

# Regular Town Board Meeting Minutes

## Greenvale Township

Date/Time:	Thursday November 20, 2025 7:00 PM
Meeting Location:	Greenvale Town Hall
Regular Meeting:	Start Time: 7:06 Adjourn: 9:12
Board Members Present:	Chairperson Charles Anderson, Supervisor Scott Norkunas, Supervisor Joylee Royle
Board Members Absent:	none
Others Present:	
<b>Item</b>	
<b>Call to Order/Pledge</b>	Chairperson called the meeting to order and pledge was recited
<b>Approve Agenda</b>	Addition to minutes: Langer Litigation added immediately following Treasurer Report  Motion to Approve: Chair Anderson Second: Supervisor Royle Yea/Nay: Passed Unanimously
<b>Approve Previous Meeting Minutes</b>	Approve October 16 Closed Meeting Minutes  Motion to Approve: Chair Anderson Second: Supervisor Royle Action on Motion: Passed Unanimously
<b>Approve Previous Meeting Minutes</b>	Approve October 16 Regular Meeting minutes with one typo change  Motion to Approve: Chair Anderson Second: Supervisor Royle Action on Motion: Passed Unanimously
<b>Introduce Guests</b>	none
<b>Public Comments</b>	Greg Langer left MN Edible Magazines and report from NCRWMO. Tony Rowan requests a moratorium on any further cannabis efforts by township until more questions are answered; wishes for meeting agenda to be posted online prior to meeting days, questioned culvert payment process Craig Host spoke on cannabis; had sent an email to supervisors and wishes it to be read openly. Kurt Hembd spoke regarding NCRWMO and taxes. Questioned Greenvales tax rate, use of funds by landowners in township and current testing practices by NCRWMO. Wendy Bolton spoke on large bill from Bolton & Menk. Elizabeth McNearney spoke requested a pause on any further cannabis work. Jessica Bollum spoke regarding ordinance in place for cannabis that allows cannabis businesses to come in when they are not desired, requests clarity on the issue.

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<b>North Cannon River Watershed Management Report</b>	<p>Wayne Peterson reported on the NCRMO finances and admin cost report. Greenvale is assessed at highest rate due to largest land area within the watershed compared to all townships. In 2015 twp was assessed at \$5,410; \$6,289 in 2020 and is now at \$8,784.</p> <p>Peterson displayed the webpage, reported that a detailed powerpoint from Mn Pollution Control Agency, with good information on watershed has been placed on township website, and reported on zebra mussels in Lake Byllesby. Peterson spoke on terrace work on his property that was partially paid for by grant through the watershed. This is a grant program open to all within the watershed.</p>
<b>Treasurer Report</b>	<p>Treasurer's report on accounts, as provided in public packet, was reviewed including information from MAT on need for board to approve any and all transfers of money from accounts.</p> <p>Motion to move \$14,000 from 4M account to checking to cover monthly claims</p> <p>Motion to Approve: Chair Anderson Second: Supervisor Norkunas Action on Motion: Passed Unanimously</p>
<b>Treasurer Report</b>	<p>Motion to approve treasurer's report on accounts</p> <p>Motion to Approve: Chair Anderson Second: Supervisor Royle Action on Motion: Passed Unanimously</p>
<b>Treasurer Report</b>	<p>Treasurer reported on paid leave program. Greenvale is considered a large employer (over 30 employees) and is assessed at .44%. Small employers are assessed at .22%. Employers have option to pay employee assessment.</p> <p>Further information presented included need for a new or refurbished computer for the treasurer that is Windows 11 compatible. Estimates were provided</p> <p>Motion to authorize up to \$1,400 for treasurer to purchase either a new or refurbished computer that meets new requirements for Win 11.</p> <p>Motion to Approve: Supervisor Norkunas Second: Chair Anderson Action on Motion: Passed Unanimously</p>
<b>Treasurer Report</b>	<p>One irregularity regarding claim for \$1.00 was addressed as administrative hold on a claim number, which will be corrected. Motion to approve claims for the month</p> <p>Motion to Approve: Supervisor Royle Second: Chair Anderson Action on Motion: Passed Unanimously</p>

