discussed
 - bike path maintenance in Northfield
 - the road in front of Menards is staying with a forced right hand turn onto Hwy 3
 - there are public meetings coming for data centers
 - Dundas is putting in new businesses and an apartment building by the river
 - 246th is getting new roundabouts to accommodate the school traffic
 - the city is doing some mooring out on the Sorem place
 - Rice County is putting in a 12% property tax increase

New Business

Zoning – Cannabis A2 Zone – we had mentioned that we would be handling citizen resolutions from the Annual Meeting

Joy motioned to contact the attorney regarding the requirement to have the A2 Zone; Tony seconded for discussion

- Would we have to have a hearing in order to move forward since this was voted on there are items in there about Solar wholesale. We were recommended to have. We could take it through the planner for the Comp Plan before we go to the attorney

- We need to compile a list of questions regarding the A2 Zone before we go to the attorney – send the list of questions to the clerk to review at the next meeting

Joy agreed to table the conversation until the next meeting

Adjourn

Tony motion to adjourn – Scott seconded – carried unanimously

TREASURER'S BALANCE REPORT for the month of August 2026

CHECKING -			August Wages:
Checking account Castle Rock: balance	8/01/2026	\$ 26,021.84	\$4,724.25
plus: deposits	8/31/2026	\$ 130,902.95	August Claims:
less: cashed checks	8/31/2026	(\$152,599.15)	\$142,788.71
bank statement: balance	8/31/2026	\$ 4,325.64	Residual Balance
less: outstanding checks	8/31/2026	\$ (2,068.21)	\$5,000.00
plus: uncleared deposits as	8/31/2026	\$ 5,922.38	Cash remaining after this month's expenses.
reconciled checking account balance	8/31/2026	\$ 8,179.81	\$ (144,333.15)
includes auto-deductions X-Cel Energy			
SAVINGS -			August
Savings account Castle Rock: balance	8/01/2026	\$ 4,136.26	
plus: interest	8/31/2026	\$ 5.27	
transfer to checking			
transfer to savings			
transfer to 4M+ account	\$ -	\$ -	
savings account: balance	8/31/2026	\$ 4,141.53	
CDs -			August
Certificates of Deposit: balance	8/01/2026	\$ 61,466.98	
interest 64153	8/5/2026	\$ 2,550.83	
sold on 8/05/2026	8/5/2026	\$ (64,017.81)	
purchased 8/11/2026	8/11/2026	\$ 64,017.81	
	8/31/2026	\$ 64,017.81	
4M FUND -			August
4M+ account: balance	8/01/2026	\$ 342,782.18	
plus: dividend interest	8/31/2026	\$ 1,033.15	
plus: deposit			
less: withdrawal	8/27/2026	\$ (60,000.00)	
4M+ FUND	8/31/2026	\$ 283,815.33	
GRAND TOTAL		\$ 360,154.48	

Date Range : 6/1/2026 To 10/1/2026

<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>
09/03/2026	Beaver Creek Companies	GT-(13,14,16,17,18,19,20,21,23),26-2026; GT-(15,22,24,27,28,29,30,31,32,36,S,R,J)26; INT.	4736	\$8,756.25			
					100-42401-303-	Building Inspections Administration	\$4,136.95
					100-42401-303-	Building Inspections Administration	\$4,544.83
					100-49001-437-	Miscellaneous Costs	\$74.47
09/28/2026	Elan Financial Services	Office max, Phone, Gotomeeting, foreign exchange charges, Dot Easy.	4738	\$804.45			
					100-49001-203-	Miscellaneous Costs	\$389.22
					100-49001-321-	Miscellaneous Costs	\$26.56
					100-49001-203-	Miscellaneous Costs	\$140.44
					100-41915-325-	Computer Usage	\$207.60
					100-41915-325-	Computer Usage	\$39.45
					100-49001-437-	Miscellaneous Costs	\$1.18
09/01/2026	Charles Anderson Enterprises	Lawn Care08/05/2026; 08192026; 08262026; 7082026; 7152026; 7292026	4739	\$600.00			
					100-41941-409-	Town Hall	\$600.00
09/01/2026	Otte Excavating	54" culvert remove and replace , Mobilization,Excavation, install Galvanized Culver, Fill,	4740	\$8,360.00			
					100-41941-384-	Town Hall	\$8,360.00
09/01/2026	Kennedy and Graven, Chartered	meetings and conferences and reviews of emails,with responses regarding attorneys fees Lan	4741*	\$1,688.40			
					100-41610-304-	City/Town Attorney	\$1,688.40
09/01/2026	Jim Strohmeyer	Music for picnic	4742*	\$500.00			

Date Range : 6/1/2026 To 10/1/2026

<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>
					100-49001-490-	Miscellaneous Costs	\$500.00
09/01/2026	South Suburban Asphalt	return escrow for 28410 Foliage and 5101 315th	4743	\$200.00			
					862-43101-405-	Road Maintenance	\$200.00
09/01/2026	Douglas Township	Greenvale share of Comp Plan	4744	\$3,000.00			
					100-41130-310-	Ordinances and Proceedings	\$3,000.00
09/01/2026	Anderson Rock & Lime, Inc.	invoice 61086, 61237, 61138	4745*	\$92,478.35			
					201-43101-224-	Road Maintenance	\$28,864.18
					201-43101-224-	Road Maintenance	\$16,031.09
					201-43101-224-	Road Maintenance	\$47,583.08
09/01/2026	Northfield Rural Fire Protection D	second half dues for fire protection 2026	4748	\$26,081.59			
					225-42210-318-	Fire Administration	\$26,081.59
08/26/2026	Xcel Energy	August electric	4749	\$71.97			
					100-41941-381-	Town Hall	\$71.97
09/09/2026	Pera	September payroll: Pera	4750	\$274.56			
					100-41509-124-	Finance & Payroll Admin	\$137.28
					100-41509-174-	Finance & Payroll Admin	\$137.28
09/10/2026	Hartmann Electric Inc	electrical wiring for ADA compliant door opener.	4751	\$500.00			
					100-41941-223-	Town Hall	\$500.00
Total For Selected Claims				\$143,315.57			\$143,315.57

Date Range : 6/1/2026 To 10/1/2026

<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>
	Joylee M Royle		Vice Chair, Town Supervisor				Date
	Scott A Norkunas		Town Supervisor				Date
	Tony Rowan		Chair, Town Supervisor				Date



LIC. # LB757330

BEAVER CREEK COMPANIES INC.

INVOICE

September 3, 2026

7226 235th Street West, Farmington, Minnesota 55024

GT-26-108

Greenvale Township
31800 Guam Ave
Northfield, MN, 55057

Permit #	Name	Invoice #	Inspection Address	Cost
Past due Balance July invoice GT-26-107				\$4,136.95
Interest on past due balance				\$74.47
Sub-total				\$4,211.42

AUGUST PERMIT Invoices

GT-015-2026	Jackson	GT-015-2026	28299 Holyoke Ave	\$515.05
GT-022-2026	Jackson	GT-022-2026	28299 Holyoke Ave	\$325.72
GT-024-2026	Jackson	GT-024-2026	28299 Holyoke Ave	\$121.00
GT-027-2026	Edwards	GT-027-2026	10006 305 th St. E	\$457.50
GT-028-2026	Ulrich	GT-028-2026	28255 Holyoke Ct.	\$1,877.26
GT-029-2026	Smisek	GT-029-2026	31766 Jamaica Ave	\$95.00
GT-030-2026	Smisek	GT-030-2026	31766 Jamaica Ave	\$90.00
GT-031-2026	Boyum	GT-031-2026	29410 Foliage Ave,	\$95.00
GT-032-2026	Norkunas	GT-032-2026	31255 Foliage Ave	\$168.30
GT-035-2026	Rowan	GT-035-2026	30800 Iran Path.	\$185.00
GT-036-2026	Dahl	GT-036-2026	8090 285 th St. W	\$95.00
Exempt-Ag-003-2026	Swenson		7750 290 th St. W.	\$85.00
Exempt-Ag-004-2026	Roehl		28218 Foliage Ave	\$85.00
GT-144-2026	Joyce	SSTS	9102 295 th St. W.	\$350.00
Balance				\$4,544.83

Past due balance	\$4,211.42
August Invoice due.	\$4,544.83
Balance Due.	\$8,756.25

Total Invoice Due**\$8,756.25****Due Upon Receipt**

Thank You for your Business

CASTLE ROCK BANK

September 2026 Statement

Open Date: 08/07/2026 Closing Date: 09/04/2026

Visa® Business Card

GREENVALE TOWNSHIP (CPN 002441559)

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Account Ending in: [REDACTED]

**Elan Financial
Services**

BUS 30 ELN

 1-866-552-8855

4

New Balance	\$815.25
Minimum Payment Due	\$10.00
Payment Due Date	10/03/2026

Late Payment Warning: If we do not receive your minimum payment by the date listed above, you may have to pay up to a \$41.00 Late Fee and your APRs may be increased up to the Penalty APR of 30.74%.

Activity Summary

Previous Balance	+	\$277.59
Payments	-	\$277.59 ^{CR}
Other Credits		\$0.00
Purchases	+	\$814.07
Balance Transfers		\$0.00
Advances		\$0.00
Other Debits		\$0.00
Fees Charged	+	\$1.18
Interest Charged		\$0.00

New Balance = **\$815.25**

Past Due **\$0.00**

Minimum Payment Due **\$10.00**

Credit Line \$25,000.00

Available Credit \$24,184.75

Days in Billing Period 29

Payment Options:



Mail payment coupon
with a check



Pay online at
myaccountaccess.com



Pay by phone
1-866-552-8855

No payment is required.

CPN 002441559

CASTLE ROCK BANK

0047985103940908450000010000000815250

Automatic Payment

24-Hour Elan Financial Services: 1-866-552-8855

 . to pay by phone
. to change your address

00000022052 000638244132022 P



GREENVALE TOWNSHIP
ACCOUNTS PAYABLE
31800 GUAM AVE
NORTHFIELD MN 55057-2274

Account Ending in: [REDACTED]

Your new full balance of \$815.25 will be automatically deducted from your account on 09/29/26.

CASTLE ROCK BANK

September 2026 Statement 08/07/2026 - 09/04/2026
GREENVALE TOWNSHIP (CPN 002441559)

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Elan Financial Services 1-866-552-8855

Important Messages

Paying Interest: You have a 24 to 30 day interest-free period for Purchases provided you have paid your previous balance in full by the Payment Due Date shown on your monthly Account statement. In order to avoid additional INTEREST CHARGES on Purchases, you must pay your new balance in full by the Payment Due Date shown on the front of your monthly Account statement.

There is no interest-free period for transactions that post to the Account as Advances or Balance Transfers except as provided in any Offer Materials. Those transactions are subject to interest from the date they post to the Account until the date they are paid in full.

Your payment of \$815.25 will be automatically deducted from your bank account on 09/29/2026. Please refer to your AutoPay Terms and Conditions for further information regarding this account feature.

Effective November 2, 2026, the Arbitration Provision section of your Cardmember Agreement is changed as follows: the first sentence of the second paragraph in the Arbitration Procedure section is changed to read, "At the time of initiating arbitration, the party seeking to initiate arbitration must serve the other party with the demand for arbitration and identify the account holder(s) and account(s) at issue, including the account number(s), and provide a short and plain statement of the claims asserted and the relief sought."

Transactions		PETERSON,WAYNE E			Credit Limit \$3500	
Post Date	Trans Date	Ref #	Transaction Description	Amount	Notation	
Purchases and Other Debits						
08/07	08/06	6048	WALMART FAMILY MOBILE 877-440-9758 FL	\$26.56		
09/04	09/04	8372	AMAZON RETA* 5Q4RV9YX0 WWW.AMAZON.CO WA	\$10.80		
Total for Account #### #### ####				\$37.36		

Transactions		NELSON,THYRA			Credit Limit \$3500	
Post Date	Trans Date	Ref #	Transaction Description	Amount	Notation	
Purchases and Other Debits						
08/11	08/11	2747	WHG* DOTEASY D2-INV-18 VANCOUVER BC	\$39.45	✓	
08/14	08/12	3065	OFFICEMAX/DEPOT 6463 APPLE VALLEY MN	\$140.44	✓	
08/14	08/13	0062	GoTo GoToMeeting Boston MA	\$207.60	✓	
08/17	08/15	4678	OFFICEMAX/DEPOT 6869 800-463-3768 IL	\$389.22	✓	
Total for Account #### #### ####				\$776.71		

Transactions		BILLING ACCOUNT ACTIVITY				
Post Date	Trans Date	Ref #	Transaction Description	Amount	Notation	
Payments and Other Credits						
08/31	08/31	MTC	PAYMENT THANK YOU	\$277.59	CR	
Fees						
08/11	08/11	2747	FRGN TRANS FEE-WHG* DOTEASY D2-INV-18 VA	\$1.18	✓	
TOTAL FEES FOR THIS PERIOD				\$1.18		

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September 2026 Statement 08/07/2026 - 09/04/2026
GREENVALE TOWNSHIP (CPN 002441559)

Elan Financial Services 1-866-552-8855

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Transactions BILLING ACCOUNT ACTIVITY

Post Date	Trans Date	Ref #	Transaction Description	Amount	Notation
Total for Account				\$276.41	CR

2026 Totals Year-to-Date	
Total Fees Charged in 2026	\$9.26
Total Interest Charged in 2026	\$0.00

Interest Charge Calculation

Your Annual Percentage Rate (APR) is the annual interest rate on your account.

**APR for current and future transactions.

Balance Type	Balance By Type	Balance Subject to Interest Rate	Variable	Interest Charge	Annual Percentage Rate	Expires with Statement
**BALANCE TRANSFER	\$0.00	\$0.00	YES	\$0.00	15.49%	
**PURCHASES	\$815.25	\$0.00	YES	\$0.00	15.49%	
**ADVANCES	\$0.00	\$0.00	YES	\$0.00	29.49%	

Contact Us



Voice: 1-866-552-8855
TDD: 1-888-352-6455
Fax: 1-866-807-9053



Questions
Elan Financial Services
P.O. Box 6353
Fargo, ND 58125-6353



Mail payment coupon
with a check
Elan Financial Services
P.O. Box 790408
St. Louis, MO 63179-0408



Online
myaccountaccess.com



Invoice
#D2-INV-1827536

DotEasy
Tax #: 72016 5612 RT0001

support@doteasy.com

World Host Group CA Corp
1100-1055 West Georgia Street
V6E 3P3
Vancouver
British Columbia

(Please do not send cheques to
this address)

Greenvale Township
clerk@greenvaletwp.org

Issued Aug 4, 2026

31800 Guam Avenue
Northfield
55057
Minnesota
US

- Paid -

Currency: CAD

Items	Price	Qty	Total
Smartermail	CA\$52.35	1	CA\$52.35
Additional Apps - Smartermail (greenvaletwp.org) CA\$52.35 11/08/2026 - 11/09/2026			
Subtotal			CA\$52.35
Total			CA\$52.35

Office DEPOT OfficeMax

APPLE VALLEY - (952) 997 2131

08/12/2026 10:16 AM



VPVTPUXPX43YB66EC

SALE 6463-2-5367-1054556 11.6.2.24

7235966 NTBK,JB,WD,FSH

2 @ 1.00 3.98

IS061426U -1.98

You Pay 2.00SS

281344 Bndr,1",Wh EA

4 @ 2.99 20.76

IS061426U -8.80

You Pay 11.96SS

737416 BATTERY,3V,PHO

5 @ 14.99 74.95

You Pay 74.95SS

245415 INK,EPSON,STD, 30.99 SS

5300702 SOAP,HAND,AQUA 9.99 SS

Subtotal 129.89

General Sales and Use 10.55

Total 140.44

Visa 1809: 140.44

AUTH CODE 012191

TDS Chip Read

AID A0000000031010 VISA CREDIT

TVR 8000008000

CVS No Signature Required

Total Savings:

\$10.78

Get \$10 off any Fandango Movie
Ticket when you spend \$25 on
Post-It products at Office Depot

For more information, please visit
www.officedepot.com/1/brand/post-it

**GoTo Technologies USA, LLC**

Fed ID# 81-2216538

INVOICE

Invoice Number 1209579449
Customer #
Account Key # 8270914998226263052
Invoice Date 29-Jul-2026
Payment Terms Net 30
Due Date 28-Aug-2026

Bill-To :

Greenvale Township
Jane Dille
31800 Guam Ave
Northfield, MN 55057-2274
US

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#	Service Description	Billing Period	Qty	Unit Price	Total
1	OpenVoice Audio Service	28-Jun-2026 to 28-Jul-2026	1	USD 0.00	USD 0.00
	Billing Frequency : Monthly				
2	OpenVoice Integrated	28-Jun-2026 to 28-Jul-2026	1	USD 0.00	USD 0.00
	Billing Frequency : Monthly				

* Any usage-based charges will be billed monthly, in arrears.

* Certain audio Services are provided by the applicable GoTo affiliate who sets the rates, terms, and conditions for audio services.

GoTo Connect and OpenVoice audio conferencing services are provided by GoTo Communications, Inc., which is the telecommunications provider of the GoTo Group entities and is responsible for the rates and Terms of Service.

GoTo Technologies USA, LLC acts as the agent of GoTo Communications, Inc. for limited billing and collection purposes.

* Telecom fees (incl. USF and Regulatory Recovery Fees) are only applicable to Jive, GoToConnect and OpenVoice Services.

SUBTOTAL Excl. Tax & Fee	USD 0.00
Subtotal (B)	USD 0.00

Invoice Total :	USD 207.60
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Thank you for participating in our credit card autopay program. There is no need to remit additional payment at this time. Should we run into any issues with the autopayment someone will contact you.

Please cut here and send with Payment

**GoTo Technologies USA, LLC**

Fed ID# 81-2216538

Your Preferred payment method is CREDIT_CARD.

We will attempt to charge the card on file and reach out to you if our attempts are unsuccessful.

PAYMENT INFORMATION	
Account Info	Greenvale Township
Customer #	
Invoice Number	1209579449
Due Date	28-Aug-2026
Balance Due	USD 207.60

Please do not send cash or include correspondence.

Greenvale Clerk

From: OfficeDepotOrders@officedepot.com
Sent: Friday, August 14, 2026 9:14 AM
To: CLERK@GREENVALETWP.ORG
Subject: Order Confirmation #479450982-001



Hi Thyra,

Your order is in. We're working to get it packed up and out the door.
Expect a shipping confirmation in your inbox soon.

[View Order Details](#)

Shipment 1 of 1

Order #: [479450982-001](#)

Status: In Process

Your estimated delivery date is Tuesday, August 18, 2026

	Xerox® 6510 Black High Yield Toner Cartridge, 106R03480	\$157.99
	Item #108311 Unit Price: \$157.99/each Qty Ordered: 1	



Xerox® 6510 Cyan Toner Cartridge, 106R03473 **\$100.99**



Item #879006
Unit Price: \$100.99/each
Qty Ordered: 1



Xerox® 6510 Yellow Toner Cartridge, 106R03475 **\$100.99**



Item #773306
Unit Price: \$100.99/each
Qty Ordered: 1

Subtotal:	\$359.97
Delivery Fee:	\$0.00
Tax:	\$29.25
Order Total	\$389.22

Questions? We're here to help.

Visit our [Help Center](#)
Start a [self-service return](#)
[Chat](#) or [Text](#) with us

Download our App for Exclusive Offers



Office Depot is a trademark of The Office Club, LLC. OfficeMax is a trademark of OMX, LLC. ©2026 Office Depot, LLC. All rights reserved. 6600 North Military Trail, Boca Raton, FL 33496

This sale is subject to the [terms of use](#) that govern this website. We reserve the right to cancel or limit any order that is made contrary to any applicable offer, discount, promotion or coupon. Please be advised that prices vary based upon the order and delivery location(s) and the applicable retail store location.

Office Depot has paid the CA Electronic Waste Recycling fee on your behalf for all online and telephone purchases made in or to CA.

CASTLE ROCK BANK

August 2026 Statement

Open Date: 07/08/2026 Closing Date: 08/06/2026

Page 1 of 3

Account Ending in

Visa® Business Card

**Elan Financial
Services**

BUS 30 ELN

1-866-552-8855

GREENVALE TOWNSHIP (CPN 002441559)

New Balance \$277.59
Minimum Payment Due \$10.00
Payment Due Date 09/03/2026

Late Payment Warning: If we do not receive your minimum payment by the date listed above, you may have to pay up to a \$41.00 Late Fee and your APRs may be increased up to the Penalty APR of 30.74%.

