

## TOWN OF DOVRE

### TOWN BOARD MEETING

The Town Board Meeting for the Town of Dovre convened at 6:00 p.m. on Thursday, June 26, 2014, at the Dovre Town Hall. Twelve (12) Town of Dovre Residents and Guests were present. Names of persons present at the meeting are on file with the Clerk/Treasurer.

Chairman, Dean Trowbridge called the Meeting to order at 6:00 p.m. Roll Call - Supervisors Present – Dan – North – Jim Plummer – Mitch Hanson – Chairman Dean Trowbridge – Present – Supervisor Nelson – Absent. Clerk/Treasurer – Linda K. Reinolt Present.

Agenda – Chairman Trowbridge presented the Agenda stating additions to the Agenda. Appraisal Report Requirements - Bill Tice from Tice Appraisals and Mr. Jim North – Sale of Property. Motion by Trowbridge, seconded by North to approve the Agenda with the additions to the Agenda as presented by Chairman Trowbridge. No further Discussion, Motion Carried, Unanimous Yes Vote.

Town Board Meeting: Tuesday, July 8, 2014 – Board meet at 6:00 p.m. and Town Board Meeting at 7:00 p.m. at the Dovre Town Hall.

Northern Industrial Sands – June 16, Letter from Dovre: Correction - Northern Rail and Transload. Mr LaFond updated the Letter of June 16 to Northern Rail and Transload and it is dated June 26, 2014. Mr. Brian Gilbertson, COO of Northern Rail & Transload, and Mr. Larry McGlumphy, General Manager, Reviewed and accepted the updated letter with the last 2 paragraphs put back into the letter as was agreed to do at the June 24<sup>th</sup> Town Board Meeting. This Letter gives Northern Rail and Transload the approval to begin Site Preparation, but no construction will begin until all Permits are in order. Mr. Gilbertson stated they will have the required Permits by July 15, 2014. The NR135 Reclamation Plan Hearing is scheduled by the DNR to be held at Barron, WI on June 30 at 6:00 p.m. They were told that this was the most complete plan they have received. Mr. Brian Gilbertson gave a presentation with regard to the Company, their goals and planned milestones. Northern Capital Partners – Parent Company with Two (2) Business Entities. Northern Rail & Transload and Northern Industrial Sands. Mr. Gilbertson – COO and Mr. McGlumphy – General Manager hold those positions with both Entities. There will be employment available. They will train people on the job. Will hire the best candidates in the business and pay best salaries and benefits. Site will address congestion & bottle necks with trains. They have talked to Property Owners and will continue to do so. They will be building a Burm. LaFond asked if the Company would purchase certain properties near the Site at their appraisal value. Brian said they will work with the property owners, but they are not in the business of purchasing additional residential type properties. Project Impacts: “The largest rail facility in rural Wisconsin will create other shipping efficiencies for inbound and outbound movement of products such as road salt, agricultural commodities, forest products and building materials. These new efficiencies will lower prices and create jobs”. “Propane storage and direct rail to truck transfer of up to 3 million gallons (1 unit train) at a time in the fall of 2014”. Wetlands – Army Core of Engineers and DNR have approved Redirecting the flow of water of the creek running into the wetlands. Will baseline the downstream water quality and will test wells, etc. Company will supersede what is recommended. The Town Board said – Not sure we have sold the use of this local road to the many residents who live on it. The road is narrow. Northern Rail and Transload will continue to talk to the residents in the area.

Motion by North, seconded by Plummer to approve the June 26, 2014 letter of Approval of Grading Permit for site preparation only, to Northern Rail and Transload to be signed by Town of Dovre Chairman, Dean Trowbridge, Mr. Brian Gilbertson, COO and Mr. Larry McGlumphy, General Manager of Northern Rail and Transload. No further discussion, Motion Carried by Unanimous Yes Vote of the Board.

Chieftain Sand – Letter of Agreement – Anderson Mine - No one present from Chieftain Sand and Proppant Barron LLC.

Jim North: Ask Town Board if he can list his property for sale now, prior to the Property Value Guarantee Appraisal. Town Board unanimously allows Jim North to list is property for sale at this time prior to the Property Value Guarantee Appraisal to be done by Tice Appraisals. Appraisal will be made on the full 9.45 acres. Property Value Guarantee covers 2 acres at \$5,500.00 per acre plus 10% of Market Value not to exceed \$25,000.00.

Tice Appraisals: Mr. Bill Tice from Tice Appraisals would like clarification with regard to the “Appraisal Report Requirements” that were mailed to him following the June 10, Town Board Meeting. Mr. LaFond reviewed the requirements with Mr. Tice, Agreement to eliminate #7 on the Report Requirements. He will not have to do an on-site interior inspection of all comparable properties. The Town Board will increase fee amount to cover the extra appraisal work he is being asked to do. Discussion continued. Mr. Tice stated

that Tice Appraisals will not be doing the Property Value Guarantee Appraisals for the Town of Dovre.

Nonmetallic Mining Operations Agreement Application and Operations Agreement: Discussion between the Town Board and Mr. LaFond with regard to changes that need to be made in this Document. Mr. LaFond said the Document has been submitted to Attorney Thiel. This new Operations Agreement covers many additional things addressed to the Town's benefit. Mr. LaFond feels it is OK for the Town Board to adopt this Document, with the changes made.

Motion by Trowbridge, seconded by Hanson to adopt the Application for Nonmetallic Mining Operations Agreement and the Nonmetallic Mining Operations Agreement with the Change on Page 2 of the Application and the 3<sup>rd</sup> paragraph on Page 18, which is now Page 19, in the Operations Agreement. No further discussion, Motion Carried. Unanimous Yes Vote of the Town Board.

Closed Session: Chairman Trowbridge made a Motion for the Town Board to go into Closed Session, pursuant to Section 19.85 (1)(e) of the Wisconsin Statutes for the purpose of conducting specified public business where bargaining requires a closed session: 1. Discuss Strategy Related to Potential Amendments to Great Northern Sands Operational Agreement. 2. Discuss Strategy related to Potential Amendments to Chieftain Sands Operational Agreement. 3. Discuss Strategy Related to Northern Industrial Sands Operational Agreement.

Roll Call Vote: Chairman Trowbridge – Yes; Supervisors – North – Yes; Plummer – Yes; Hanson – Yes – Nelson – Absent. Motion Carried by Roll Call Vote of Board.

Reconvene to Open Session: Motion by North, seconded by Hanson to Reconvene into Open Session. Roll Call Vote - Chairman Trowbridge – Yes; Supervisors – North – Yes; Plummer – Yes; Hanson – Yes – Nelson – Absent. Motion Carried by Roll Call Vote of Board.

Motions, if any from Closed Session: - None

Adjourn: Motion by Plummer, seconded by North to Adjourn. Motion Carried. Unanimous Yes Vote from the Board.

Linda K. Reinolt, Clerk Treasurer  
Town of Dovre, Barron Co. WI