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<b>Langer Litigation</b>	Supervisor Anderson spoke on current litigation and township's costs incurred from Langer's legal bills and court costs. Costs regarding Linus Langer are \$6,662 for Lawyer costs and court fees. Motion to approve township to pay Linus Langer \$6,662.
Motion to Approve:	Chair Anderson
Second:	Supervisor Royle
Action on Motion:	Passed Unanimously
<b>Langer Litigation</b>	Supervisor Anderson spoke regarding authorization for court costs to be paid to Greg Langer. Currently township attorney and Greenvale Township does not have information from Greg Langer's attorney regarding attorney fees. Motion to pay Greg Langer \$982.00 for court costs.
Motion to Approve:	Chair Anderson
Second:	Supervisor Norkunas
Action on Motion:	Passed 2-0-1. Royle abstained due to not being read in on this aspect of the lawsuit.
<b>Langer Litigation</b>	Motion to move \$6,682 and \$982 (\$7664) from 4M to checking to pay Langer legal fees as mentioned in actions above.
Motion to Approve:	Chair Anderson
Second:	Supervisor Royle
Action on Motion:	Passed Unanimously
<b>Clerk Report</b>	Clerk presented report for the month. Included Joint Powers Agreement with county for approval that monitors septic and pumps with Dakota County.  Motion to approve JPA 10.18.1 with county.
Motion to Approve:	Chair Anderson
Second:	Supervisor Norkunas
Action on Motion:	Passed Unanimously
<b>Clerk Report</b>	Township offices will be closed first week in December and Wednesday Nov 26 and Dec 24 and 31. Grant for voter accessibility was submitted by deadline and positive receipt by state was given. Waiting on approval. Motion to approve clerk's report
Motion to Approve:	Chair Anderson
Second:	Supervisor Royle
Action on Motion:	Passed Unanimously
<b>Planning Commission Report</b>	Dan Chesky reported from PC on Kluver building permit. It was recommended for approval after review of all plans. Motion to approve new home construction on property 16-01400-55-020
Motion to Approve:	Supervisor Royle
Second:	Supervisor Norkunas
Action on Motion:	Passed Unanimously
<b>Planning Commission Report</b>	Dan Chesky reported from PC on Anderson property permit for a temporary structure for wood storage around boiler. It was recommended for approval after review of all plans and determination that boiler heats both home and shops involved in business, with no modifications to heating system. Motion to approve permit on property 16-00800-51-010

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	<p>Motion to Approve: Supervisor Royle</p> <p>Second: Supervisor Norkunas</p> <p>Action on Motion: Passed 2-0-1. Anderson recused due to this being his property</p>
<b>Planning Commission Report</b>	<p>Cannabis zoning was briefed. PC recommends township to adopt two zones for A2 designation at the SW and NW corners of the township. Map was reviewed.</p> <p>Royle mentioned information she received from Office of Cannabis Management that if we only allow agriculture in our ordinances, we would only be required to allow cultivation.</p> <p>Royle further had spoken with MAT attny on moratorium until guidance from OCM regarding new federal rules from Continuing Resolution. MAT attny believes this to be appropriate.</p> <p>So far the township has spent approximately \$14,423 in fees for this ordinance.</p> <p>Royle made motion for a moratorium to be placed on further consideration of cannabis zoning until new federal law was better understood. No second received.</p> <p>Anderson spoke regarding his belief that the time for a moratorium has passed and if we do nothing, a cannabis could develop on any area on a blacktopped road. Believes that limiting areas through specific A2 zones makes sense. We are done spending money and it makes sense to approve these zones.</p> <p>Royle reiterated MAT attny stating that we can have a moratorium based on new federal law change. Stated that township is in jeopardy of spot zoning if future change allowing commercial development comes.</p> <p>Norkunas mentioned time and money spent, believes this is best time to move forward.</p> <p>Royle reminded that planner left questions unanswered regarding other "Ag only" townships.</p> <p>Motion to PC's recommendation to designate two zones as A2: One in the NW corner of the township and one in the SW corner</p>
	<p>Motion to Approve: Supervisor Norkunas</p> <p>Second: Chair Anderson</p> <p>Action on Motion: Passed 2-1-0. Royle No, wants township to comply with MAT guidance on moratorium</p>
	<p>Host addressed board wishing for email to be read as stated in public comments. It will be read at later point in meeting.</p>
<b>Road Report</b>	<p>Mark Malecha presented road report on condition of roads, trees on Isle, Beaver Dam work and requested funding to remove trees on Idalia avenue.</p> <p>Motion to approve up to \$4,000 for tree removal</p>
	<p>Motion to Approve: Supervisor Norkunas</p> <p>Second: Supervisor Royle</p> <p>Action on Motion: Passed Unanimously</p>