Activity Summary

Previous Balance	+	\$53.11
Payments	-	\$53.11 ^{CR}
Other Credits		\$0.00
Purchases	+	\$269.51
Balance Transfers		\$0.00
Advances		\$0.00
Other Debits		\$0.00
Fees Charged	+	\$8.08
Interest Charged		\$0.00

New Balance	=	\$277.59
Past Due		\$0.00
Minimum Payment Due		\$10.00
Credit Line		\$25,000.00
Available Credit		\$24,722.41
Days in Billing Period		30

Payment Options:



Mail payment coupon
with a check



Pay online at
myaccountaccess.com



Pay by phone
1-866-552-8855

No payment is required.

CPN 002441559

CASTLE ROCK BANK

0047985103940908450000010000000277592

Automatic Payment

24-Hour Elan Financial Services: 1-866-552-8855

to pay by phone
to change your address

00000022194 000638225748029 P



GREENVALE TOWNSHIP
ACCOUNTS PAYABLE
31800 GUAM AVE
NORTHFIELD MN 55057-2274

Account Ending in:

Your new full balance of \$277.59 will be
automatically deducted from your account on
08/31/26.

CASTLE ROCK BANK**August 2026 Statement** 07/08/2026 - 08/06/2026

Page 2 of 3

GREENVALE TOWNSHIP (CPN 002441559)

Elan Financial Services

1-866-552-8855

Important Messages

Paying Interest: You have a 24 to 30 day interest-free period for Purchases provided you have paid your previous balance in full by the Payment Due Date shown on your monthly Account statement. In order to avoid additional INTEREST CHARGES on Purchases, you must pay your new balance in full by the Payment Due Date shown on the front of your monthly Account statement.

There is no interest-free period for transactions that post to the Account as Advances or Balance Transfers except as provided in any Offer Materials. Those transactions are subject to interest from the date they post to the Account until the date they are paid in full.

Your payment of \$277.59 will be automatically deducted from your bank account on 08/31/2026. Please refer to your AutoPay Terms and Conditions for further information regarding this account feature.

Effective November 2, 2026, the Arbitration Provision section of your Cardmember Agreement is changed as follows: the first sentence of the second paragraph in the Arbitration Procedure section is changed to read, "At the time of initiating arbitration, the party seeking to initiate arbitration must serve the other party with the demand for arbitration and identify the account holder(s) and account(s) at issue, including the account number(s), and provide a short and plain statement of the claims asserted and the relief sought."

Transactions		NELSON, THYRA		Credit Limit \$3500	
Post Date	Trans Date	Ref #	Transaction Description	Amount	Notation
Purchases and Other Debits					
08/03	08/01	4286	WHG* DOTEASY D2-INV-18 VANCOUVER BC	\$269.51	_____
Total for Account #####				\$269.51	

Transactions		BILLING ACCOUNT ACTIVITY			
Post Date	Trans Date	Ref #	Transaction Description	Amount	Notation
Payments and Other Credits					
07/31	07/31	MITC	PAYMENT THANK YOU	\$53.11CR	_____
Fees					
08/03	08/01	4286	FRGN TRANS FEE-WHG* DOTEASY D2-INV-18 VA	\$8.08	_____
TOTAL FEES FOR THIS PERIOD				\$8.08	
Total for Account #####				\$45.03CR	

2026 Totals Year-to-Date	
Total Fees Charged in 2026	\$8.08
Total Interest Charged in 2026	\$0.00

Continued on Next Page



DotEasy

Tax #: 72016 5612 RT0001

Invoice

#D2-INV-1809634

support@doteasy.com

World Host Group CA Corp
1100-1055 West Georgia Street
V6E 3P3
Vancouver
British Columbia

(Please do not send cheques to
this address)

Greenvale Township
clerk@greenvaletwp.org

Issued Jul 25, 2026

31800 Guam Avenue
Northfield
55057
Minnesota
US

- Paid -

Currency: USD

Items	Price	Qty	Total
Unlimited Hosting	\$269.51	1	\$269.51
Shared Hosting - Unlimited Hosting (greenvaletwp.org) 01/08/2026 - 01/08/2027	\$269.51		
	Subtotal		\$269.51
	Total		\$269.51

August 2026 Statement 07/08/2026 - 08/06/2026
 GREENVALE TOWNSHIP (CPN 002441559)

Page 3 of 3

Elan Financial Services 1-866-552-8855

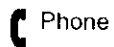
Interest Charge Calculation

Your Annual Percentage Rate (APR) is the annual interest rate on your account.

** APR for current and future transactions.

Balance Type	Balance By Type	Balance Subject to Interest Rate	Variable	Interest Charge	Annual Percentage Rate	Expires with Statement
**BALANCE TRANSFER	\$0.00	\$0.00	YES	\$0.00	15.49%	
**PURCHASES	\$277.59	\$0.00	YES	\$0.00	15.49%	
**ADVANCES	\$0.00	\$0.00	YES	\$0.00	29.49%	

Contact Us



Voice: 1-866-552-8855
 TDD: 1-888-352-6455
 Fax: 1-866-807-9053



Questions
 Elan Financial Services
 P.O. Box 6353
 Fargo, ND 58125-6353



Mail payment coupon
 with a check
 Elan Financial Services
 P.O. Box 790408
 St. Louis, MO 63179-0408



Online
myaccountaccess.com

LAWN CARE

INVOICE 3342

DATE

8/10/2026

JULY

Andy Anderson

Charles Anderson Enterprises

9240 295th St W

Northfield, Mn. 55057

612-702-6188

Greenvale Township

31800 Guam Ave

Northfield, Mn. 55057

15/20
8/20

DATE	DESCRIPTION	PRICE
7/8/2026	Mow Grass	\$ 100.00
7/15/2026	Mow Grass	\$ 100.00
7/29/2026	Mow Grass	\$ 100.00
Total:		\$ 300.00

Make Checks Payable to:
Charles Anderson Enterprises

LAWN CARE

INVOICE 3344

DATE

9/1/2026

August

Andy Anderson

Charles Anderson Enterprises

9240 295th St W

Northfield, Mn. 55057

612-702-6188

09 09 2026
OK

Greenvale Township

31800 Guam Ave

Northfield, Mn. 55057

aw
ali

DATE	DESCRIPTION	PRICE
8/5/2026	Mow Grass	\$ 100.00
8/19/2026	Mow Grass	\$ 100.00
8/26/2026	Mow Grass	\$ 100.00
Total:		\$ 300.00

Make Checks Payable to:
Charles Anderson Enterprises



PO Box 8
Randolph, MN 55065
Phone: 651-775-3873
E-mail: otteexcavating@yahoo.com

Invoice Date: 9/1/2026

INVOICE
#7536

Invoice / Bill To:
Greenvale Township
31800 Guam Ave
Northfield, MN 55057

Date	Quantity	Description	Price	Total
8/31/2026	1	Job Location: Holyoke Ave 54" Culvert Removal and Installation Holyoke Ave: Mobilization/Demobilization to Job Site. Locate of Jobsite. Excavation/Dug out existing culvert. Installed New Galvanized Culvert (Culvert Supplied by Township). Import, Place, and Compact Fill. Import and Place Class V Rock. Seed black Dirt. Installed erosion blanket as needed. Backfill and Grade. Amount Due:	\$8,360.00	\$8,360.00
TOTAL AMOUNT DUE BY 09/15/2026:				\$8,360.00

All accounts due net 15 days.
Please make payable to Otte Excavating, Inc.

THANK YOU!

Kennedy & Graven, Chartered

150 South Fifth Street, Suite 700
Minneapolis, MN 55402

(612) 337-9300

41-1225694

August 31, 2026

Statement No. 195085

Greenvale Township

Thyra Nelson, Township Clerk

31800 Guam Avenue
Northfield, MN 55057

Through July 31, 2026

GR535-00002 Lawsuit

1,688.40

Total Current Billing: 1,688.40

I declare, under penalty of law, that this
account, claim or demand is just and correct
and that no part of it has been paid.



Signature of Claimant

Kennedy & Graven, Chartered

150 South Fifth Street, Suite 700
Minneapolis, MN 55402

Greenvale Township
Thyra Nelson, Township Clerk

July 31, 2026

GR535-00002 Lawsuit

Through July 31, 2026

For All Legal Services As Follows:

			Hours	Amount
7/8/2026	SJR	Prepare for meeting; review file, etc; phone conference with Tony Rowan and Thyra Nelson	0.80	201.60
7/16/2026	JJT	Telephone call from and email from S Riggs regarding attorney's fees issue in Langer lawsuit; review background materials regarding same; email to S Riggs regarding recommendation to township to resolve the matter	1.20	302.40
7/16/2026	SJR	Phone conference with Jim Thomson regarding matter; review file; phone conference with Jim Thomson; draft email	0.50	126.00
7/17/2026	SJR	Review Jim Thomson email; review Thyra Nelson email and respond; draft emails; phone conference with Jim Thomson; phone conference with Jean Short; email exchange with Thyra Nelson; draft email to Town	1.40	352.80
7/17/2026	ZTD	Initial file review	0.20	50.40
7/20/2026	SJR	Review Thyra Nelson email and attachment; email Jim Thomson and Zac DesAutels	0.10	25.20
7/21/2026	JJT	Email exchange with S Riggs regarding next steps and filing substitution of counsel; interoffice conference with Z DesAutels regarding same	0.20	50.40
7/21/2026	SJR	Review Jim Thomson email and respond	0.10	25.20
7/21/2026	ZTD	Conference with J Thomson regarding substitution of counsel and attorney's fees issue	0.20	50.40
7/23/2026	JJT	Review post-appeal order; email to legal assistant regarding preparation of substitution of counsel	0.20	50.40
7/24/2026	JJT	Email exchange with S Riggs regarding substitution of counsel process	0.20	50.40
7/24/2026	SJR	Review Jim Thomson email and respond	0.10	25.20

Kennedy & Graven, Chartered

150 South Fifth Street, Suite 700
Minneapolis, MN 55402

Greenvale Township
Thyra Nelson, Township Clerk

July 31, 2026

7/27/2026	JJT	Review, revise, and finalize substitution of counsel; email to current attorney of record	0.40	100.80
7/28/2026	JJT	Email exchange with M. Couri regarding payment of attorney's fees for discovery motion; review signed substitution of counsel	0.30	75.60
7/30/2026	JJT	Email exchange with M. Couri regarding follow up on whether township has paid attorney's fees	0.20	50.40
7/31/2026	JJT	Email exchange with M. Couri regarding payment of attorney's fees; email to S Riggs regarding same	0.40	100.80
7/31/2026	ZTD	Correspondence from J Thomson regarding Langer atty fees	0.20	50.40

Total Services: \$ 1,688.40

Total Services and Disbursements: \$ 1,688.40

9/09/2024
OK

Claim for Payment from
Greenvale Township
Dakota County, Minnesota

To be completed by the claimant or by the town clerk upon authorization of the board.

Claimant: Tom Strohmeyer

Address: PO Box 240112

Phone: 952-431-1876

Apple Valley MN 55124

Date	Description	Amount
9/1	Music for the Community Picnic	500.00

Total: \$ 500.00

Date	Time in	Time Out	Total Hours	Description
Total Hours				

I declare under the penalties of law that this account, claim, or demand is just and correct and that no part of it has been paid.

9/1/2024
Date

[Signature]
Signature

OK
9082026

Claim for Payment from
Greenvale Township
Dakota County, Minnesota

To be completed by the claimant or by the town clerk upon authorization of the board.

Claimant: South Suburban Asphalt

Address: 3071 Hazelwood Avenue Phone: 612-368-7757
Webster MN 55088

Date	Description	Amount
9/1	Escrow - 2840 Foliage Ave	100.00
9/1	Escrow - 5101 31st St W	100.00

Total: \$ 200.00

Date	Time in	Time Out	Total Hours	Description
Total Hours				

I declare under the penalties of law that this account, claim, or demand is just and correct and that no part of it has been paid.

9/1/2026
Date

[Signature]
Signature

PLEASE REMIT PAYMENT TO:

**Douglas Township
P.O. Box 151
Hampton, MN 55031**

*W
8/11*

INVOICE NO. 081026

DATE 08.10.26

BILL TO

Greenvale Township

QUANTITY	DESCRIPTION	UNIT PRICE	TOTAL
1	2050 Comp Plan Consortium Township Share	\$3,000.00	\$3,000.00

SUBTOTAL	\$3,000.00
SALES TAX	0.00
SHIPPING & HANDLING	0.00
TOTAL DUE UPON RECEIPT	\$3,000.00

ANDERSON ROCK & LIME, INC.

35244 Wagner Hill Way
Cannon Falls, MN 55009

Invoice

Phone #	5072633526
---------	------------

Date	Invoice #
7/11/2026	61086

Bill To
Greenvale Township 31800 Guam Avenue Northfield, MN 55057

ju
8/20

				PO # / Location	Terms	FOB
					Net 30	
Date	Item	Qty	Units	Description	Rate	Amount
7/8/2026	Class 5	674.26	ton	Eveleth	12.70	8,563.10
7/9/2026	Class 5	170.1	ton	Eveleth	12.70	2,160.27
	Class 5	661.22	ton	315th	12.70	8,397.49
7/10/2026	Class 5	25.44	ton	Eveleth	12.70	323.09
	Class 5	741.75	ton	315th	12.70	9,420.23

Thank you for your business!

Past due invoices are subject to 1.5% per month finance charge.

Subtotal	\$28,864.18
Sales Tax (8.125%)	\$0.00
<u>Total</u>	\$28,864.18

ANDERSON ROCK & LIME, INC.

35244 Wagner Hill Way
Cannon Falls, MN 55009

Invoice

Phone #	5072633526
---------	------------

Date	Invoice #
7/25/2026	61237

Bill To
Greenvale Township 31800 Guam Avenue Northfield, MN 55057

YR
8/20

				PO # / Location	Terms	FOB
					Net 30	
Date	Item	Qty	Units	Description	Rate	Amount
7/21/2026	Class 5	121.63	ton	300th	12.70	1,544.70
	Class 5	849	ton	307th	12.70	10,782.30
7/24/2026	Class 5	123.85	ton	285th	12.70	1,572.90
	Class 5	72.61	ton	290th	12.70	922.15
	Class 5	95.2	ton	Quam	12.70	1,209.04

Thank you for your business!

Past due invoices are subject to 1.5% per month finance charge.

Subtotal	\$16,031.09
Sales Tax (8.125%)	\$0.00
Total	\$16,031.09

ANDERSON ROCK & LIME, INC.

35244 Wagner Hill Way
Cannon Falls, MN 55009

Invoice

Phone #	5072633526
---------	------------

Date	Invoice #
7/18/2026	61138

Bill To
Greenvale Township 31800 Guam Avenue Northfield, MN 55057

ju
8/20

				PO # / Location	Terms	FOB
					Net 30	
Date	Item	Qty	Units	Description	Rate	Amount
7/14/2026	Class 5	977.3	ton	Eveleth	12.70	12,411.71
7/15/2026	Class 5	983.39	ton	Eveleth	12.70	12,489.05
7/16/2026	Class 5	957.92	ton	Eveleth	12.70	12,165.58
7/17/2026	Class 5	242.3	ton	307th	12.70	3,077.21
	Class 5	585.79	ton	Eveleth	12.70	7,439.53

Thank you for your business!

Past due invoices are subject to 1.5% per month finance charge.

Subtotal	\$47,583.08
Sales Tax (8.125%)	\$0.00
<u>Total</u>	\$47,583.08

Dalcota

Claimant:

Northfield Rural Five District

Address:

PO Box 291

Phone: _____

Dundas mn 55019

Amount

Total \$ 26,081.59

Total hours:

Declaration: I declare under penalties that this account, claim or demand is just and correct and that no part has been paid.

6/30/2026

Date _____

Signature of Claimant

Northfield Rural Fire Protection District
Agreement for Fire Protection Services – 2026

This agreement made and entered into this 1st day of January 2026, by and between the Northfield Rural Fire Protection District, (hereinafter called "the District"), a Joint Powers Agreement by and between the Township of Greenvale, a municipal corporation of Dakota County, Minnesota (hereinafter called the "municipality").

Whereas the municipality deems it advisable for the residents of said municipality fire protection services to be provided by the District, and

Whereas the District has the ability to provide such fire protection services, and has authorized its President and Secretary to enter into contracts with municipalities for the furnishing of such services.

Now therefore it is mutually agreed between the parties hereunder that for a period of one year, commencing January 1, 2026 and ending December 31, 2026, the District will provide fire protection services and answer fire calls submitted by residents of the municipality, and will respond to such calls with suitable apparatus and personnel from the Northfield Area Fire and Rescue Service, who will render all assistance possible in saving of life and property.

In consideration of these services, the municipality agrees to pay the sum of \$52,163.18 to the District as follows: 2 (two) equal payments of \$26,081.59 by May 1, 2026 and October 1, 2026. Checks should be sent to: Northfield Rural Fire District, P.O. Box 291, Dundas, MN 55019

In witness whereof the parties have caused this instrument to be executed by the respective officers thereof.

Northfield Rural Fire Protection District

The Township of Greenvale

A joint powers agreement by and between the Townships of Bridgewater, Northfield, Greenvale, Waterford, Forest and Webster

A Municipal Corporation of Dakota County, MN

By: Brian Peterson

By: [Signature]

President

Board Chair

By: [Signature]

By: [Signature]

Secretary

Clerk



SERVICE ADDRESS	ACCOUNT NUMBER	DUE DATE
GREENVALE TOWNSHIP 31800 GUAM AVE NORTHFIELD, MN 55057		09/23/2026
	STATEMENT NUMBER	STATEMENT DATE
	992454361	08/26/2026
		AMOUNT DUE
		\$71.97

DAILY AVERAGES	Last Year	This Year
Temperature	71° F	70° F
Electricity kWh	13.1	12.1
Electricity Cost	\$2.66	\$2.48

QUESTIONS ABOUT YOUR BILL?

See our website: xcelenergy.com
 Please Call: 1-800-481-4700
 Fax: 1-800-311-0050
 Or write us at: XCEL ENERGY
 PO BOX 8
 EAU CLAIRE WI 54702-0008

SUMMARY OF CURRENT CHARGES (detailed charges begin on page 2)

Electricity Service	07/27/26 - 08/25/26	351 kWh	\$71.97
Current Charges			\$71.97

ACCOUNT BALANCE (Balance de su cuenta)

Previous Balance	As of 07/27	\$75.16
Payment Received	Auto Pay 08/24	-\$75.16 CR
Balance Forward		\$0.00
Current Charges		\$71.97
Amount Due (Cantidad a pagar)		\$71.97

INFORMATION ABOUT YOUR BILL

Thank you for your payment.

RETURN BOTTOM PORTION WITH PAYMENT ONLY • PLEASE DO NOT INCLUDE OTHER REQUESTS • SEE BACK OF BILL FOR CONTACT METHODS



ACCOUNT NUMBER	DUE DATE	AMOUNT DUE	AMOUNT ENCLOSED
	09/23/2026	\$71.97	Automated Bank Payment

Your bill is paid through an automated bank payment plan.

SEPTEMBER						
S	M	T	W	T	F	S
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30			

AV 01 005338 96755H 24 A**5DGT



GREENVALE TOWNSHIP
 31800 GUAM AVE
 NORTHFIELD MN 55057-2274



XCEL ENERGY
 P.O. BOX 4176
 CAROL STREAM IL 60197-4176

31 51092326 88112123 0000000719700000007197

005338 1/3



**COMMITTED
TO THE
COMMUNITIES WE
CALL HOME.**

Serving Minnesota means delivering reliable energy while investing in the long term. From clean energy solutions to local partnerships, we're focused on supporting strong communities—today and for generations to come.

SERVICE ADDRESS	ACCOUNT NUMBER	DUE DATE
GREENVALE TOWNSHIP 31800 GUAM AVE NORTHFIELD, MN 55057		09/23/2026
	STATEMENT NUMBER	STATEMENT DATE
	992454361	08/26/2026
		AMOUNT DUE
		\$71.97

SERVICE ADDRESS: 31800 GUAM AVE NORTHFIELD, MN 55057
NEXT READ DATE: 09/29/26

ELECTRICITY SERVICE DETAILS

PREMISES NUMBER: 304148919
INVOICE NUMBER: 1308274618

METER READING INFORMATION		
METER 360225908		
Read Dates: 07/27/26 - 08/25/26 (29 Days)		
DESCRIPTION	USAGE TYPE	USAGE
Total Energy	Actual	351 kWh
Demand	Actual	8.728 kW
Billable Demand		9 kW

ELECTRICITY CHARGES

RATE: Sm Gen Svc (Metered)

DESCRIPTION	USAGE UNITS	RATE	CHARGE
Basic Service Chg			\$6.00
Energy Charge Summer	351 kWh	\$0.117990	\$41.41
Fuel Cost Charge	351 kWh	\$0.028006	\$9.83
Sales True Up	351 kWh	\$0.000340	\$0.12
Affordability Chrg			\$2.12
Resource Adjustment			\$3.70
Interim Rate Adj			\$3.39
Subtotal			\$66.57
Transit Improvement Tax		1.00%	\$0.66
Other Special District		0.25%	\$0.16
State Tax		6.875%	\$4.58
Total			\$71.97



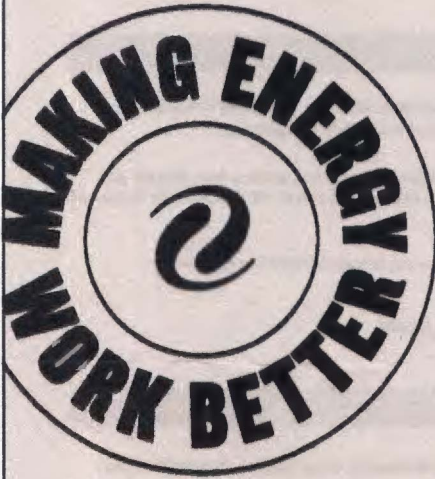
SERVICE ADDRESS	ACCOUNT NUMBER		DUE DATE
GREENVALE TOWNSHIP 31800 GUAM AVE NORTHFIELD, MN 55057			09/23/2026
	STATEMENT NUMBER	STATEMENT DATE	AMOUNT DUE
	992454361	08/26/2026	\$71.97

Cooling Efficiency Rebate Options

Along with budding plants and birds chirping to signify spring, prepare your business for warmer weather and earn fixed rebates for purchasing qualifying energy-efficient equipment, including:

- Hotel room controllers
- Rooftop units (RTU)
- Food service equipment such as commercial dishwashers and hot food holding cabinets

Taking steps to upgrade or improve the efficiency of your cooling equipment can help your business gain year-over-year energy and cost savings. For how to get started, visit xcelenergy.com/Programs_and_Rebates.



KEEP COSTS DOWN WHEN IT HEATS UP.

Summer energy use can quietly drive up your operating costs. Simple tricks like setting HVAC higher overnight, using programmable thermostats, and switching off lights and equipment can add up to meaningful savings. More tips at xcelenergy.com/EnergySavingTips.

UNDERSTANDING YOUR BILL

Your energy costs support the infrastructure, local crews, and grid investments that keep your business running reliably.

Questions about your charges?

Visit xcelenergy.com/MyBill or contact your account representative to learn more.



Greenvale Clerk

From: accountspayable@co.dakota.mn.us
Sent: Tuesday, August 18, 2026 9:32 AM
To: CLERK@GREENVALETWP.ORG; TREASURER@GREENVALETWP.ORG
Subject: Dakota County Payment Advice Enclosed

Payment Remittance Advice

08/18/2026

From Payer	Dakota County, MN	Payee	Greenvale Township
		Supplier Number	10008954
		Email Address	CLERK@GREENVALETWP.ORG, TREASURER@GREENVALETWP.ORG

The following payment should be credited to your bank account within three to four business days from the EFT date on this remittance advice.

Payment Process Profile	DKC AP EFT
EFT Document Number	60052977
EFT Date	08/18/2026
Payment Currency	USD
EFT Total Amount	814.68

Remittance Detail							
Invoice Number	PO Number	Invoice Description	Second Reference	Service Date From	Service Date To	Additional Information	Amount
081926PILT	None	DNR PILT PAY2026					814.68
						Total	814.68



Hartmann Electric, Inc.

16474 300th St
New Prague, MN 56071
952-758-9383

Invoice

Date: 09/10/2026
Invoice No.: 11683
Due Date: 10/10/2026
Customer PO No: Main Door

Greenvale Township
31800 Guam Ave
Northfield, MN 55057

Qty	Item	Description	Unit Price	Total
1	Contract Price	Wired new automatic door opener to lighting circuit/ Installed pilot light and switch combo	\$500.00	\$500.00

Total Amt \$500.00

Balance Due \$500.00

Please remit to above address

Thank you for your business.

REMITTANCE

Invoice No.:	11683
Customer Name:	Greenvale Township
Date:	09/10/2026
Amount Enclosed:	\$500.00

08/31/2026

[illegible][illegible]

GREENVALE TOWNSHIP

ATTENDANCE ROSTER –COMPENSATION FOR TOWN BOARD MEETINGS

MEETING DATE: August 20, 2026

MEETING TYPE: Regular Special Closed

Town Board

NAME	ROLE	ATTENDED?	REGULAR	SPECIAL
Tony Rowan	Supervisor	<u>yes</u> no	\$80.00	\$80.00
Scott Norkunas	Supervisor	<u>yes</u> no	\$80.00	\$80.00
Joy Royle	Supervisor	<u>yes</u> no	\$80.00	\$80.00
Wayne Peterson	Treasurer	<u>yes</u> no	\$80.00	\$80.00
Thyra Nelson	Town Clerk	<u>yes</u> no	\$80.00	\$80.00
Ken Malecha	Plan Comm Chair	<u>yes</u> no	\$80.00	\$80.00
Mark Malecha	Road Comm Chair	<u>yes</u> no	\$80.00	\$80.00
Dan Chesky II	Plan Comm Vice Chair	yes no	\$65.00	\$65.00

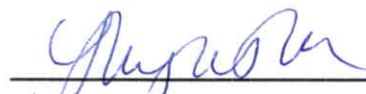
Signatures:



Supervisor

8.20.26

Date



Clerk or Treasurer

8/20/2026

Date

Completed form goes to Town Clerk

GREENVALE TOWNSHIP

ATTENDANCE ROSTER –COMPENSATION FOR PLANNING COMMISION MEETINGS

MEETING DATE: 8/13/2026

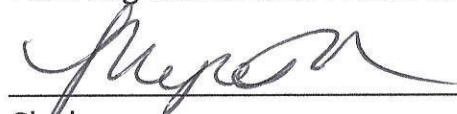
MEETING TYPE: Regular Meeting Public Hearing Special Meeting
(circle one)

Town Board Members

NAME	ROLE	ATTENDED?		PAY RATE
Ken Malecha	Chairman	<u>yes</u>	no	\$80.00
Victor Volkert	Commissioner	<u>yes</u>	no	\$65.00
Joyce Moore	Commissioner	<u>yes</u>	no	\$65.00
Dan Chesky II	Commissioner	<u>yes</u>	no	\$65.00
Craig Host	Commissioner	<u>yes</u>	no	\$65.00
Thyra Nelson	Town Clerk	<u>yes</u>	no	\$80.00
	Deputy Clerk	yes	no	\$80.00

Signatures:

 8/13/2026
Planning Commission Chair or Vice Chair Date

 8/13/2026
Clerk Date

Completed form goes to Town Clerk

Claim for Payment from
Greenvale Township
Dakota County, Minnesota

To be completed by the claimant or by the town clerk upon authorization of the board.

Claimant: Thyra Nelson

Address: 2929 2nd St E Avenue
Northfield MN 55857

Phone: 612 240 4352

Date	Description	Amount
<u>8/1/20</u>		

Total: \$ _____

Date	Time in	Time Out	Total Hours	Description
<u>August</u>				<u>Hours for August</u>
Total Hours				

I declare under the penalties of law that this account, claim, or demand is just and correct and that no part of it has been paid.

9/8/2026
Date

[Signature]
Signature

2026

Thyra Nelson

1-Aug	
2-Aug	
3-Aug	0.5 Phone calls - email follow up
4-Aug	
5-Aug	
6-Aug	
7-Aug	
8-Aug	
9-Aug	
10-Aug	4 Email - PC Meeting Prep
11-Aug	4 Policies and Procedures
12-Aug	
13-Aug	2 Board meeting Prep
14-Aug	
15-Aug	
16-Aug	
17-Aug	2 Board Meeting Prep Office Hours - Board Meeting Prep - County
18-Aug	5.5 Election Meeting
19-Aug	
20-Aug	4 Meeting Prep - CTAS
21-Aug	
22-Aug	
23-Aug	
24-Aug	
25-Aug	4 Office Hours
26-Aug	
27-Aug	2 Minutes - Filing
28-Aug	
29-Aug	
30-Aug	
31-Aug	
Total Hours	28

**CLAIM FOR PAYMENT FROM
GREENVALE TOWNSHIP
DAKOTA COUNTY, MINNESOTA**

To be completed by the claimant or by the town clerk upon authorization of the board.

Claimant: Wayne Peterson

Address: 30247 Isle Ave

Phone: 507-321-1887

Northfield MN 55057

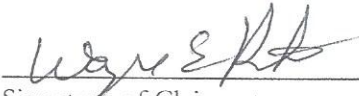
Date	Description	Amount
5-11-21-8/2026	80.85 hrs @ \$30./hr	2425.50
	see attached	

Total \$ 2425.50

DECLARATION

I declare under the penalties of law that this account, claim, or demand is just and correct and that no part of it has been paid.

9/9/2026
Date


Signature of Claimant

To be completed by the town.

Filed with the town on _____, 20____.

Audited by the town board and allowed in the sum of \$_____.

Supervisor Signatures:

_____/_____/_____

Paid by order-check number: _____

Fund	Account Number	Object Code	Amount

Clerk or Deputy Clerk Signature: _____

5/11/2026A274	12:00 PM	4:45 PM	4:45	4.75	CTAS
5/12/2026	9:15 AM	11:30 AM	2:15	2.25	confer with clerk
5/13/2026	9:15 AM	11:45 AM	2:30	2.50	payroll CTAS emails
5/15/2026	7:00 PM	8:00 PM	1:00	1.00	receipts
5/18/2026	4:38 PM	5:00 PM	0:22	0.30	receipts
5/19/2026	8:08 AM	12:30 PM	4:22	4.30	prep and write checks
5/21/2026	12:25 PM	1:10 PM	0:45	0.75	prep
5/22/2026	9:00 AM	9:45 AM	0:45	0.75	PERA 4M
5/26/2026	8:15 AM	9:15 AM	1:00	1.00	file docs clerk
6/10/2026	9:10 AM	11:47 AM	2:37	2.50	CK book receipts deposit
6/10/2026	2:23 PM	3:30 PM	1:07	1.00	claims
6/11/2026	9:40 AM	12:10 PM	2:30	2.50	CTAS file
6/16/2026	8:30 AM	11:45 AM	3:15	3.25	prep checks
6/16/2026	1:30 PM	3:30 PM	2:00	2.00	prep
6/18/2026	9:30 AM	12:30 PM	3:00	3.00	CTAS
7/8/2026	9:50 AM	11:50 AM	2:00	2.00	CTAS receipts
7/8/2026	2:25 PM	5:00 PM	2:35	2.50	ctas receipts
7/13/2026	1:20 PM	5:00 PM	3:40	3.75	CTAS checks prep
7/14/2026	8:55 AM	10:00 AM	1:05	1.00	CTAS
7/14/2026	1:00 PM	3:55 PM	2:55	3.00	prep checks reports
7/21/2026	1:00 PM	4:30 PM	3:30	3.50	PERA 4M state paid leave
7/31/2026	9:10 AM	11:10 AM	2:00	2.00	SLFRF

8/11/2026	9:07 AM	11:00 AM	1:53	2.00	deposits CTAS
8/15/2026	11:30 AM	2:00 PM	2:30	2.50	CTAS checks
8/15/2026	3:05 PM	4:35 PM	1:30	1.50	CTAS
8/15/2026	5:30 PM	6:45 PM	1:15	1.25	ctas
8/16/2026	5:20 PM	7:00 PM	1:40	1.75	budget CTAS checks
8/17/2026	10:00 AM	11:45 AM	1:45	1.75	budget
8/17/2026	12:30 PM	4:00 PM	3:30	3.50	balance
8/18/2026	7:30 AM	12:00 PM	4:30	4.50	CTAS parking lot
8/25/2026	8:30 AM	10:00 AM	1:30	1.50	CTAS
8/29/2026	9:10 AM	11:10 AM	2:00	2.00	SLFRF CTAS invest
9/2/2026	2:10 PM	5:00 PM	2:50	2.75	balance checkbook
9/3/2026	10:00 AM	12:00 PM	2:00	2.00	CTAS
9/8/2026	9:10 AM	1:20 PM	4:10	4.25	claims CTAS receipts
			0:00	80.85	Total hours
			0:00		
			0:00		
			0:00		
			0:00		
			0:00		
			0:00		



CASTLE ROCK BANK

22140 Chippendale Ave, PO Box 9, Farmington, MN 55024
Castle Rock 651.463.7590 | Farmington 651.463.4014 | Randolph 507.403.2777
www.castlerockbank.net

00000004 8518401 01 00001 0 93829

Customer:

100650

Page: 1
08/26/2026

GREENVALE TOWNSHIP
31800 GUAM AVE
NORTHFIELD MN 55057



* Account Overdrawn Advice *

Type: SUPER NOW PUBLIC FUNDS

Account Number:	XXXXXXXXXX
Current Balance:	20,000.87-
Date of Last Deposit:	08/25/2026
Last Deposit Amount:	172.00
Date of Overdraft:	08/26/2026

This account has been overdrawn. Please make a deposit to cover the
overdrawn amount and any items that may still be outstanding.
Please contact one of our branch offices with any questions you may have.



000004 8518401 000007 01/01

CASTLE ROCK BANK
27925 DANVILLE AVE PO BOX 518
CASTLE ROCK MN 55010

246 00001 00016
ACCOUNT:

PAGE: 1
08/26/2026

TELEPHONE: 651-463-7590

GREENVALE TOWNSHIP
31800 GUAM AVE
NORTHFIELD MN 55057

* NOTICE OF ITEMS PAID *
* AGAINST INSUFFICIENT FUNDS *

THE FOLLOWING ITEMS HAVE BEEN PAID:

.....PAYEE/DESCRIPTION.....	CHECK #	AMOUNT
	9156	46,709.46

9/08/2026
OK

PLEASE DEDUCT A HANDLING FEE OF
YOUR ACCOUNT BALANCE AFTER THIS ACTIVITY IS
PLEASE CALL 651-463-4014 WITH ANY QUESTIONS YOU MAY HAVE.

29.00
20,029.87-

Please Note:

THE FUND WILL BE CLOSED SEPTEMBER 7TH IN OBSERVANCE OF
THE LABOR DAY HOLIDAY

Activity Summary General Account

8/1/2026 - 8/31/2026

Investment Pool Summary	4M	4MP
Beginning Market Balance	\$0.00	\$342,782.18
Dividends		\$1,033.15
Purchases	\$0.00	\$0.00
Redemptions	\$0.00	(\$60,000.00)
Ending Market Balance	\$0.00	\$283,815.33
Average Monthly Rate	3.628%	3.652%
NAV / Share Price	1.000	1.000
Total	\$0.00	\$283,815.33
Total Fixed Income		\$0.00
Account Total		\$283,815.33

Your Representative

Xander Nguyen

(612) 509-2564

xander.nguyen@ptma.com

Representatives are associated with PMA Securities, LLC

Greenvale Township
30247 Isle Avenue
Northfield, MN 55057



PTMA Financial Solutions
2135 City Gate Lane, 7th Floor
Naperville, IL 60563

Transaction Activity General Account

4MP 8/1/2026 - 8/31/2026

Transaction	Trade Date	Settle Date	Description	Redemption	Purchase	NAV / Share Price	Shares this Transaction
14324180	08/27/2026	08/27/2026	Online ACH Redemption	(\$60,000.00)	\$0.00	\$1.000	(60,000.000)
	08/31/2026	08/31/2026	Total Dividend Reinvestment	\$0.00	\$1,033.15	\$1.000	1,033.150
				(\$60,000.00)	\$1,033.15		(58,966.850)

Beginning Market Value: \$342,782.18 | Ending Market Value: \$283,815.33

Current Portfolio

8/31/2026

Type	Code	Holding Id	Trade Date	Settle Date	Maturity Date	Description	Cost	Rate	NAV / Share Price	Face/Par/Shares	Market Value
4MP				08/31/2026		4MP Account Balance	\$283,815.33	3.652%	\$1.000	283,815.330	\$283,815.33
							\$283,815.33			283,815.330	\$283,815.33

Time and Dollar Weighted Average Portfolio Yield: n/a

Weighted Average Portfolio Maturity: n/a

Note: Weighted Yield & Weighted Average Portfolio Maturity are calculated using "Market Value" and are only based on the fixed rate investments.

Portfolio Summary

Type	Allocation (%)	Allocation (\$)	Description
4MP	100.000%	\$283,815.33	4MP Account

Index

Cost is comprised of the total amount you paid for the investment (including any fees and commissions) plus any reinvested dividends.

Rate is the average monthly yield for pool investments or the rate on the last business day of the month for SDA investments or the yield to maturity or yield to worst for fixed term investments.

Face/Par/Shares is the amount received at maturity for fixed rate investments or the balance at statement date for pool investments.

Market Value reflects the market value as reported by an independent third-party pricing service. Certificates of Deposit and other assets for which market pricing is not readily available from a third-party pricing service are listed at "Cost" for fixed term investments or the balance at statement date for pool investments.

Greenvale Township Website Policy

The Greenvale Township website is intended to support Township government functions and to provide convenient and efficient access to information and documents available from the Township. This information could include: meetings, hearings, ordinances, zoning, policies, or the permitting process.

Efforts are made to ensure the information presented is complete and accurate in a timely manner. Our goal is to provide our citizens and the public with information about Township government, the services it provides, Town Board and Commission meeting notices, public meetings or public hearings, important notices, and the township's Ordinances. The website's purpose is to provide information from Greenvale Township; it is not intended to be a public forum or community news site.

- I. ADVERTISING - This web site does not solicit or accept advertising requests.
- II. CONTENT AND LINK POLICY – Postings or links are not accepted from commercial enterprises, religious entities, individuals, or other non-government entities. This site does not accept postings from political candidates, political parties or organizations seeking to support or defeat any candidate for elected office, or any site advocating a position on a particular issue. The interests of these entities are served by their own website, local newspapers and/or newsletters. Any requests to add content on the Township's website is subject to review and approval by the Township Board.
 - a. Appeals of the Township's decision may be made in writing to the Township Clerk, 31800 Guam Avenue, Northfield, MN 55057 or by emailing the Clerk at clerk@greenvaletwp.org, who will bring the matter to the board.
 - b. Greenvale Township may, at any time, remove content or a link, should it be found to contain defamatory, offensive inaccurate, outdated or illegal material.
 - c. The content and links provided by the Township's website are intended to provide a wide range of information to the public. Greenvale Township is not liable for the defamatory, offensive, or illegal conduct of other users, links, or third parties and the risk of injury from the forgoing rests entirely with the user.
 - d. The provision of links from the Township to other sites does not constitute an endorsement of those links by Greenvale Township.
 - e. Greenvale Township reserves the right to change this statement at any time by posting revisions on its website.

For security purposes and to ensure that the site remains available to all users, our website may use software programs to monitor and measure network traffic as well as identify illegal or unauthorized use (attempts to upload or change information or otherwise cause damage). Attempts to obtain unauthorized access or cause intentional damage or disruption may result in legal action. The Township is not responsible for the security policies of other websites linked to Township site.

The Greenvale Township website does not store personal information about you or your visit to the site nor do we sell, rent or lease this personal information to third parties. The Township is not responsible for the privacy policies of other websites linked to our website.

Greenvale Township recognizes the importance of providing a website that is accessible to all individuals, including those with disabilities. Our current website platform has limitations that may affect its accessibility. We are actively working to address these issues through a new website platform project that will begin in July 2026. While that project is ongoing, the Township continues to address accessibility issues associated with its current website.

If you encounter any accessibility barriers while using our website, please email clerk@greenvaletwp.org. In your email, please provide:

- Your contact information
- Web address or material you are trying to access
- A description of the problem you've experienced

We will respond with the information you are seeking. In addition, we'll attempt to correct the issue on the current website platform.