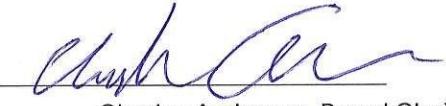
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<b>Road Report</b>	<p>Malecha further presented information on budget, will continue to be conservative in work on roads and expenditures in order to save for safety markings. Fall mowing will be postponed, Next year we will cut and then spray as this is considered a best practice.</p> <p>Agreement with Rice County - Township only needs to send an invoice for snow plowing and it will be paid. Also, when maintenance is needed, Rice County only needs a notification.</p> <p>Contractor quote work by Malecha and clerk was reviewed. List of contractors and contact information was reviewed with no additions. Contractors will be sent requests for quotes by clerk.</p> <p>Motion to task clerk to send quotes to contractors with deadline of January 12th.</p>
Motion to Approve: Second: Action on Motion	Supervisor Norkunas Chair Anderson Passed Unanimously
<b>Road Report</b>	Signs on Isle Avenue are up. Stake is in place marking new location for minimum maintenance sign.
<b>Building and Grounds</b>	Cleaning schedule will be in place next month
<b>Old Business: Minimum Maintenance Road</b>	<p>Anderson presented historical documentation including letter from MAT attny Fenske, which included MN statute 160.095 and past board actions from 2018 redesignating a current minimum maintenance road as 312th St.</p> <p>Anderson made a motion to remove the minimum maintenance sign on 312th St.</p> <p>Discussion followed: Royle has digitized the entire file and wishes more review including the driveway easement and landowner considerations.</p> <p>Anderson states that if we shorten the road we would need to provide a turnaround. Documents presented by Anderson had not been included in public packet</p> <p>Royle mentioned that GIS office doesn't designate it a road and wants the file fully reviewed.</p> <p>Norkunas states that this cannot be a minimum maintenance road and articulated his ability to vote on this action without a conflict of interest, as more than himself is an impacted landowner. Mentioned he had cooresponded with MAT for guidance on conflict of interest and had received documentation to support his assertion.</p> <p>Royle requested to view MAT guidance and voiced concern regarding the assertion, as he will financially benefit</p>
Motion to Approve: Second: Action on Motion	Chair Anderson Supervisor Norkunas Motion passes 2-1-0, Royle votes no due to lack of firm definition of road and lack of clarity of responsibility in maintenance.
	Further discussion regarding decision on maintenance will be moved forward to Road Committee.

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New Business	<p>Discussion regarding safety markings on bridge on Isle Ave was presented by Tony Rowan. Two estimates were provided, both exceeding \$32,000. Approximately \$7,000 more was estimated for the project on Holyoke. Royle asked if bridge funding can be used and it was agreed that it can be by board and Rowan.</p> <p>Anderson wants this to be presented for a vote to the township at Township Meeting in March.</p> <p>Potential to move this into two projects in order to gain grant funding will be explored. Rowan will explore these possibilities.</p> <p>Costs for this project have risen over \$6,000 since originally explored.</p> <p>Need for official quote for the project on Holyoke. Rowan will request.</p> <p>Motion to explore funding avenues in order to upgrade safety markings on Isle avenue and Holyoke projects.</p>
Motion to Approve:	Chair Anderson
Second:	Supervisor Norkunas
Action on Motion	Passed Unanimously
<b>Discussion</b>	Email from Craig Host and Mary Huerter was read regarding cannabis
<b>Motion to Adjourn</b>	
Motion to Approve:	Chair Anderson
Second:	Supervisor Royle
Action on Motion	Passed Unanimously
Reviewed:	Approved:
	
Mark Legvold, Clerk	Charles Anderson, Board Chair