The Township's new platform is being designed to comply with the U.S. Department of Justice's recent rule on website and mobile application accessibility under 28 CFR Part 35, which implements Title II of the Americans with Disabilities Act (ADA). The updated website is expected to be completed and launched in the fall of 2027.

In the meantime, if you experience any difficulty accessing content or services on our website or have other comments or feedback, please contact us as indicated, so we can assist you directly. We appreciate your patience and understanding as we work toward a more inclusive digital experience for all.

Greenvale Township Policy on Citizen Inquiry, Public Comment, and Conducting a Public Meeting

Policy Intent

Citizens are welcome and encouraged to attend any and all meetings of the Township Board of Supervisors, Planning Commission and/or Road Commission. To allow Township citizens and members of the general public the opportunity to provide input and comment on Township related issues.

As established by the Township's Ordinance, the Township will post meeting schedules and notices in compliance with provisions of the Open Meeting Law. The Township will post a tentative agenda for all open meetings three (3) days prior to the regularly scheduled meeting on the Township's website under the Public Packet for that meeting date. The supporting documents that will be leveraged in the meeting and reviewed at the meeting will be posted 24 hours prior to the meeting.

It is important to note that a Township meeting is a meeting conducted in public, not a public hearing. The public is there to watch the work, not to participate in the meeting.

The Chair of each meeting reserves the right to suspend public input at its sole discretion.

Meeting Conduct

The Open Meeting Law ensures people have the right to attend Township meetings, but not to disrupt the proceedings. If a meeting gets particularly out of order, the Board or Commission may choose to recess the meeting to a later time to allow for a cooling off period.

It is important that individuals follow these guidelines when presenting public comments:

1. Treat all people with dignity and respect.
2. Provide factual information and recommendations in verbal and/or written form.
3. Respect the time period allotted to you.

Public Comment

Although not required, a public comment period will be held near the beginning of each meeting for individuals or groups wishing to address the Township. This is a time to present concerns or comments on agenda items that will be discussed on the agenda or to inform the Township about other business items. The following procedures will be followed:

1. After recognition by the Chairperson, each individual will have up to three (3) minutes to speak and cannot assign any remaining time to someone else. Time may be extended by the Chairperson based on the number of speakers and time available during a meeting.
2. Time allotted for all comments will be no longer than twenty (20) minutes.

3. Individuals must be present in person to present during Public Comment. Comments can be presented by a chosen representative, if you are unable to be present at the meeting in person.
4. Each person will stand at the podium and give their name and street address before addressing the Township.
5. If a group would like to address the Township during a meeting, an appointed spokesperson will speak for the group.
6. Individuals who are unable to attend in person may submit their written comments to the Clerk at least 24 hours prior to the meeting, to be given to the Board or Commission.
7. Public comments should be reserved for topic(s) related to Township business. It is not a platform to air personal grievances or defame other residents or Township representatives in public forum.

It is requested that anyone bringing written materials to the meeting have five (5) copies available to be shared with the Township Board or Commission, and saved in the official record. It is not the responsibility of the Township to make copies or place items into the public packet for the meeting. These items will not be read aloud unless read by the person presenting the information during their allotted time.

The Township Board or Commission will listen to your comments and may ask questions for clarification. It should be noted that this is a time for listening, not uncontrolled debate. If there is a need for a response from the Township, it should come at a later time when there has been time to deliberate, seek additional information or take recommendations from the Township Attorney or Planner.

Meeting

In fairness to all individuals and items before the Township, public comment during a meeting is not guaranteed. It is the sole discretion of the Board or Commission. Public comment is allowed during the public comment period only.

If the Township decides public comment on an individual agenda item is necessary. A similar public comment process shall be completed using the process defined above. The public comment period shall be completed before the Board proceeds with the discussion and action on the item.

Public comments are not part of the official record of the meeting. General information about who spoke and the topic will be entered into the minutes. If after consideration, additional information or a decision on the topic occurs, the background and reason for the decision will be part of a later regular meeting and entered into the public record at that time.

Greenvale Township

RESOLUTION ESTABLISHING AN ADMINISTRATIVE POLICY

WHEREAS, the town board (Board) is the governing body of Greenvale Township (Town) charged by law with certain powers and duties to conduct the affairs of the Town;

WHEREAS, the Board determines the adoption of an administrative policy will enhance the effectiveness of its meetings and establish uniform procedures for the Board in how it conducts its business and for those wishing to attend the proceedings; and

WHEREAS, this policy takes into consideration the particular circumstances of the Town, which include, but are not limited to, the following: the Town is rural in nature; has a limited budget which is set by the town electors at the annual town meeting; does not employ any administrative personnel; does not maintain full time office hours; has limited office facilities; holds only one regular town board meeting a month and supporting committee meetings as needed;

NOW, THEREFORE, BE IT RESOLVED, that the town board of Greenvale Township, Dakota County, Minnesota hereby adopts the following administrative policy:

ADMINISTRATIVE POLICY

1. **Scope.** The procedures established in this policy shall apply to the regular board meetings of the Board and, to the extent practicable, special Board meetings and Board hearings. This policy shall not apply to annual town meetings, special town meetings, closed meetings, on-site inspections, or any committee or subcommittee meetings. For the purposes of this policy, the term “meeting” shall be read as including, to the extent practicable, hearings conducted by the Board.

1.1 **Data Practices Act.** The Board is not bound by the requirements of the Minnesota Data Practices Act and nothing herein is intended to adopt, or shall be interpreted as adopting, the restrictions or requirements of the data practices act. Without limiting the foregoing, to the extent the Board is aware it has information that would be classified by the data practices act as something other than public data, it will take reasonable steps to limit its release.

2. **Meeting Time and Location.** The Board conducts one regular Board meeting a month on the third Thursday of each month, at 7 p.m., at the town hall located at 31800 Guam Avenue, Northfield, MN. If the day of a regular meeting falls on a holiday, or for some other reason may not be held on the regularly scheduled day, the meeting will be rescheduled for

a different date and notice will be posted indicating the meeting will be held at a different time or place.

2.1 Holidays. As provided in Minn. Stat. § 645.44, subd. 5

3. Calling a Special Board Meeting. The Board chairperson may call a special meeting of the Board to address an issue or issues that require consideration before the next regular Board meeting. The chairperson shall contact the town clerk regarding the need for a special Board meeting and the town clerk shall notify the other supervisors of the date, time, and place of the meeting. The town clerk shall provide notice of the meeting as required by the open meeting law.

4. Presiding Officer. The Board chairperson shall be the presiding officer of Board meetings. In the absence of the chairperson, the vice chairperson shall preside. The presiding officer shall have the power to preserve order and decorum at the meetings, enforce rules of procedure, and determine without debate, subject to the final decision of the board on appeal, all questions of procedure and order.

5. Order of Business. At the appointed time for the meeting, the presiding officer shall call the meeting to order. If a quorum is present, the Board shall then proceed with its business in the following order.

- 1) Call to Order
- 2) Review and Approval of Meeting Agenda and Past Meeting Minutes
- 3) Citizen Comments
- 4) Review and Approval of Treasurer's Report
- 5) Review and Approval of Claims for Payment
- 6) Review and Approval of Clerk's Report
- 7) Planning Commission Business
- 8) Road Commission Business
- 9) Old Business
- 10) New Business
- 11) Adjournment

5.1 Varying Order of Business. The presiding officer may vary or alter the order of business.

5.2 Consent Agenda. The Board may use a consent agenda to approve matters of a routine or non-controversial nature.

6. Rules of Parliamentary Procedure. The list of parliamentary rules attached as **Appendix A** is made a part of this policy and shall govern regular and special board meetings.

6.1 Effect of Tie Votes. For all purposes, including application of the 60 day rule under Minn. Stat. § 15.99, tie votes of the Board means the motion fails and shall constitute a denial of any requests to which the motion applies.

7. Committees. Committees or subcommittees of the board may only be established by motion adopted by the board.

8. Public Participation. Public participation in the meeting is addressed in the Policy on Citizen Inquiry, Public Comment and Conducting a Public meeting.

8.1 Audio or Video Taping. Those attending meetings may use sound or video recording devices provided their use does not interfere or disrupt the meeting and does not violate the constitutional rights of others.

8.2 Written Materials. Citizens may submit written comments or materials to the Board before or at a meeting. The Board may at its discretion enter the information into the record if it is pertinent to township business items.

9. Record. Minutes of all public board meetings shall be kept according to establish document retention policies. The vote of each member shall be recorded on each appropriation of money, except for payments of judgments, claims, and amounts fixed by statute.

9.1 Recording or Transcripts. Unless the board expressly states otherwise in the minutes of a particular meeting, any recordings or transcripts made of meetings by the Board are solely for the purpose of assisting in the development of accurate minutes. Such records are not part of the Town's official record. If the Board is recording a meeting, the Board may make a motion at the meeting to make the recording part of the official record of the meeting. If a motion is passed to make a recording or transcript a part of the official record, the Town clerk shall preserve the recording as part of the official record and make it available in the same manner as written minutes.

10. Continuing Meetings. The Board may by motion continue a meeting to a later time by announcing as part of the motion and recording in the minutes the date, time, and place of the reconvened meeting. Whether notice of the reconvened meeting will be provided is left to the discretion of the Board.

11. Access to Public Information. It is the intent of the Board to provide reasonable means of access to public information held by the Town. Information in the possession of the Town shall be considered public unless the Board determines the information to be

non-public. Access to information determined by the Board to be non-public shall be limited to Town officers and those who have a right to access the information by law.

11.1. Request for Information. Anyone may request, either verbally or in writing, to inspect or to receive digital copies of public information held by the Town. Those wishing to inspect public records should contact the Town Clerk to make arrangements to view the information either at a Board meeting or at such other time as may be mutually convenient. Those wishing to obtain photocopies of public documents shall complete an Information Request Form (Appendix B) detailing the information requested.

11.1.1 Fees for Photocopies. The following fees shall be charged persons requesting photocopies of public information from the Town and must be paid in full before receiving the photocopies:

(1) **Labor:** The time spent by those acting on behalf of the Town to satisfy the request for photocopies, including the time to search for, compile, and photocopy the information, shall be charged at a rate of \$30 per hour for every hour over two hours.

(2) **Photocopying:** The fee for photocopying shall be charged at a rate of \$0.05 per page.

(3) **Mailing:** The fee for mailing photocopies shall be the postal rates in effect at the time together with the actual cost of envelopes or other packaging materials.

(4) **Other Costs:** Any other actual costs the Town incurs to provide the photocopies requested.

11.1.2 . Prepayment of Fees. If the total estimated amount of the fees to satisfy a request for photocopies exceeds \$50, the person requesting the photocopies must pay the total estimated amount of the fees to the Town before it will undertake to provide the photocopies. If the actual fees incurred to provide the photocopies are less than the estimated fee amount, the Town shall reimburse the difference at the time of providing the photocopies. If the actual fees incurred to provide the photocopies are more than the estimated fee amount, the person making the request must pay the Town the difference before receiving the photocopies.

12. Amending the Policy. The Board may amend this policy by resolution.

13. **Severability.** If any part or portion of this policy is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions of the policy.

Adopted this _____ day of _____, 2026.

Anthony Rowan, Chairperson

Attest: _____
Thyra Nelson, Clerk

Exhibit A

Rules of Parliamentary Procedure for Town Board Meetings

The following are the rules of parliamentary procedure the town board (Board) of Greenvale Township, Dakota County, Minnesota has adopted for use at its regular and special board meetings.

Voting

A majority vote of those supervisors present shall be required to pass a motion unless a greater number is required by law or ordinance. Abstentions from voting shall reduce the number considered voting on the motion, shall not be considered as a vote either for or against the matter under consideration, and shall be recorded in the minutes of the meeting along with the reason for the abstention.

Action	Description	Requires Second	Amendable
Main Motion	Used to bring an item of business before the board	Yes	Yes
Amend	Used to amend the wording of a main motion.	Yes	Yes
Roll Call	Used with respect to a particular issue before the Board of require each supervisor's vote on the issue to be recorded in the minutes of the meeting	Yes	No
Appeal Ruling	Used to appeal a ruling of the presiding officer	Yes	No

Method of taking action. All action of the Board shall be taken by motion, including the adoption of resolutions and ordinances. A supervisor may raise a point of order without making a motion. If an issue of parliamentary procedure arises that is not addressed in this policy, the presiding officer may rule on the issue and may seek guidance from the most current edition of Robert's Rules of Order to help resolve the issue.

Information Request Form

Persons requesting photocopies of public information from Greenvale Township must complete this form, return it to the Clerk, and pay the applicable fees as indicated.

Name: _____ Date: _____

Address: _____

Phone: _____ Email: _____

Signature: _____

Details of the Information Requested:

Township Use

Fees applicable to the request:

	Estimated Cost	Actual Cost
Labor _____ x \$35 (hourly rate)	_____	_____
Photocopying _____ x \$0.05 per page	_____	_____
Other Costs _____	_____	_____
Total:	_____	_____

If the total estimated cost exceeds \$50, the requestor must pay the entire estimated amount before the Town will undertake the effort to satisfy the request. If the actual cost is less than the estimated cost, the Town will refund the difference at the time the copies are made available to the requestor. If the actual cost is more than the estimated cost, the requestor must pay any additional amount before receiving the copies.

Greenvale Township

APPLICATION FOR INTERIM USE PERMIT, CONDITIONAL USE PERMIT, VARIANCE, ZONING AMENDMENT & SUBDIVISION/PLATTING

Greenvale Township 31800 Guam Avenue, Northfield MN 55057
Phone: 507-321-9311 Email: clerk@greenvaletwp.org

Please return the completed application form and required documentation to the Township Clerk.

Permit Checklist: (see Zoning Ordinance References on next page)

- Completed Application
- Application Fee and Escrow
- 4 copies of detailed site plans, aerial photographs, building plans, and other supporting documentation necessary to complete the application.

All permits/approvals require a public hearing and actions by the Planning Commission and Board of Supervisors.

Please Print or Type All Information

Applicant <u>LACANNE FARMS FAMILY L.P.</u>			
Home Phone <u>507-251-2685</u>		Work Phone	
Address <u>45674 10TH AVE KENYON MN 55946</u>			
Site Address (If different) <u>BASE A6 LAND</u>			
Property owner (If different from applicant)			
Platted Property Description:	Lot	Block	Addition
or			
Metes and Bounds Property Description	Section	Township	Range
	<u>6</u>	<u>112</u>	<u>20</u>
PID Number <u>16-00600-53-013, 16-00600-53-011, 16-00600-50-012 AND</u>			
Present Use of Site <u>AG</u>		<u>16-00600-54-010</u>	
Present Zoning Classification of Site <u>AG</u>			
Parcel Size <u>38.05A, 10A, 42.26A, 40.7A.</u>			
Please check the type of application requested:			
☐ IUP ☐ CUP ☐ Variance ☐ Zoning Amendment ☒ Subdivision/Plat			
Please describe the nature of your request:			
<u>SEE RYAN BLUMHOFER E-MAIL ATTACHED.</u>			

Greenvale Township Zoning Ordinance References: a copy of the Zoning and Subdivision Ordinance is available on the Township's website: www.greenvaletwp.org.

- Variance Procedures: Section 8.01
- Zoning Amendments: Section 8.02
- Interim and Conditional Use Permits: Section 8.03
- Performance Standards: Sections 7.01-7.16
- Subdivision/Platting: Sections 6.01-6.06

PLEASE READ

I hereby apply for the above consideration and declare that the information and materials submitted with this application comply with the Township's ordinances and are complete and accurate to the best of my knowledge.

*I agree to pay all **NON-REFUNDABLE** application fees in advance and, if required by the Township Clerk, I agree to post an escrow with the Township to fund expenses incurred by the Township in processing this request. I understand and agree that all Township-incurred professional fees and expenses associated with the processing of this request are the responsibility of the property owner and shall be promptly paid by the property owner upon billing by the Township in the event the escrow fund is depleted. If payment of the Township incurred expenses is not received from the property owner within 10 days of billing, the property owner acknowledges and agrees to be responsible for the unpaid fee balance either by direct payment or an assessment against the Owner's property via MN. Stat. 366.012.*

PLEASE NOTE THAT THIS APPLICATION MUST BE SIGNED BY THE APPLICANT AND 100% OF THE PROPERTY OWNERS OF THE PROPERTY SUBJECT TO THE APPLICATION.

Applicant Signature: Bernice LaComme

Owner(s) Signature (If different from applicant) LaComme Home Family L.L.C.

TOWNSHIP USE ONLY

Case Number	
Date Received	
Application Fee Paid	Check number: Date:
Application Complete	
Public Hearing Date	
Notes:	

TERRANCE LACANNE
BARBARA A. LACANNE
308 7TH ST.
KENYON, MN 55946-1275

75-1233/919 8037

DATE 6-8-2026

PAY TO Breckenridge Township \$ 1000.00
THE ORDER OF one thousand DOLLARS

 Heat Reactive Ink

 First Farmers & Merchants
www.ffmbank.com

MEMO fee split

GOLDEN OPPORTUNITY
Terrance Lacanne

⑆091412330⑆ 2000003571⑈ 08037

LOOK FOR FRAUD-DETECTING FEATURES INCLUDING THE SECURITY SQUARE AND HEAT-REACTIVE INK. DETAILS ON BACK.

Greenvale Township / LaCanne Farms

9/3/26 2:08 PM

From: "Ryan Blumhoefer" <Ryan@byleftorneys.com>

To: "Ken Malecha - Chair, Planning Commision" <pcchair@greenvaletwp.org>

Cc: "Greenvale Clerk" <clerk@greenvaletwp.org>

Ken-

For consideration by the Greenvale Township Planning Commission and Town Board at the September meeting, I have attached the following documents:

1. Subdivision and Cluster Agreement
2. Dedication of Driveway and Utility Easement

A few notes on the documents:

1. The Subdivision and Cluster Agreement would take the existing four PIDs in Dakota County and turn them into six parcels (four residential lots, one parcel for a road, and one parcel with all of the remaining land). This Agreement would also allocate the four building rights to the four residential lots.
2. Dave Rapp did a survey that shows the four residential lots (Tracts A, B, C, and D) and the road (Tract E). That survey is attached as an exhibit to the Subdivision and Cluster Agreement. Dave did not do a survey showing the remaining land. For the legal description of that remaining land, I used the current legal description of the entire property, and then excepted out Tracts A, B, C, D, and E. Let me know if you have any questions on this.
3. The attached Dedication of Driveway and Utility Easement would provide an easement for access and utility purposes to all 6 of the resulting parcels (and also to the two parcels in Rice County that are being created in a separate process with Rice County). This document is meant to be attached to the Subdivision Agreement as Exhibit D, since the execution of this Easement is a condition to the Township approving the split. If the Township approves the subdivision, then LaCanne would then sign the Subdivision Agreement and the Easement and record them simultaneously with Dakota County. The Easement would also be recorded in Rice County.
4. There is a potential solar project on the LaCanne property, which would be located south of the 4 residential lots. I have not yet provided these documents to the solar company for their review, but I will do so today so that they can review and make sure that the configuration of the parcels fits together with their plan.

Let me know if you have any questions,
Ryan

Ryan L. Blumhoefer
Attorney at Law
ryan@byleftorneys.com

BLUMHOEFER, YAHNKE, AND LANCASTER LLP

DEDICATION OF DRIVEWAY AND UTILITY EASEMENT

This Dedication of Driveway and Utility Easement is executed this _____ day of _____, 20____, by LaCanne Farms Family Limited Partnership, a Minnesota limited partnership ("**Grantor**").

RECITALS

WHEREAS, Grantor is the owner of the real property legally described on the attached Exhibit A (the "**Dakota County Property**"); and

WHEREAS, the Dakota County Property is described as six (6) separate tracts, which are identified on Exhibit A as: Tract A, Tract B, Tract C, Tract D, Tract E, and the Remnant Tract; and

WHEREAS, a depiction of Tract A, Tract B, Tract C, Tract D, and Tract E of the Dakota County Property is shown on the survey attached hereto as Exhibit B; and

WHEREAS, Grantor is also the owner of the real property legally described on the attached Exhibit C (the "**Rice County Property**"); and

WHEREAS, the Rice County Property is described as two (2) separate parcels, which are identified on Exhibit C as: Parcel A and Parcel B; and

WHEREAS, a depiction of Parcel A and Parcel B of the Rice County Property is shown on the survey attached hereto as Exhibit D; and

WHEREAS, in order for the Dakota County Property to access a public roadway, it is necessary to cross the Rice County Property; and

WHEREAS, in order to provide aboveground and/or underground utility services to the Dakota County Property, it is necessary for those utility services to cross the Rice County Property; and

WHEREAS, Grantor intends on selling all or a portion of the Dakota County Property and all or a portion of the Rice County Property, and in order to ensure that all of said property has access to a public roadway and the ability to install, use, maintain, repair and replace

necessary utilities, an easement must be provided over a portion of Rice County Property and a portion of the Dakota County Property for such purposes.

NOW THEREFORE, the following Easement is hereby dedicated:

1. Dedication of Easement. A non-exclusive easement for ingress, egress, driveway, and utility purposes is hereby dedicated over the real property legally described on the attached Exhibit E (the "**Easement Area**"). The Easement Area encompasses Tract E of the Dakota County Property and a 66-foot-wide strip of land through the Rice County Property which is depicted on the attached Exhibit D.
2. Benefitted Land. This Easement is for the benefit of all of the Rice County Property and all of the Dakota County Property.
3. Duration and Appurtenance. The Easement established herein shall be perpetual and appurtenant to all of the Rice County Property and all of the Dakota County Property. This Easement is binding upon and shall inure to the benefit of the undersigned party and its successors and assigns.
4. Amendments. This Agreement may be amended only by a written agreement signed by the owners of all of the Rice County Property and all of the Dakota County Property; provided however that no such amendment to this Agreement shall be valid if it results in any of the Rice County Property or any of the Dakota County Property without ingress, egress, and driveway access to a public roadway.
5. Common Ownership. Pursuant to Minnesota Statutes § 507.47, the Easement dedicated herein is considered a Servitude by a Common Owner and shall remain in full force and effect notwithstanding the common ownership of the land set forth herein at the time of this Dedication.

(signature page follows)

GRANTOR:

LaCanne Farms Family Limited Partnership

By: _____
Tim LaCanne, as President of
LaCanne Farms Management, Inc., the
General Partner of LaCanne Farms
Family Limited Partnership

STATE OF MINNESOTA)
)
COUNTY OF _____)

This instrument was acknowledged before me this ____ day of _____, 20____,
by Tim LaCanne, as President of LaCanne Farms Management, Inc., the General Partner of
LaCanne Farms Family Limited Partnership, on behalf of the limited partnership.

Notary Public

By: _____
Keith LaCanne, as Vice President of
LaCanne Farms Management, Inc., the
General Partner of LaCanne Farms
Family Limited Partnership

STATE OF MINNESOTA)
)
COUNTY OF _____)

This instrument was acknowledged before me this ____ day of _____, 20____,
by Keith LaCanne, as Vice President of LaCanne Farms Management, Inc., the General Partner
of LaCanne Farms Family Limited Partnership, on behalf of the limited partnership.

Notary Public

This instrument drafted by:

Ryan L. Blumhoefer (#391033)
Blumhoefer, Yahnke, and Lancaster LLP
220 Division Street South
Northfield, MN 55057
(507) 645-9541

Exhibit A – Page 1

Legal Description of the Dakota County Property

Tract A:

That part of the Southwest Quarter of Section 6, Township 112 North, Range 20 West, Dakota County, Minnesota, described as follows: Commencing at the southwest corner of said Southwest Quarter; thence North 00 degrees 16 minutes 40 seconds West (assumed bearing) along the west line of said Southwest Quarter 1186.87 feet to the point of beginning; thence continuing North 00 degrees 16 minutes 40 seconds West, along said west line 300.50 feet to the north line of the South 165.00 feet of the Northwest Quarter of the Southwest Quarter of said Section 6; thence South 88 degrees 43 minutes 51 seconds East, along said north line of the South 165.00 feet, a distance of 362.52 feet; thence South 00 degrees 16 minutes 40 seconds East 300.50 feet; thence North 88 degrees 43 minutes 51 seconds West 362.52 feet to the point of beginning.

Containing 2.50 acres, more or less.

Tract B:

That part of the Southwest Quarter of Section 6, Township 112 North, Range 20 West, Dakota County, Minnesota, described as follows: Commencing at the southwest corner of said Southwest Quarter; thence North 00 degrees 16 minutes 40 seconds West (assumed bearing) along the west line of said Southwest Quarter 1487.37 feet to the north line of the South 165.00 feet of the Northwest Quarter of the Southwest Quarter of said Section 6; thence South 88 degrees 43 minutes 51 seconds East, along said north line of the South 165.00 feet, a distance of 362.52 feet to the point of beginning; thence continuing South 88 degrees 43 minutes 51 seconds East, along said north line of the South 165.00 feet, a distance of 362.52 feet; thence South 00 degrees 16 minutes 40 seconds East 300.50 feet; thence North 88 degrees 43 minutes 51 seconds West 362.52 feet; thence North 00 degrees 16 minutes 40 seconds West 300.50 feet to the point of beginning.

Containing 2.50 acres, more or less.

Tract C:

That part of the Southwest Quarter of Section 6, Township 112 North, Range 20 West, Dakota County, Minnesota, described as follows: Commencing at the southwest corner of said Southwest Quarter; thence North 00 degrees 16 minutes 40 seconds West (assumed bearing) along the west line of said Southwest Quarter 1487.37 feet to the north line of the South 165.00 feet of the Northwest Quarter of the Southwest Quarter of said Section 6; thence South 88

Exhibit A – Page 2

degrees 43 minutes 51 seconds East, along said north line of the South 165.00 feet, a distance of 725.04 feet to the point of beginning; thence continuing South 88 degrees 43 minutes 51 seconds East, along said north line of the South 165.00 feet, a distance of 362.52 feet; thence South 00 degrees 16 minutes 40 seconds East 300.50 feet; thence North 88 degrees 43 minutes 51 seconds West 362.52 feet; thence North 00 degrees 16 minutes 40 seconds West 300.50 feet to the point of beginning.

Containing 2.50 acres, more or less.

Tract D:

That part of the Southwest Quarter of Section 6, Township 112 North, Range 20 West, Dakota County, Minnesota, described as follows: Commencing at the southwest corner of said Southwest Quarter; thence North 00 degrees 16 minutes 40 seconds West (assumed bearing) along the west line of said Southwest Quarter 1487.37 feet to the north line of the South 165.00 feet of the Northwest Quarter of the Southwest Quarter of said Section 6; thence South 88 degrees 43 minutes 51 seconds East, along said north line of the South 165.00 feet, a distance of 1087.56 feet to the point of beginning; thence continuing South 88 degrees 43 minutes 51 seconds East, along said north line of the South 165.00 feet and its easterly extension, a distance of 362.52 feet; thence South 00 degrees 16 minutes 40 seconds East 300.50 feet; thence North 88 degrees 43 minutes 51 seconds West 362.52 feet; thence North 00 degrees 16 minutes 40 seconds West 300.50 feet to the point of beginning.

Containing 2.50 acres, more or less.

Tract E:

That part of the Southwest Quarter of Section 6, Township 112 North, Range 20 West, Dakota County, Minnesota, described as follows: Commencing at the southwest corner of said Southwest Quarter; thence North 00 degrees 16 minutes 40 seconds West (assumed bearing) along the west line of said Southwest Quarter 1120.84 feet to the point of beginning; thence continuing North 00 degrees 16 minutes 40 seconds West, along said west line 66.03 feet; thence South 88 degrees 43 minutes 51 seconds East 1147.57 feet; thence South 01 degree 16 minutes 09 seconds West 33.00 feet; thence southwesterly 153.55 feet along a tangential curve concave to the northwest, having a central angle of 146 degrees 37 minutes 59 seconds, a radius of 60.00 feet and a chord which bears South 74 degrees 35 minutes 08 seconds West for 114.95 feet; thence North 88 degrees 43 minutes 51 seconds West, not tangent to said curve, 1035.68 feet to the point of beginning.

Containing 1.78 acres, more or less.

Exhibit A -- Page 3

Remnant Tract:

The Northeast Quarter of the Southwest Quarter and the South 10 rods of the Northwest Quarter of the Southwest Quarter, all in Section 6, Township 112, Range 20, Dakota County, Minnesota AND The South Half of the Southwest Quarter, Section 6, Township 112, Range 20, Dakota County, Minnesota

Excepting therefrom the following five parcels:

- (1) That part of the Southwest Quarter of Section 6, Township 112 North, Range 20 West, Dakota County, Minnesota, described as follows: Commencing at the southwest corner of said Southwest Quarter; thence North 00 degrees 16 minutes 40 seconds West (assumed bearing) along the west line of said Southwest Quarter 1186.87 feet to the point of beginning; thence continuing North 00 degrees 16 minutes 40 seconds West, along said west line 300.50 feet to the north line of the South 165.00 feet of the Northwest Quarter of the Southwest Quarter of said Section 6; thence South 88 degrees 43 minutes 51 seconds East, along said north line of the South 165.00 feet, a distance of 362.52 feet; thence South 00 degrees 16 minutes 40 seconds East 300.50 feet; thence North 88 degrees 43 minutes 51 seconds West 362.52 feet to the point of beginning. Containing 2.50 acres, more or less.
- (2) That part of the Southwest Quarter of Section 6, Township 112 North, Range 20 West, Dakota County, Minnesota, described as follows: Commencing at the southwest corner of said Southwest Quarter; thence North 00 degrees 16 minutes 40 seconds West (assumed bearing) along the west line of said Southwest Quarter 1487.37 feet to the north line of the South 165.00 feet of the Northwest Quarter of the Southwest Quarter of said Section 6; thence South 88 degrees 43 minutes 51 seconds East, along said north line of the South 165.00 feet, a distance of 362.52 feet to the point of beginning; thence continuing South 88 degrees 43 minutes 51 seconds East, along said north line of the South 165.00 feet, a distance of 362.52 feet; thence South 00 degrees 16 minutes 40 seconds East 300.50 feet; thence North 88 degrees 43 minutes 51 seconds West 362.52 feet; thence North 00 degrees 16 minutes 40 seconds West 300.50 feet to the point of beginning. Containing 2.50 acres, more or less.
- (3) That part of the Southwest Quarter of Section 6, Township 112 North, Range 20 West, Dakota County, Minnesota, described as follows: Commencing at the southwest corner of said Southwest Quarter; thence North 00 degrees 16 minutes 40 seconds West (assumed bearing) along the west line of said Southwest Quarter 1487.37 feet to the north line of the South 165.00 feet of the Northwest Quarter of the Southwest Quarter of said Section 6; thence South 88 degrees 43 minutes 51 seconds East, along said north line of the South 165.00 feet, a distance of 725.04 feet to the point of beginning; thence continuing South 88 degrees 43 minutes 51 seconds East, along said north line of the

Exhibit A – Page 4

South 165.00 feet, a distance of 362.52 feet; thence South 00 degrees 16 minutes 40 seconds East 300.50 feet; thence North 88 degrees 43 minutes 51 seconds West 362.52 feet; thence North 00 degrees 16 minutes 40 seconds West 300.50 feet to the point of beginning. Containing 2.50 acres, more or less.

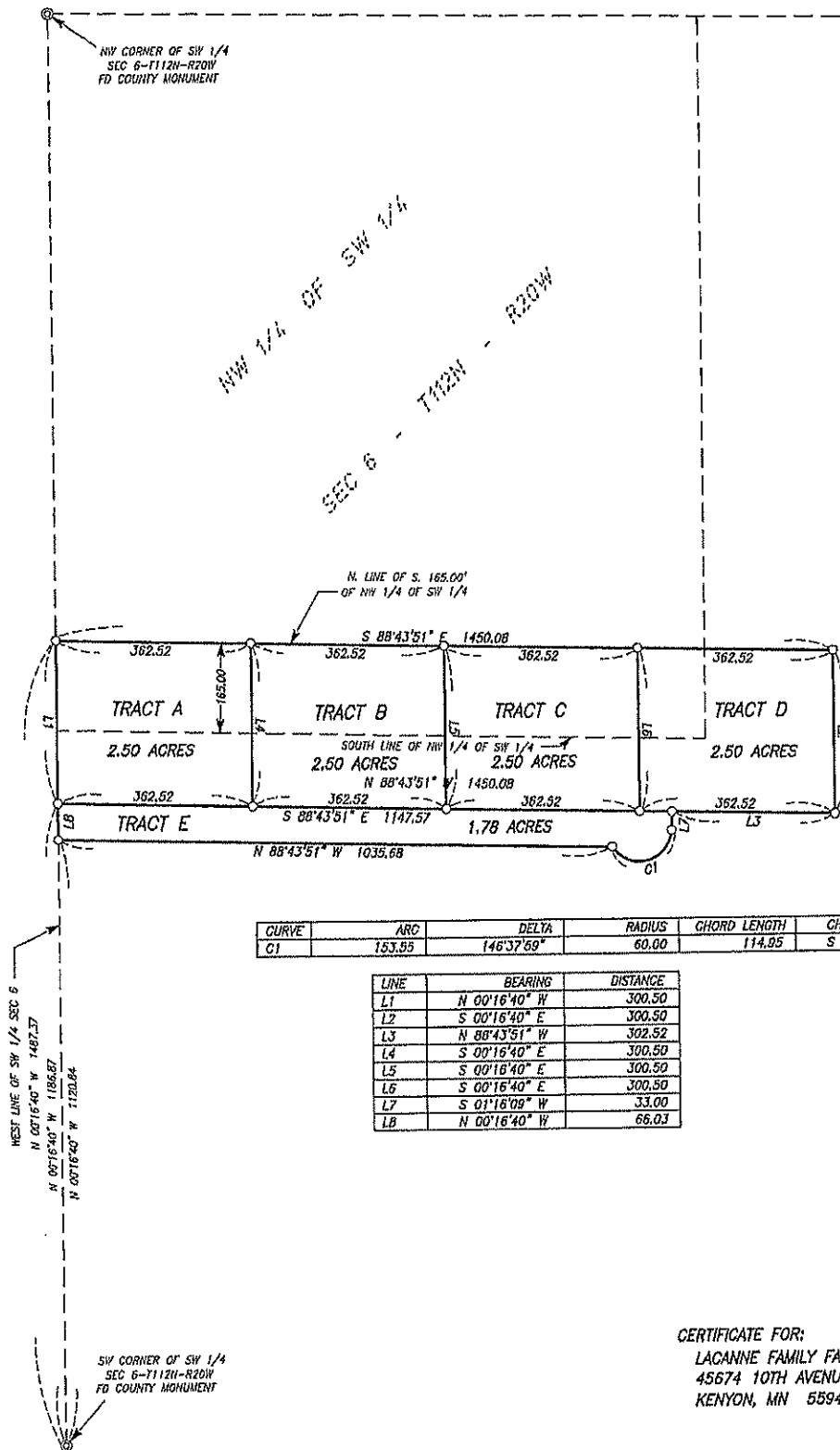
- (4) That part of the Southwest Quarter of Section 6, Township 112 North, Range 20 West, Dakota County, Minnesota, described as follows: Commencing at the southwest corner of said Southwest Quarter; thence North 00 degrees 16 minutes 40 seconds West (assumed bearing) along the west line of said Southwest Quarter 1487.37 feet to the north line of the South 165.00 feet of the Northwest Quarter of the Southwest Quarter of said Section 6; thence South 88 degrees 43 minutes 51 seconds East, along said north line of the South 165.00 feet, a distance of 1087.56 feet to the point of beginning; thence continuing South 88 degrees 43 minutes 51 seconds East, along said north line of the South 165.00 feet and its easterly extension, a distance of 362.52 feet; thence South 00 degrees 16 minutes 40 seconds East 300.50 feet; thence North 88 degrees 43 minutes 51 seconds West 362.52 feet; thence North 00 degrees 16 minutes 40 seconds West 300.50 feet to the point of beginning. Containing 2.50 acres, more or less.
- (5) That part of the Southwest Quarter of Section 6, Township 112 North, Range 20 West, Dakota County, Minnesota, described as follows: Commencing at the southwest corner of said Southwest Quarter; thence North 00 degrees 16 minutes 40 seconds West (assumed bearing) along the west line of said Southwest Quarter 1120.84 feet to the point of beginning; thence continuing North 00 degrees 16 minutes 40 seconds West, along said west line 66.03 feet; thence South 88 degrees 43 minutes 51 seconds East 1147.57 feet; thence South 01 degree 16 minutes 09 seconds West 33.00 feet; thence southwesterly 153.55 feet along a tangential curve concave to the northwest, having a central angle of 146 degrees 37 minutes 59 seconds, a radius of 60.00 feet and a chord which bears South 74 degrees 35 minutes 08 seconds West for 114.95 feet; thence North 88 degrees 43 minutes 51 seconds West, not tangent to said curve, 1035.68 feet to the point of beginning. Containing 1.78 acres, more or less.

Exhibit B

Survey of Dakota County Property
Tract A, Tract B, Tract C, Tract D, and Tract E

[see attached]

Exhibit B



CURVE	ARC	DELTA	RADIUS	CHORD LENGTH	CHORD BEARING
C1	153.95	146°37'59"	60.00	114.95	S 74°35'08" W

LINE	BEARING	DISTANCE
L1	N 00°16'40" W	300.50
L2	S 00°16'40" E	300.50
L3	N 88°43'51" W	302.52
L4	S 00°16'40" E	300.50
L5	S 00°16'40" E	300.50
L6	S 00°16'40" E	300.50
L7	S 01°18'09" W	33.00
LB	N 00°16'40" W	66.03

CERTIFICATE FOR:
 LACANNE FAMILY FARMS LP
 45674 10TH AVENUE
 KENYON, MN 55946

PLEASE SEE ATTACHED SHEET
 FOR LEGAL DESCRIPTIONS

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.

AUGUST 29, 2026

Dated:

David G. Rapp

David G. Rapp
 Minnesota Registration No. 22044

RAPP LAND SURVEYING, INC.

45967 HIGHWAY 56 BLVD
 KENYON, MN 55946
 612-532-1263

DRAWN BY:
 DGR

DATE:
 8-29-26

PROJECT NO.
 D261803

SCALE:
 1"=200'

SHEET
 2 of 2 sheets

BOOK/PAGE
 64/68

Exhibit C – Page 1

Legal Description of the Rice County Property

Parcel A:

That part of the East Half of the Southeast Quarter of Section 1, Township 112 North, Range 21 West, Rice County, Minnesota, described as follows: Commencing at the southeast corner of said East Half of the Southeast Quarter; thence North 00 degrees 16 minutes 40 seconds West (assumed bearing) along the east line of said East Half of the Southeast Quarter 1964.63 feet to a point distant 680.00 feet south from the northeast corner of said East Half of the Southeast Quarter and the point of beginning; thence South 00 degrees 16 minutes 40 seconds East, along said east line, 810.77 feet; thence southwesterly 151.29 feet along a nontangential curve concave to the south having a central angle of 13 degrees 22 minutes 05 seconds, a radius of 648.41 feet and a chord which bears South 84 degrees 35 minutes 06 seconds West for 150.94 feet; thence South 77 degrees 54 minutes 04 seconds West, tangent to said curve, 176.49 feet; thence South 71 degrees 59 minutes 11 seconds West 112.24 feet; thence southwesterly 78.17 feet along a tangential curve, concave to the north, having a central angle of 19 degrees 57 minutes 34 seconds and a radius of 224.39 feet; thence North 88 degrees 03 minutes 14 seconds West, tangent to last described curve, 229.09 feet; thence westerly 49.60 feet along a tangential curve, concave to the north, having a central angle of 17 degrees 47 minutes 22 seconds and a radius of 159.74 feet; thence North 70 degrees 15 minutes 53 seconds West, tangent to last described curve, 51.85 feet to the centerline of County Road Number 46; thence northerly 62.95 feet, along said centerline, a nontangential curve, concave to the east, having a central angle of 01 degree 13 minutes 47 seconds, a radius of 2932.65 feet and a chord which bears North 20 degrees 10 minutes 15 seconds East for 62.95 feet; thence North 20 degrees 47 minutes 08 seconds East, tangent to last described curve, along said centerline, 867.99 feet to an intersection with a line bearing South 89 degrees 43 minutes 20 seconds West from said point of beginning; thence North 89 degrees 43 minutes 20 seconds East 499.22 feet to the point of beginning.

Containing 13.29 acres, more or less.

Parcel B:

That part of the East Half of the Southeast Quarter of Section 1, Township 112 North, Range 21 West, Rice County, Minnesota, described as follows: Beginning at the southeast corner of said East Half of the Southeast Quarter; thence North 00 degrees 16 minutes 40 seconds West (assumed bearing) along the east line of said East Half of the Southeast Quarter 1153.86 feet to a point distant 1490.77 feet south from the northeast corner of said East Half of the Southeast Quarter; thence southwesterly 151.29 feet along a nontangential curve concave to the south having a central angle of 13 degrees 22 minutes 05 seconds, a radius of 648.41 feet and a chord which bears South 84 degrees 35 minutes 06 seconds West for 150.94 feet; thence South 77 degrees 54 minutes 04 seconds West, tangent to said curve, 176.49 feet; thence South 71 degrees 59 minutes 11 seconds West 112.24 feet; thence southwesterly 78.17 feet along a tangential

Exhibit C – Page 2

curve, concave to the north, having a central angle of 19 degrees 57 minutes 34 seconds and a radius of 224.39 feet; thence North 88 degrees 03 minutes 14 seconds West, tangent to last described curve, 229.09 feet; thence westerly 49.60 feet along a tangential curve, concave to the north, having a central angle of 17 degrees 47 minutes 22 seconds and a radius of 159.74 feet; thence North 70 degrees 15 minutes 53 seconds West 51.85 feet to the centerline of County Road Number 46; thence southerly 1115.36 feet, along said centerline, a nontangential curve concave to the east having a central angle of 21 degrees 47 minutes 28 seconds, a radius of 2932.65 feet and a chord which bears South 08 degrees 39 minutes 37 seconds West for 1108.65 feet to the south line of said East Half of the Southeast Quarter; thence North 89 degrees 44 minutes 56 seconds East, along said south line, 1005.41 feet to the point of beginning.

Containing 24.03 acres, more or less.

Exhibit D

Survey of Rice County Property
Parcel A and Parcel B

[see attached]

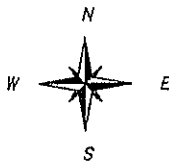
Exhibit D

CURVE	ARC	DELTA	RADIUS	CHORD LENGTH	CHORD BEARING
C1	151.29	13°22'05"	649.41	150.94	S 84°35'06" W
C2	78.17	19°57'34"	224.39	77.77	S 81°57'58" W
C3	49.60	17°47'22"	159.74	49.40	N 79°09'34" W
C4	62.95	01°13'47"	2932.65	62.95	N 20°10'15" E

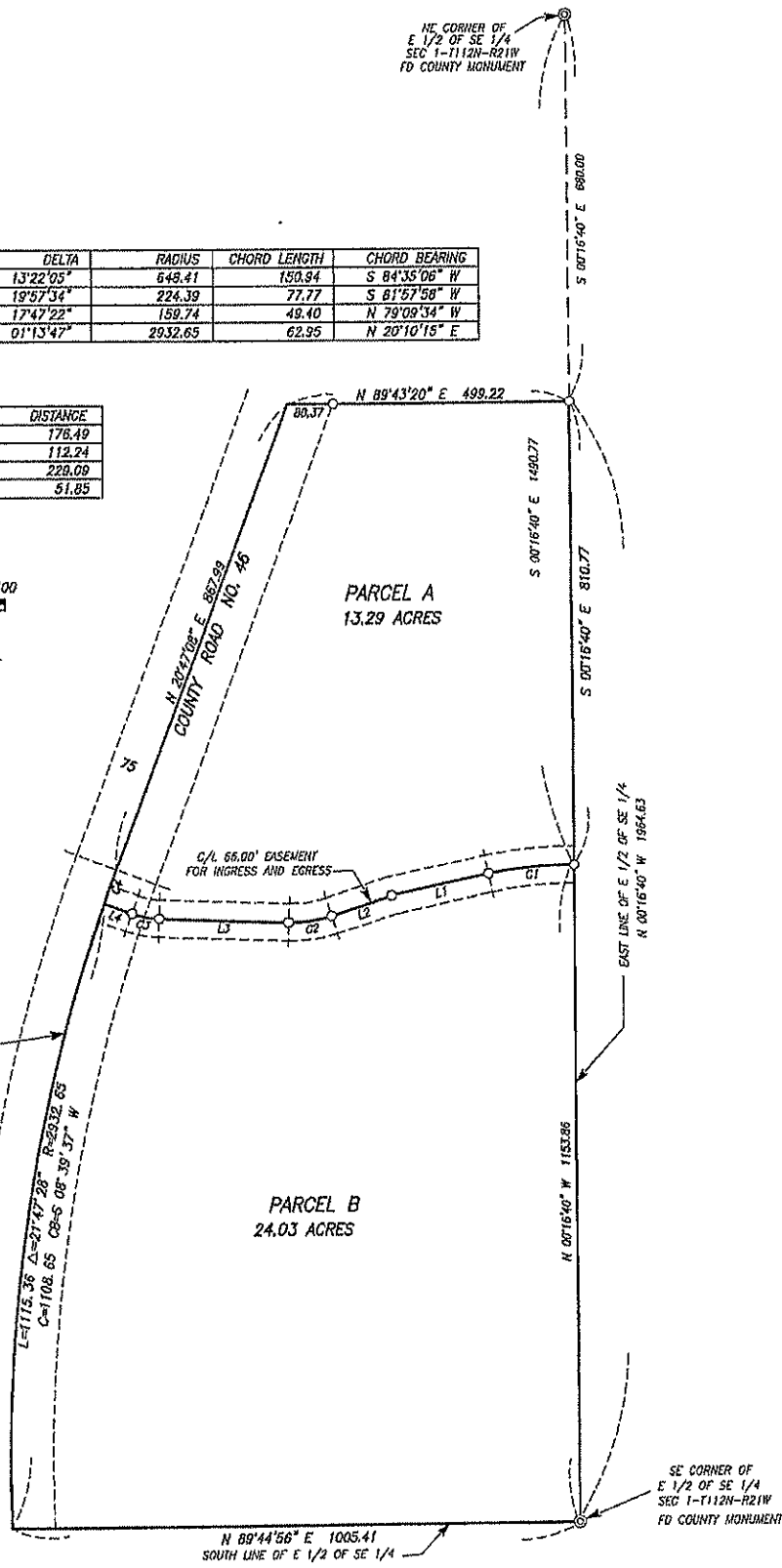
LINE	BEARING	DISTANCE
L1	S 77°54'04" W	178.49
L2	S 71°59'11" W	112.24
L3	N 88°03'14" W	229.09
L4	N 70°15'53" W	51.85

0 200 400
SCALE IN FEET

○ DENOTES SET IRON MONUMENT
W/PLASTIC CAP "RLS 22044"



C/L COUNTY ROAD NO. 46



CERTIFICATE FOR:
LACANNE FAMILY FARMS LP
45674 10TH AVENUE
KENYON, MN 55946

PLEASE SEE ATTACHED SHEET
FOR LEGAL DESCRIPTIONS

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.

AUGUST 29, 2026
Dated:

David G. Rapp
David G. Rapp
Minnesota Registration No. 22044

RAPP LAND SURVEYING, INC.
45967 HIGHWAY 56 BLVD
KENYON, MN 55946
612-532-1263

DRAWN BY: DGR	DATE: 8-29-26	PROJECT NO. D26180R
SCALE: 1"=200'	SHEET 2 of 2 sheets	BOOK/PAGE 64/68

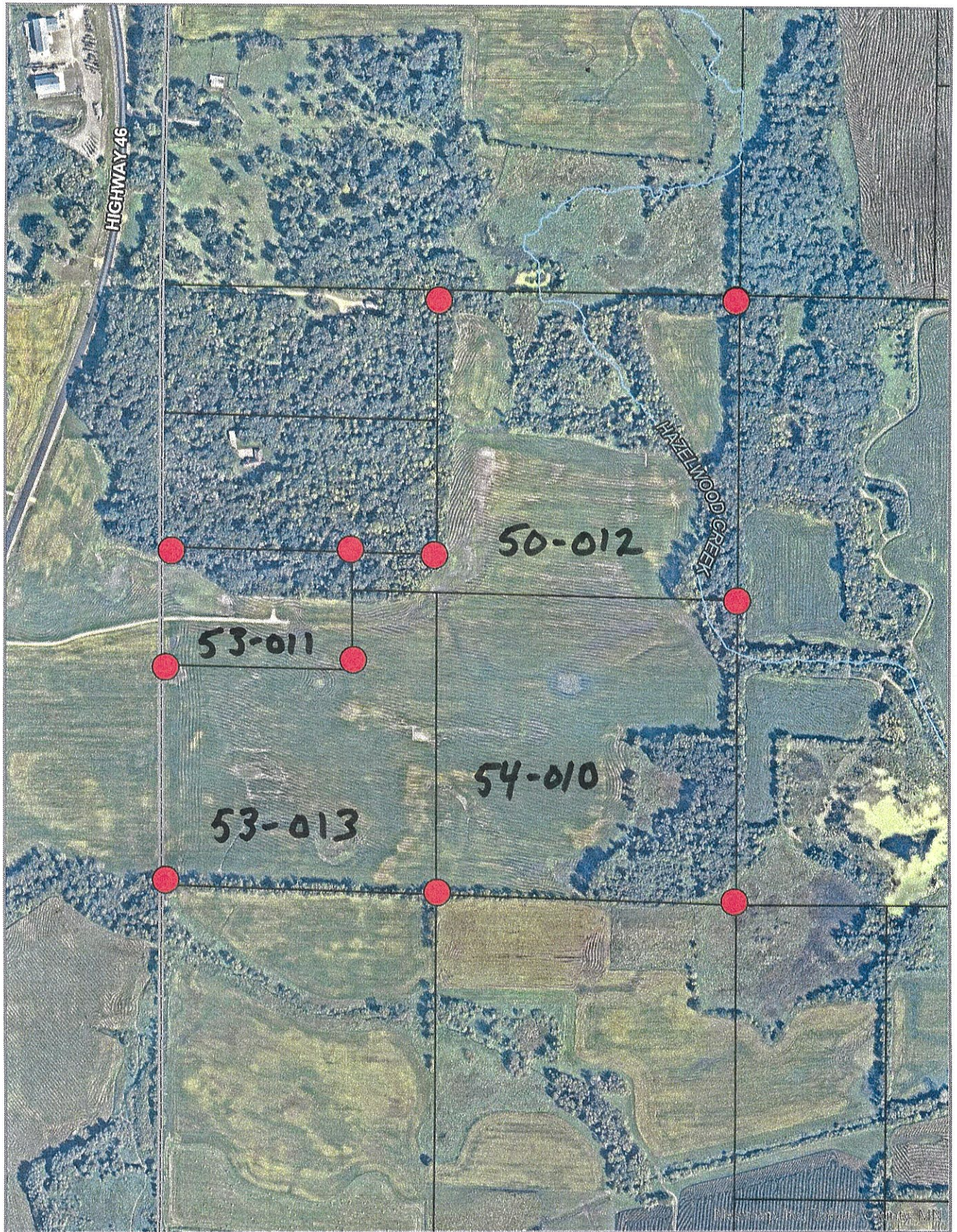
Exhibit E

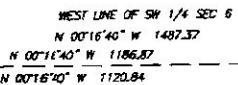
Legal Description of the Easement Area

That part of the Southwest Quarter of Section 6, Township 112 North, Range 20 West, Dakota County, Minnesota, described as follows: Commencing at the southwest corner of said Southwest Quarter; thence North 00 degrees 16 minutes 40 seconds West (assumed bearing) along the west line of said Southwest Quarter 1120.84 feet to the point of beginning; thence continuing North 00 degrees 16 minutes 40 seconds West, along said west line 66.03 feet; thence South 88 degrees 43 minutes 51 seconds East 1147.57 feet; thence South 01 degree 16 minutes 09 seconds West 33.00 feet; thence southwesterly 153.55 feet along a tangential curve concave to the northwest, having a central angle of 146 degrees 37 minutes 59 seconds, a radius of 60.00 feet and a chord which bears South 74 degrees 35 minutes 08 seconds West for 114.95 feet; thence North 88 degrees 43 minutes 51 seconds West, not tangent to said curve, 1035.68 feet to the point of beginning.

AND ALSO

A 66.00 foot easement for ingress, egress, driveway, and utility purposes over and across part of the East Half of the Southeast Quarter of Section 1, Township 112 North, Range 21 West, Rice County, Minnesota, the centerline of which is described as follows: Commencing at the southeast corner of said East Half of the Southeast Quarter; thence North 00 degrees 16 minutes 40 seconds West (assumed bearing) along the east line of said East Half of the Southeast Quarter 1153.86 feet to a point distant 1490.77 feet south from the northeast corner of said East Half of the Southeast Quarter and the point of beginning of the centerline to be described; thence southwesterly 151.29 feet along a nontangential curve concave to the south having a central angle of 13 degrees 22 minutes 05 seconds, a radius of 648.41 feet and a chord which bears South 84 degrees 35 minutes 06 seconds West for 150.94 feet; thence South 77 degrees 54 minutes 04 seconds West, tangent to said curve, 176.49 feet; thence South 71 degrees 59 minutes 11 seconds West 112.24 feet; thence southwesterly 78.17 feet along a tangential curve, concave to the north, having a central angle of 19 degrees 57 minutes 34 seconds and a radius of 224.39 feet; thence North 88 degrees 03 minutes 14 seconds West, tangent to last described curve, 229.09 feet; thence westerly 49.60 feet along a tangential curve, concave to the north, having a central angle of 17 degrees 47 minutes 22 seconds and a radius of 159.74 feet; thence North 70 degrees 15 minutes 53 seconds West 51.85 feet to the centerline of County Road Number 46, said centerline there terminating. The sidelines of said 66.00 foot easement shall be lengthened or shortened to terminate on the east line of said East Half of the Southeast Quarter and on the easterly right of way of County Road Number 46.





LINE	BEARING	DISTANCE
L1	N 00°16'40" W	300.50
L2	S 00°16'40" E	300.50
L3	N 08°13'51" W	302.52
L4	S 00°16'40" E	300.50
L5	S 00°16'40" W	300.50
L6	S 00°16'40" E	300.50
L7	S 01°16'09" W	33.00
L8	N 00°16'40" W	660.03

PLEASE SEE ATTACHED SHEET
FOR LEGAL DESCRIPTIONS

45967 HIGHWAY 56 BLVD
KENYON, MN 55946
612-532-1263

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.

AUGUST 29, 2028

Delivered:

David D. Rapp
David G. Rapp

DRAWING BY: DOR	DATE: 8-28-26	PROJECT NO. D26180D
SCALE: 1"=200'	SHEET 2 of 2 sheets	BOOK/PAGE 64/68

Property Card	Parcel ID Number	16-00600-53-011
----------------------	-------------------------	------------------------

Owner Information	
Fee Owner	
LACANNE FARMS FAMILY LIMITED PARTNERSH	
Mailing Address	
45674 10TH AVE	
KENYON MN 55946	
Property Address	
Address	
28750 HIGHWAY 46	
Municipality	
GREENVALE TWP	

Parcel Information					
Sale Date		Total Acres	10.00	Plat	SECTION 6 TWN 112 RANGE 20
Sale Value	\$0.00	R/W Acres	0	Lot and Block	6 112 20
Uses	AG	Water Acres	0	Tax Description	PT OF SW ¼ COM SW COR N ON W LINE 968.35 FT TO BEG CONT N ON W LINE 519.02 FT S 88D43M52S E 839.59 FT S 0D16M40S E 519.02 FT N 88D43M52S W TO BEG

2026 Building Characteristics (payable 2027)*					
Building Type		Year Built	0	Bedrooms	
Building Style		Foundation Sq Ft		Bathrooms	0
Frame		Above Grade Sq Ft	0	Garage Sq Ft	0
Multiple Buildings		Finished Sq Ft	0	Other Garage	

Miscellaneous Information					
School District	659	Watershed District	NORTH CANNON RIVER	Homestead	NON HOMESTEAD
Green Acres		Ag Preserve		Open Space	

Assessor Valuation		
	Taxable	Estimated
2026 Land Values (payable 2027)	\$86,000.00	\$86,000.00
2026 Building Values (payable 2027)*	\$0.00	\$0.00
2026 Total Values (payable 2027)*	\$86,000.00	\$86,000.00
2025 Total Values (payable 2026)*	\$80,500.00	\$80,500.00

Property Tax Information		
Net Tax (payable 2026)	Special Assessments (2026)	Total Tax & Assessments (2026)
\$462.00	\$0.00	\$462.00

* Manufactured Homes Payable the Same Year as Assessment.

Disclaimer: data is believed to be accurate, but accuracy is not guaranteed. This is not a legal document and should not be substituted for a title search, appraisal, survey, or for zoning verification.

Property Card	Parcel ID Number	16-00600-50-012
----------------------	-------------------------	------------------------

Owner Information	
Fee Owner	
LACANNE FARMS FAMILY LIMITED PARTNERSH	
Mailing Address	
45674 10TH AVE	
KENYON MN 55946	
Property Address	
Address	
Municipality	
GREENVALE TWP	

Parcel Information					
Sale Date		Total Acres	42.26	Plat	SECTION 6 TWN 112 RANGE 20
Sale Value	\$0.00	R/W Acres	0	Lot and Block	6 112 20
Uses	AG	Water Acres	0	Tax Description	NE ¼ OF SW ¼ & S 10 RDS OF NW ¼ OF SW ¼ EX PT CONT IN PT OF SW ¼ COM SW COR N ON W LINE 968.35 FT TO BEG CONT N ON W LINE 519.02 FT S 88D43M52S E 839.59 FT S 0D16M40S E 519.02 FT N 88D43M52S W TO BEG

2026 Building Characteristics (payable 2027)*					
Building Type		Year Built	0	Bedrooms	
Building Style		Foundation Sq Ft		Bathrooms	0
Frame		Above Grade Sq Ft	0	Garage Sq Ft	0
Multiple Buildings		Finished Sq Ft	0	Other Garage	

Miscellaneous Information					
School District	659	Watershed District	NORTH CANNON RIVER	Homestead	NON HOMESTEAD
Green Acres		Ag Preserve		Open Space	

Assessor Valuation		
	Taxable	Estimated
2026 Land Values (payable 2027)	\$346,900.00	\$346,900.00
2026 Building Values (payable 2027)*	\$0.00	\$0.00
2026 Total Values (payable 2027)*	\$346,900.00	\$346,900.00
2025 Total Values (payable 2026)*	\$324,400.00	\$324,400.00

Property Tax Information		
Net Tax (payable 2026)	Special Assessments (2026)	Total Tax & Assessments (2026)
\$1,866.00	\$0.00	\$1,866.00

* Manufactured Homes Payable the Same Year as Assessment.

Disclaimer: data is believed to be accurate, but accuracy is not guaranteed. This is not a legal document and should not be substituted for a title search, appraisal, survey, or for zoning verification.

Property Card	Parcel ID Number	16-00600-53-013
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Owner Information	
Fee Owner	
LACANNE FARMS FAMILY LIMITED PARTNERSH	
Mailing Address	
45674 10TH AVE	
KENYON MN 55946	
Property Address	
Address	
Municipality	
GREENVALE TWP	

Parcel Information					
Sale Date		Total Acres	30.05	Plat	SECTION 6 TWN 112 RANGE 20
Sale Value	\$0.00	R/W Acres	0	Lot and Block	6 112 20
Uses	AG	Water Acres	0	Tax Description	SW ¼ OF SW ¼ EX PT CONT IN PT OF SW ¼ COM SW COR N ON W LINE 968.35 FT TO BEG CONT N ON W LINE 519.02 FT S 88D43M52S E 839.59 FT S 0D16M40S E 519.02 FT N 88D43M52S W TO BEG

2026 Building Characteristics (payable 2027)*					
Building Type		Year Built	0	Bedrooms	
Building Style		Foundation Sq Ft		Bathrooms	0
Frame		Above Grade Sq Ft	0	Garage Sq Ft	0
Multiple Buildings		Finished Sq Ft	0	Other Garage	

Miscellaneous Information					
School District	659	Watershed District	NORTH CANNON RIVER	Homestead	NON HOMESTEAD
Green Acres		Ag Preserve		Open Space	

Assessor Valuation		
	Taxable	Estimated
2026 Land Values (payable 2027)	\$348,600.00	\$348,600.00
2026 Building Values (payable 2027)*	\$0.00	\$0.00
2026 Total Values (payable 2027)*	\$348,600.00	\$348,600.00
2025 Total Values (payable 2026)*	\$327,500.00	\$327,500.00

Property Tax Information		
Net Tax (payable 2026)	Special Assessments (2026)	Total Tax & Assessments (2026)
\$1,884.00	\$0.00	\$1,884.00

* Manufactured Homes Payable the Same Year as Assessment.

Disclaimer: data is believed to be accurate, but accuracy is not guaranteed. This is not a legal document and should not be substituted for a title search, appraisal, survey, or for zoning verification.

Property Card	Parcel ID Number	16-00600-54-010
----------------------	-------------------------	------------------------

Owner Information	
Fee Owner	
LACANNE FARMS FAMILY LIMITED PARTNERSH	
Mailing Address	
45674 10TH AVE	
KENYON MN 55946	
Property Address	
Address	
Municipality	
GREENVALE TWP	

Parcel Information					
Sale Date		Total Acres	40.70	Plat	SECTION 6 TWN 112 RANGE 20
Sale Value	\$0.00	R/W Acres	0	Lot and Block	6 112 20
Uses	AG	Water Acres	0	Tax Description	SE 1/4 OF SW 1/4

2026 Building Characteristics (payable 2027)*					
Building Type		Year Built	0	Bedrooms	
Building Style		Foundation Sq Ft		Bathrooms	0
Frame		Above Grade Sq Ft	0	Garage Sq Ft	0
Multiple Buildings		Finished Sq Ft	0	Other Garage	

Miscellaneous Information					
School District	659	Watershed District	NORTH CANNON RIVER	Homestead	NON HOMESTEAD
Green Acres		Ag Preserve		Open Space	

Assessor Valuation		
	Taxable	Estimated
2026 Land Values (payable 2027)	\$394,300.00	\$394,300.00
2026 Building Values (payable 2027)*	\$0.00	\$0.00
2026 Total Values (payable 2027)*	\$394,300.00	\$394,300.00
2025 Total Values (payable 2026)*	\$370,000.00	\$370,000.00

Property Tax Information		
Net Tax (payable 2026)	Special Assessments (2026)	Total Tax & Assessments (2026)
\$2,128.00	\$0.00	\$2,128.00

* Manufactured Homes Payable the Same Year as Assessment.

Disclaimer: data is believed to be accurate, but accuracy is not guaranteed. This is not a legal document and should not be substituted for a title search, appraisal, survey, or for zoning verification.

SUBDIVISION AND CLUSTER AGREEMENT

This Agreement is made and entered into this ____ day of _____, 2026, by and between Greenvale Township (“**Township**”) and LaCanne Farms Family Limited Partnership, a Minnesota limited partnership (“**Owner**”).

WHEREAS, Owner owns the real property legally described on the attached Exhibit A (the “**Property**”); and

WHEREAS, the Property consists of the following four (4) property tax parcels: 16-00600-53-013, 16-00600-53-011, 16-00600-50-012, and 16-00600-54-010; and

WHEREAS, Owner desires to consolidate and subdivide the existing tax parcels which make up the Property, such that there will be six (6) resulting parcels which are legally described on the attached Exhibit B as Tract A, Tract B, Tract C, Tract D, Tract E, and the Remnant Tract; and

WHEREAS, the Property is currently allocated four (4) single-family dwelling rights, and Owner desires to allocate those four (4) single-family dwelling rights to particular tracts as set forth herein; and

WHEREAS, the Township is willing to permit this consolidation, subdivision, and allocation of building rights upon certain terms and conditions.

NOW THEREFORE, the parties agree as follows:

1. Owner is entitled to consolidate and subdivide the Property such that there will be six (6) resulting separate parcels which are legally described on the attached Exhibit B as Tract A, Tract B, Tract C, Tract D, Tract E, and the Remnant Tract. Tract A, Tract B, Tract C, Tract D, and Tract E are depicted on the certificate of survey attached hereto as Exhibit C.

2. There are currently four (4) single-family dwelling rights permitted on the Property.
3. The four (4) single-family dwelling rights permitted on the Property shall be allocated as follows:
 - a. One (1) single-family dwelling right to Tract A
 - b. One (1) single-family dwelling right to Tract B
 - c. One (1) single-family dwelling right to Tract C
 - d. One (1) single-family dwelling right to Tract D
 - e. Zero (0) single-family dwelling rights to Tract E
 - f. Zero (0) single-family dwelling rights to the Remnant Tract
4. Owner agrees that except for the four (4) single-family dwelling rights described above which are now being allocated as described above, no additional single-family dwellings are permitted on Tract A, Tract B, Tract C, Tract D, Tract E, or the Remnant Tract until such time as the Township zoning ordinance is amended to permit additional dwellings, or upon the amendment of this Agreement between the parties.
5. As a condition of approving this Agreement, Owner shall execute and record with the Dakota County Recorder and the Rice County Recorder, the Dedication of Access and Utility Easement in the form attached hereto as Exhibit D.
6. This Agreement shall be binding upon the Township, the Owner and their successors and assigns.
7. The Owner agrees to record this Subdivision Agreement with the Dakota County Recorder and provide a copy of the recorded Agreement to the Township Clerk.

(signature pages follow)

GREENVALE TOWNSHIP:

By:
Its: Supervisor

By:
Its: Clerk

STATE OF MINNESOTA)
)
COUNTY OF _____)

 This instrument was acknowledged before me this ____ day of _____, 20____,
by _____, its Supervisor, on behalf of Greenvale Township.

Notary Public

STATE OF MINNESOTA)
)
COUNTY OF _____)

 This instrument was acknowledged before me this ____ day of _____, 20____,
by _____, its Clerk, on behalf of Greenvale Township.

Notary Public

OWNER:

LaCanne Farms Family Limited Partnership

By: _____
Tim LaCanne, as President of
LaCanne Farms Management, Inc., the
General Partner of LaCanne Farms
Family Limited Partnership

STATE OF MINNESOTA)
)
COUNTY OF _____)

This instrument was acknowledged before me this ____ day of _____, 20____,
by Tim LaCanne, as President of LaCanne Farms Management, Inc., the General Partner of
LaCanne Farms Family Limited Partnership, on behalf of the limited partnership.

Notary Public

By: _____
Keith LaCanne, as Vice President of
LaCanne Farms Management, Inc., the
General Partner of LaCanne Farms
Family Limited Partnership

STATE OF MINNESOTA)
)
COUNTY OF _____)

This instrument was acknowledged before me this ____ day of _____, 20____,
by Keith LaCanne, as Vice President of LaCanne Farms Management, Inc., the General Partner
of LaCanne Farms Family Limited Partnership, on behalf of the limited partnership.

Notary Public

This instrument drafted by:

Ryan L. Blumhoefer (#391033)
Blumhoefer, Yahnke, and Lancaster LLP
220 Division Street South
Northfield, MN 55057
(507) 645-9541

Exhibit A

Legal Description of the Property

The Northeast Quarter of the Southwest Quarter and the South 10 rods of the Northwest Quarter of the Southwest Quarter, all in Section 6, Township 112, Range 20, Dakota County, Minnesota

AND

The South Half of the Southwest Quarter, Section 6, Township 112, Range 20, Dakota County, Minnesota

PID Nos. 16-00600-53-013, 16-00600-53-011, 16-00600-50-012, and 16-00600-54-010

Exhibit B – Page 1

Legal Descriptions of the Resulting Parcels

Tract A:

That part of the Southwest Quarter of Section 6, Township 112 North, Range 20 West, Dakota County, Minnesota, described as follows: Commencing at the southwest corner of said Southwest Quarter; thence North 00 degrees 16 minutes 40 seconds West (assumed bearing) along the west line of said Southwest Quarter 1186.87 feet to the point of beginning; thence continuing North 00 degrees 16 minutes 40 seconds West, along said west line 300.50 feet to the north line of the South 165.00 feet of the Northwest Quarter of the Southwest Quarter of said Section 6; thence South 88 degrees 43 minutes 51 seconds East, along said north line of the South 165.00 feet, a distance of 362.52 feet; thence South 00 degrees 16 minutes 40 seconds East 300.50 feet; thence North 88 degrees 43 minutes 51 seconds West 362.52 feet to the point of beginning.

Containing 2.50 acres, more or less.

Tract B:

That part of the Southwest Quarter of Section 6, Township 112 North, Range 20 West, Dakota County, Minnesota, described as follows: Commencing at the southwest corner of said Southwest Quarter; thence North 00 degrees 16 minutes 40 seconds West (assumed bearing) along the west line of said Southwest Quarter 1487.37 feet to the north line of the South 165.00 feet of the Northwest Quarter of the Southwest Quarter of said Section 6; thence South 88 degrees 43 minutes 51 seconds East, along said north line of the South 165.00 feet, a distance of 362.52 feet to the point of beginning; thence continuing South 88 degrees 43 minutes 51 seconds East, along said north line of the South 165.00 feet, a distance of 362.52 feet; thence South 00 degrees 16 minutes 40 seconds East 300.50 feet; thence North 88 degrees 43 minutes 51 seconds West 362.52 feet; thence North 00 degrees 16 minutes 40 seconds West 300.50 feet to the point of beginning.

Containing 2.50 acres, more or less.

Tract C:

That part of the Southwest Quarter of Section 6, Township 112 North, Range 20 West, Dakota County, Minnesota, described as follows: Commencing at the southwest corner of said Southwest Quarter; thence North 00 degrees 16 minutes 40 seconds West (assumed bearing) along the west line of said Southwest Quarter 1487.37 feet to the north line of the South 165.00 feet of the Northwest Quarter of the Southwest Quarter of said Section 6; thence South 88 degrees 43 minutes 51 seconds East, along said north line of the South 165.00 feet, a distance of 725.04 feet to the point of beginning; thence continuing South 88 degrees 43 minutes 51 seconds

Exhibit B – Page 2

East, along said north line of the South 165.00 feet, a distance of 362.52 feet; thence South 00 degrees 16 minutes 40 seconds East 300.50 feet; thence North 88 degrees 43 minutes 51 seconds West 362.52 feet; thence North 00 degrees 16 minutes 40 seconds West 300.50 feet to the point of beginning.

Containing 2.50 acres, more or less.

Tract D:

That part of the Southwest Quarter of Section 6, Township 112 North, Range 20 West, Dakota County, Minnesota, described as follows: Commencing at the southwest corner of said Southwest Quarter; thence North 00 degrees 16 minutes 40 seconds West (assumed bearing) along the west line of said Southwest Quarter 1487.37 feet to the north line of the South 165.00 feet of the Northwest Quarter of the Southwest Quarter of said Section 6; thence South 88 degrees 43 minutes 51 seconds East, along said north line of the South 165.00 feet, a distance of 1087.56 feet to the point of beginning; thence continuing South 88 degrees 43 minutes 51 seconds East, along said north line of the South 165.00 feet and its easterly extension, a distance of 362.52 feet; thence South 00 degrees 16 minutes 40 seconds East 300.50 feet; thence North 88 degrees 43 minutes 51 seconds West 362.52 feet; thence North 00 degrees 16 minutes 40 seconds West 300.50 feet to the point of beginning.

Containing 2.50 acres, more or less.

Tract E:

That part of the Southwest Quarter of Section 6, Township 112 North, Range 20 West, Dakota County, Minnesota, described as follows: Commencing at the southwest corner of said Southwest Quarter; thence North 00 degrees 16 minutes 40 seconds West (assumed bearing) along the west line of said Southwest Quarter 1120.84 feet to the point of beginning; thence continuing North 00 degrees 16 minutes 40 seconds West, along said west line 66.03 feet; thence South 88 degrees 43 minutes 51 seconds East 1147.57 feet; thence South 01 degree 16 minutes 09 seconds West 33.00 feet; thence southwesterly 153.55 feet along a tangential curve concave to the northwest, having a central angle of 146 degrees 37 minutes 59 seconds, a radius of 60.00 feet and a chord which bears South 74 degrees 35 minutes 08 seconds West for 114.95 feet; thence North 88 degrees 43 minutes 51 seconds West, not tangent to said curve, 1035.68 feet to the point of beginning..

Containing 1.78 acres, more or less.

Exhibit B – Page 3

Remnant Tract:

The Northeast Quarter of the Southwest Quarter and the South 10 rods of the Northwest Quarter of the Southwest Quarter, all in Section 6, Township 112, Range 20, Dakota County, Minnesota AND The South Half of the Southwest Quarter, Section 6, Township 112, Range 20, Dakota County, Minnesota

Excepting therefrom the following five parcels:

- (1) That part of the Southwest Quarter of Section 6, Township 112 North, Range 20 West, Dakota County, Minnesota, described as follows: Commencing at the southwest corner of said Southwest Quarter; thence North 00 degrees 16 minutes 40 seconds West (assumed bearing) along the west line of said Southwest Quarter 1186.87 feet to the point of beginning; thence continuing North 00 degrees 16 minutes 40 seconds West, along said west line 300.50 feet to the north line of the South 165.00 feet of the Northwest Quarter of the Southwest Quarter of said Section 6; thence South 88 degrees 43 minutes 51 seconds East, along said north line of the South 165.00 feet, a distance of 362.52 feet; thence South 00 degrees 16 minutes 40 seconds East 300.50 feet; thence North 88 degrees 43 minutes 51 seconds West 362.52 feet to the point of beginning. Containing 2.50 acres, more or less.
- (2) That part of the Southwest Quarter of Section 6, Township 112 North, Range 20 West, Dakota County, Minnesota, described as follows: Commencing at the southwest corner of said Southwest Quarter; thence North 00 degrees 16 minutes 40 seconds West (assumed bearing) along the west line of said Southwest Quarter 1487.37 feet to the north line of the South 165.00 feet of the Northwest Quarter of the Southwest Quarter of said Section 6; thence South 88 degrees 43 minutes 51 seconds East, along said north line of the South 165.00 feet, a distance of 362.52 feet to the point of beginning; thence continuing South 88 degrees 43 minutes 51 seconds East, along said north line of the South 165.00 feet, a distance of 362.52 feet; thence South 00 degrees 16 minutes 40 seconds East 300.50 feet; thence North 88 degrees 43 minutes 51 seconds West 362.52 feet; thence North 00 degrees 16 minutes 40 seconds West 300.50 feet to the point of beginning. Containing 2.50 acres, more or less.
- (3) That part of the Southwest Quarter of Section 6, Township 112 North, Range 20 West, Dakota County, Minnesota, described as follows: Commencing at the southwest corner of said Southwest Quarter; thence North 00 degrees 16 minutes 40 seconds West (assumed bearing) along the west line of said Southwest Quarter 1487.37 feet to the north line of the South 165.00 feet of the Northwest Quarter of the Southwest Quarter of said Section 6; thence South 88 degrees 43 minutes 51 seconds East, along said north line of the South 165.00 feet, a distance of 725.04 feet to the point of beginning; thence continuing South 88 degrees 43 minutes 51 seconds East, along said north line of the South 165.00 feet, a distance of 362.52 feet; thence South 00 degrees 16 minutes 40 seconds East 300.50 feet; thence North 88 degrees 43 minutes 51 seconds West 362.52

Exhibit B – Page 4

feet; thence North 00 degrees 16 minutes 40 seconds West 300.50 feet to the point of beginning. Containing 2.50 acres, more or less.

- (4) That part of the Southwest Quarter of Section 6, Township 112 North, Range 20 West, Dakota County, Minnesota, described as follows: Commencing at the southwest corner of said Southwest Quarter; thence North 00 degrees 16 minutes 40 seconds West (assumed bearing) along the west line of said Southwest Quarter 1487.37 feet to the north line of the South 165.00 feet of the Northwest Quarter of the Southwest Quarter of said Section 6; thence South 88 degrees 43 minutes 51 seconds East, along said north line of the South 165.00 feet, a distance of 1087.56 feet to the point of beginning; thence continuing South 88 degrees 43 minutes 51 seconds East, along said north line of the South 165.00 feet and its easterly extension, a distance of 362.52 feet; thence South 00 degrees 16 minutes 40 seconds East 300.50 feet; thence North 88 degrees 43 minutes 51 seconds West 362.52 feet; thence North 00 degrees 16 minutes 40 seconds West 300.50 feet to the point of beginning. Containing 2.50 acres, more or less.
- (5) That part of the Southwest Quarter of Section 6, Township 112 North, Range 20 West, Dakota County, Minnesota, described as follows: Commencing at the southwest corner of said Southwest Quarter; thence North 00 degrees 16 minutes 40 seconds West (assumed bearing) along the west line of said Southwest Quarter 1120.84 feet to the point of beginning; thence continuing North 00 degrees 16 minutes 40 seconds West, along said west line 66.03 feet; thence South 88 degrees 43 minutes 51 seconds East 1147.57 feet; thence South 01 degree 16 minutes 09 seconds West 33.00 feet; thence southwesterly 153.55 feet along a tangential curve concave to the northwest, having a central angle of 146 degrees 37 minutes 59 seconds, a radius of 60.00 feet and a chord which bears South 74 degrees 35 minutes 08 seconds West for 114.95 feet; thence North 88 degrees 43 minutes 51 seconds West, not tangent to said curve, 1035.68 feet to the point of beginning. Containing 1.78 acres, more or less.

Exhibit C

Survey

[see attached]

Exhibit C

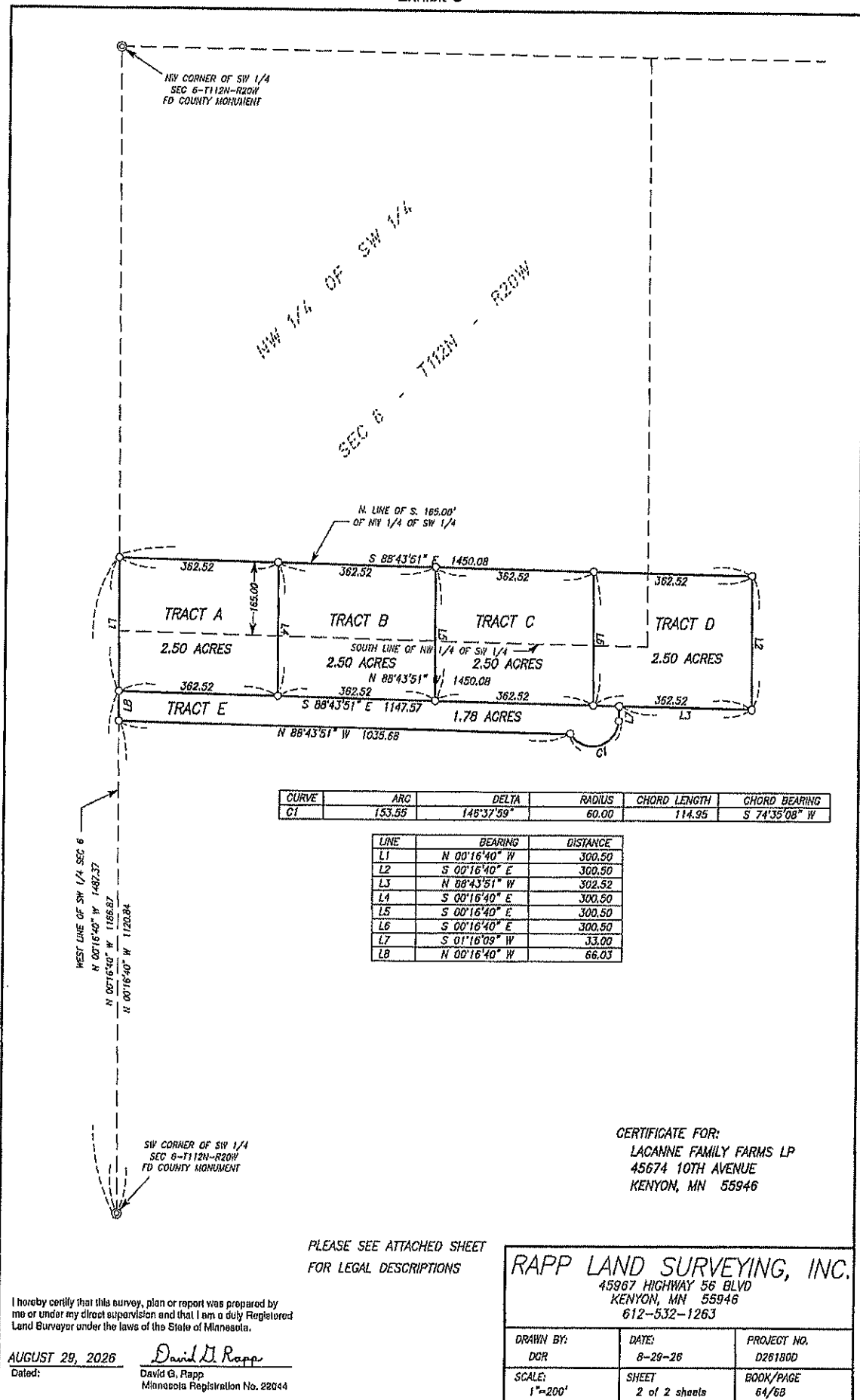


Exhibit D

Form of Dedication of Access and Utility Easement

[see attached]

Greenvale Township

NEW BUILDING PERMIT APPLICATION

Payments to Greenvale Township must be received before any permits are issued 16-01800-04-020

Project Address 10021 305th St. W.		City Northfield		State/Zip MN 55057		Property Identification #	
Applicant Name John Sullivan		Street Address 10021 305th St. W.		Applicant Telephone Number 952-292-9621			
City Northfield		State MN		Zip 55057		Applicant/Contractor Email	
Owner Name John Sullivan		Street		City		State/Zip	
Telephone		Street		City		State Zip	
Contractor's Name		Street		City		State Zip	
Contractor's State License Number (required)				Expiration Date		Telephone Number	
Brief Project Description New Accessory Building 40x80				Completed Value (includes labor and materials) \$165,000			

PROJECT INFORMATION (Circle all that apply)			
PERMIT TYPE	PROJECT PROPOSED USE	TYPE OF CONSTRUCTION	ZONING DISTRICT
Building <u>Accessory Building</u> Other	<u>Residential</u> Solar Energy	<u>Accessory Building</u> Addition Interior Remodel Deck/Porch New Construction Foundation Only	<u>Agricultural</u> Shoreland Overlay Flood Plain Overlay
		Relocation Fireplace Fence/Wall In Ground Pool Plumbing Mechanical Above Ground Pool	

Notice: Separate permits are required for plumbing, heating, fireplace installation, electrical work and installation of the septic system. The permit shall become null and void unless work or construction authorized by the permit is not commenced within 180 days after its issuance, or if the work authorized by the permit is suspended or abandoned for a period of 180 days after the time the work is commenced.

I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not. The granting of a permit does not presume to give authority to violate or cancel the provision of any other State or Local law regulating construction or the performance of construction. The on-site Building Inspector reserves the right to review requirements for soil erosion and sediment control that may be required during construction. The building permit may be suspended or revoked if the permit has been issued in error or based on incorrect information supplied or in violation of any ordinance or regulation of Township.

The property owner agrees to pay all plan review fees even if he/she chooses not to proceed with the work. Permit expires when work is not commenced within 180 days from date of permit, or if work is suspended, abandoned, or not inspected for 180 days. Work beyond the scope of this permit, or work without a permit or inspection will be subject to penalty.

Signature of Applicant (Owner or Contractor):  Date: 8/25/26

Completed application and permit checklist must be sent directly to the Building Official at:

Permit # _____

Building Official - Mark Ceminsky
 Beaver Creek Companies, Inc.
 7226 235th St W
 Farmington, MN 55024
 Main Office: 612-819-1334
 Email: markceminsky@beavercreekco.com

Property Card	Parcel ID Number	16-01800-04-020
----------------------	-------------------------	------------------------

Owner Information	
Fee Owner	
JOHN K & AMY W SULLIVAN	
Mailing Address	
10021 305TH ST W	
NORTHFIELD MN 55057	
Property Address	
Address	
10021 305TH ST W	
Municipality	
GREENVALE TWP	



Parcel Information					
Sale Date	10/13/2015	Total Acres	9.23	Plat	SECTION 18 TWN 112 RANGE 20
Sale Value	\$325,000.00	R/W Acres	0.39	Lot and Block	18 112 20
Uses	RESIDENTIAL	Water Acres	0	Tax Description	PT OF SW 1/4 OF SW 1/4 OF NE 1/4 LYING E OF W 470 FT THEREOF & S 1/2 OF W 1/2 OF E 1/2 OF SW 1/4 OF NE 1/4 & W 6RDS (99 FT) OF N 1/2 OF W 1/2 OF E 1/2 OF SW 1/4 OF NE 1/4

2026 Building Characteristics (payable 2027)*					
Building Type	S.FAM.RES	Year Built	1880	Bedrooms	4
Building Style	TWO STORY	Foundation Sq Ft	1,460	Bathrooms	3.50
Frame	WOOD	Above Grade Sq Ft	2,632	Garage Sq Ft	576
Multiple Buildings		Finished Sq Ft	2,632	Other Garage	

Miscellaneous Information					
School District	659	Watershed District	NORTH CANNON	Homestead	FULL HOMESTEAD
Green Acres		Ag Preserve		Open Space	

Assessor Valuation		
	Taxable	Estimated
2026 Land Values (payable 2027)	\$147,000.00	\$147,000.00
2026 Building Values (payable 2027)*	\$515,500.00	\$515,500.00
2026 Total Values (payable 2027)*	\$662,500.00	\$662,500.00
2025 Total Values (payable 2026)*	\$679,600.00	\$679,600.00

Property Tax Information		
Net Tax (payable 2026)	Special Assessments (2026)	Total Tax & Assessments (2026)
\$7,170.00	\$0.00	\$7,170.00

* Manufactured Homes Payable the Same Year as Assessment.

Disclaimer: data is believed to be accurate, but accuracy is not guaranteed. This is not a legal document and should not be substituted for a title search, appraisal, survey, or for zoning verification.

Dakota County, MN



Disclaimer: Map and parcel data are believed to be accurate, but accuracy is not guaranteed.
This is not a legal document and should not be substituted for a title search, appraisal, survey, or
for zoning verification.

Map Scale
1 inch = 200 feet
9/2/2026

Greenvale Township is conducting a community survey to assist with updating the Township's Comprehensive Plan. A Comprehensive Plan is a long-term planning document that will define the future community vision and a path to successful implementation. The Plan generally addresses issues such as housing, economic development, parks and open space and transportation. Your input is valuable in shaping the future of our community.

The Survey questions ask about the various aspects of Greenvale Township and takes between five to ten minutes to complete. Survey results will be used to inform the study and help shape future land use and community development goals. Your feedback is strictly confidential. We appreciate your time and input on this important matter.

1. What is most important to you in your community?
(rank the top 3, with 1 being the highest)

_____ Rural feel
_____ Shared values
_____ Affordability
_____ Significant amount of Agricultural Land
_____ School District Quality
_____ Location
_____ Open Spaces and Natural Resources
_____ Other _____

2. What are the greatest challenges facing Greenvale Township in the next 10 years? (list top 3, with 1 being the most important)

_____ Development Pressure from the Metro Area
_____ Adequate Tax Base
_____ Access to close by Goods and Services
_____ Maintaining Rural Feel
_____ Road Maintenance
_____ Public Safety
_____ Affordability of Housing and Services
_____ Other _____

3. Do you think there is enough housing for people who want to stay and those who want to move to Greenvale Township?
- a. Yes
 - b. No

4. Does Greenvale Township need additional housing? Yes No

And if so, what kind?

- a. Single-family
 - b. Duplexes
 - c. Townhomes
 - d. All the above
5. Do you think there are enough local, county and state regulations protecting the following land uses in your community:

Yes	No	Agriculture
Yes	No	Rural or Large Lot Residential Housing
Yes	No	Open Water
Yes	No	Natural Resources including wetlands

6. Do you shop at businesses within Greenvale?
- a. Yes
 - b. No

If so, how frequently?

- a. Once every 6 months
- b. Once a month
- c. Once a week
- d. Several times a week

7. Would you like to see a commercial zoned area for more businesses within Greenvale Township?

- a. Yes
- b. No

If yes, what kind of business/services would you like?

8. Are you satisfied with the road system and upkeep in the community?

- a. Yes
- b. No

If no, are you unhappy with:

- a. Upkeep on County Roads
- b. Upkeep on Local Roads
- c. Unmarked Intersections
- d. Other, Please state _____

9. Why did you choose to live in Greenvale Township?

- a. Job
- b. Family Connection
- c. Housing Values
- d. Quality of Life
- e. Community Location
- f. Sense of Community
- g. Other _____

10. How long have you lived in Greenvale Township?

- a. Less than 1 year
- b. 1-5 years
- c. 6-10 years
- d. 11 or more years

11. How big is your current household?

- a. 1-2
- b. 3-5
- c. More than 5

12. Please provide any additional comments, suggestions, or ideas you may have regarding the future of Greenvale Township.

Thank you for participating in this survey! Your feedback is important in shaping the future of our community. To submit your paper survey you can mail it to the township at 31800 Guam Avenue, Northfield, MN 55057; you can drop it in our secure mailbox at the townhall or bring it to the meeting on October 8th.

If you prefer to complete this survey online, you can use the link on the homepage of the website at www.greenvaletwp.org. All responses are anonymous, all feedback is welcome.

The results of this survey will be used to inform the 2050 Comprehensive Plan. We will be holding an open house on October 8th at 7 pm for residents to express ideas and speak with the Greenvale Township Planner.

Greenvale Township

APPLICATION FOR INTERIM USE PERMIT, CONDITIONAL USE PERMIT, VARIANCE, ZONING AMENDMENT & SUBDIVISION/PLATTING

Greenvale Township 31800 Guam Avenue, Northfield MN 55057
Phone: 507-321-9311 Email: clerk@greenvaletwp.org

Please return the completed application form and required documentation to the Township Clerk.

Permit Checklist: (see Zoning Ordinance References on next page)

- Completed Application
- Application Fee and Escrow
- 4 copies of detailed site plans, aerial photographs, building plans, and other supporting documentation necessary to complete the application.

All permits/approvals require a public hearing and actions by the Planning Commission and Board of Supervisors.

Please Print or Type All Information

Applicant Linus & Mary Langer			
Home Phone 507-301-1788		Work Phone	
Address 10215 330th St W Northfield Mn 55057			
Site Address (If different)			
Property owner (If different from applicant)			
Platted Property Description:	Lot	Block	Addition
or			
Metes and Bounds Property Description	Section	Township	Range
	30	112	20
PID Number 16 03000 51 012			
Present Use of Site		RESD HSTD	
Present Zoning Classification of Site		Agricultural	
Parcel Size 2 Acres			
Please check the type of application requested:			
☐ IUP ☐ CUP ☒ Variance ☐ Zoning Amendment ☐ Subdivision/Plat			
Please describe the nature of your request:			
On 12/2/2023 silo (14'x40') was demolished without permission or notice by neighboring land owner. Variance request is for replacement with setback exceptions of approximately 35' from the west property line and 56' from the north property line.			

Greenvale Township Zoning Ordinance References: a copy of the Zoning and Subdivision Ordinance is available on the Township's website: www.greenvaletwp.org.

- Variance Procedures: Section 8.01
- Zoning Amendments: Section 8.02
- Interim and Conditional Use Permits: Section 8.03
- Performance Standards: Sections 7.01-7.16
- Subdivision/Platting: Sections 6.01-6.06

PLEASE READ

I hereby apply for the above consideration and declare that the information and materials submitted with this application comply with the Township's ordinances and are complete and accurate to the best of my knowledge.

*I agree to pay all **NON-REFUNDABLE** application fees in advance and, if required by the Township Clerk, I agree to post an escrow with the Township to fund expenses incurred by the Township in processing this request. I understand and agree that all Township-incurred professional fees and expenses associated with the processing of this request are the responsibility of the property owner and shall be promptly paid by the property owner upon billing by the Township in the event the escrow fund is depleted. If payment of the Township incurred expenses is not received from the property owner within 10 days of billing, the property owner acknowledges and agrees to be responsible for the unpaid fee balance either by direct payment or an assessment against the Owner's property via MN. Stat. 366.012.*

PLEASE NOTE THAT THIS APPLICATION MUST BE SIGNED BY THE APPLICANT AND 100% OF THE PROPERTY OWNERS OF THE PROPERTY SUBJECT TO THE APPLICATION.

Applicant Signature: *Zina Langer 9/11/2026*

Owner(s) Signature (If different from applicant) *Mary Langer 9/11/2026*



Dakota County Treasurer-Auditor
1590 Highway 55
Hastings MN 55033
651-438-4576

2026 Property Tax Statement

Date Ran: 9/11/2026

DISCLAIMER:

Dakota County provides this data only as a service and does not guarantee the accuracy

PROPERTY ID: 16-03000-51-012

VALUES AND CLASSIFICATION

TAXPAYER: LINUS A & MARY E LANGER
10215 330TH ST W
NORTHFIELD MN 55057-5217

	Payable 2025	Payable 2026
Estimated Market Value:	472,100	471,800
Homestead Exclusion:	4,061	4,088
Taxable Market Value:	468,039	467,712
New Imp/Expired Excl:	0	0
Property Class:	RESD HSTD	RESD HSTD

TAX DESCRIPTION: SECTION 30 TWN 112 RANGE 20
30 112 20

1. Use this amount on Form M1PR to see if you're eligible for a property tax refund. File by August 15. ☐ \$4,730.00
If this box is checked, you owe delinquent taxes and are not eligible.
2. Use this amount for the special property tax refund on schedule 1 on Form M1PR. \$4,890.00

Property Tax and Credits

3. Property taxes before credits	\$4,890.00	\$4,730.00
4. Credits that reduce property taxes		
A. Agricultural and Rural Credits	\$0.00	\$0.00
B. Other Credits	\$0.00	\$0.00
5. Property taxes after credits	\$4,890.00	\$4,730.00

Property Tax by Jurisdiction

6. County:	A. Dakota County Levy	\$933.26	\$983.82
	B. Regional Transit Rail	\$0.00	\$0.00
7. City or Town: GREENVALE		\$786.02	\$732.90
8. State General Tax:		\$0.00	\$0.00
9. School District: 659			
	A. Voter Approved Levies	\$2,240.50	\$2,126.98
	B. Other Local Levies	\$825.90	\$780.70
10. Special Taxing Districts			
	A. Metropolitan Special Taxing Districts	\$40.68	\$43.32
	B. Other Special Taxing Districts	\$63.64	\$62.28
	C. Tax Increment	\$0.00	\$0.00
	D. Fiscal Disparity	\$0.00	\$0.00
11. Non-school voter approved referenda levies		\$0.00	\$0.00
12. Total property tax before special assessments		\$4,890.00	\$4,730.00

13. Special Assessments

Principal:	(Total)	\$0.00
Interest:	\$0.00	\$0.00

14. Your Total Property Tax and Special Assessments

\$4,890.00 \$4,730.00

DO NOT USE THIS STATEMENT FOR TAX PAYMENTS

If the Line 1 box is checked, contact our Property Information Center at 651-438-4576 for delinquent tax amounts

Go Paperless

View the tax stub

TOWNSHIP USE ONLY

Case Number	
Date Received	9/15/2024
Application Fee Paid	Check number: 1036 Date: 9/11/2024
Application Complete	
Public Hearing Date	10/8/2024
Notes:	

249

82

30

280

10215

160300051012

252

310

310

29

LINUS LANGER
10215 330TH ST.
NORTHFIELD, MN 55057

76-1716/919

1036

DATE 9/11/2026

PAY TO
THE ORDER OF

Steenack Township
five hundred & 00/100

\$ 500⁰⁰

DOLLARS



MEMO

510 variance

Linus Langer

⑆091917160⑆ 4439917⑈ 01036

Greenvale Township
NEW BUILDING PERMIT APPLICATION

Payments to Greenvale Township must be received before any permits are issued

Project Address	Street	City	State/Zip	Property Identification #
	10215 330th St W	Northfield, MN	55057	16 03000 51 012
Applicant Name		Street Address	Applicant Telephone Number	
Linus & Mary Langer			507-301-1788	
City	State	Zip	Applicant/Contractor Email	
Same				
Owner Name	Street	City	State/Zip	
Telephone				
Contractor's Name	Street	City	State	Zip
Contractor's State License Number (required)			Expiration Date	
Brief Project Description			Telephone Number	
replace pre-existing silo from 12/2/2023 demolition				
			Completed Value (includes labor and materials)	

PROJECT INFORMATION (Circle all that apply)

PERMIT TYPE	PROJECT PROPOSED USE	TYPE OF CONSTRUCTION	ZONING DISTRICT
Building	Residential	Accessory Building	<u>Agricultural</u>
Accessory Building	Solar Energy	Relocation	Shoreland Overlay
Other		Addition	Flood Plain Overlay
		Interior Remodel	
		Deck/Porch	
Silo		New Construction	
		Foundation Only	
		Plumbing	
		Mechanical	
		Above Ground Pool	
Silo is under 200 sq ft. Mn rule 1300.0120 exempts structures under 200 sq ft.			

Notice: Separate permits are required for plumbing, heating, fireplace installation, electrical work and installation of the septic system. The permit shall become null and void unless work or construction authorized by the permit is not commenced within 180 days after its issuance, or if the work authorized by the permit is suspended or abandoned for a period of 180 days after the time the work is commenced.

I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not. The granting of a permit does not presume to give authority to violate or cancel the provision of any other State or Local law regulating construction or the performance of construction. The on-site Building Inspector reserves the right to review requirements for soil erosion and sediment control that may be required during construction. The building permit may be suspended or revoked if the permit has been issued in error or based on incorrect information supplied or in violation of any ordinance or regulation of Township.

The property owner agrees to pay all plan review fees even if he/she chooses not to proceed with the work. Permit expires when work is not commenced within 180 days from date of permit, or if work is suspended, abandoned, or not inspected for 180 days. Work beyond the scope of this permit, or work without a permit or inspection will be subject to penalty.

Signature of Applicant (Owner or Contractor).

Date

Linus Langer Mary Langer

9/14/2026

**Completed application and permit checklist must
be sent directly to the Building Official at:**

Permit # _____

Building Official - Mark Ceminsky
Beaver Creek Companies, Inc.
7226 235th St W
Farmington, MN 55024

Greenvale Township

Permit Instructions and New Construction Checklist

(This form must be included when applying for building permit)

Address: 10215 330th St W Northfield Mn 55057 PID# 16 03000 51 012

* Mn rule 1300.0120 exempts structures under 200 sq ft.

SUBMISSION CHECKLIST

- ☐ Completed and Signed Building Permit Application (Include all Contractor License numbers and contact information).
- ☐ 3 sets of Structural Building Plans (floor plans and elevations, along with construction details).
- ☐ 3 sets of Site Plans, illustrating building dimensions, lot line, setbacks, septic system and well.
- ☐ New Construction Energy Code Compliance Certificate.
- ☐ New Construction, Residential Combustible Air Calculation Method.
- ☐ New Construction, Energy Code Lighting Schedule (can be deferred submittal).

Check all items below that will be included in the construction of the project, if items are not included in original permit application, but are added to plan after permit has been issued, an additional permit will be required.

- ☐ Finish Basement
- ☐ Deck
- ☐ Gas Fireplace: Quantity
- ☐ Masonry/Wood Fireplace: Quantity
- ☐ In-Floor Heat - Hydronic
- ☐ Geothermal System
- ☐ Solar System
- ☐ Other
- ☐ Complete Septic System Design, including soils.

*Rec'd
9/15*

Note: All materials and the installation of all materials must comply with the Minnesota State Building Code and the Manufacturers installation specifications for each product.

Applicant is responsible for calling Building Official for inspections.

Applicant's Printed Name: Linus & Mary Langer

Applicant's Signature: *Linus Langer* Date: *9/14/2026*
Mary Langer

Driveway/Access Road

- 1) Remove language from “Dimensional Standards” section of Ordinance

New language

In approving placement of a Driveway or Access to a property on a Township road, Safety is the main objective. No Driveway or Access Road will be allowed to be less than 200 feet from the nearest intersection. When measuring the 200-foot separation the distance will be from center of intersection and center of proposed Driveway or Access.

Approval of the placement of a Driveway or Access Road located on a township road is the responsibility of the Township Supervisor assigned to be the Road Committee Liaison.

A2 Zoning Questions

How big can the associated solar array be under the zoning requirement?

The State has control over certain size operations, what is the split for State control vs Township control?

Who sets the setbacks and standards, the State or the Township?

What size of operation does the State control and does the Township have any say if it is at the State's discretion?

Do Townships/towns that consist of only Ag and or residential zoning have to allow commercial/industrial Cannabis businesses?

Are there any other Townships/towns similar to Greenvale Township with only Ag zoning?