

TOWN OF DOVRE

TOWN BOARD MEETING

The Dovre Town Board met at 6:00 p.m. on Tuesday, November 5, 2014 at the Dovre Town Hall located at 304 25 ½ Street for The Regular Monthly Town Board Meeting. Six (6) 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 – Tim Nelson – James Plummer – Dan North and Chairman Dean Trowbridge are all present. Supervisor Mitch Hanson – Absent. Also Present - Clerk/Treasurer – Linda K. Reinolt, .Patrolman, - Art Harelstad, Jr. and Consultant Greg LaFond were Present,

Agenda –. Motion by Nelson to accept Agenda as printed – Motion Not Carried. Supervisor Plummer proposed to add Culvert Issue to the Agenda after Chieftain Sands Negotiations. Motion by Nelson, seconded by North to adopt the Agenda with proposed Addition by Supervisor Plummer. No further Discussion, Motion Carried, Unanimous Yes Vote.

Update on GNS/Eagle Materials - Robbie Sage reported that CRS Proppants LLC & Great Northern Sand LLC have been purchased by Eagle Materials, a Public Company, October 1, 2014. Department of Justice has approved the Regulatory Requirements. The Purchase will be closed next week. Eagle Materials is a Holding Company. Owns 10 different businesses. Practices behind the scenes ownership. Main Office is in Utica, Illinois. Eagle Materials was looking for a well established Company. Trowbridge asked if Operations at Great Northern Sand LLC will be changed. Robbie Sage said he does not see that there would be any changes at this time, except possibly the Name. Nelson – Will all Agreements that have been signed by Great Northern Sand LLC and the Town of Dovre be honored by Eagle Materials? Sage -Yes they will be. Increased production will double their sales to 2 Million Tons Per Year. Question – Moe Property? Stockpile on property at this time and not planned to use for long term. There is a concern with the mud and dirt on SS from trucks hauling into property. Will be putting blacktop on drive in area. Will be building another Wash Plant and Dry Plant over the winter and they will utilize both sites. Plummer - Concern with Wet Land on original site – Great Northern Sand LLC bought credits out of the DNR Wet Land Bank. They are not infringing on wet land. Plummer would like to tell Eagle Materials, with their purchase of Great Northern Sand LLC they bought a Great Group of Leaders with the Company. Nelson - Appreciate working with Great Northern Sand LLC Leaders. LaFond – If there is a name change, would need to create an Amendment to acknowledge the name change. Harelstad – Concern with the 24 hour noise that is heard at his home from the Plant. Operations Agreement has regulations on noise. Sage – He will talk to Aaron Kent about this issue and they will get back to Harelstad. Trowbridge – Is Eagle Materials on board with a possible conveyor project? Sage – Yes they are interested in pursuing the Conveyor System. Sage will try to get the legal documents to Chairman Trowbridge before the November 11, 2014 Town Board Meeting and will also stay in communication with the Town Board regarding this matter.

Mark Ziperski Appraisal – Mr. LaFond reported that the Appraisal of the Ziperski Property was completed by Loonstra Appraisal and a copy of the Appraisal has been mailed to the Ziperski's. Appraisal is based on Fair Market Value of the property area covered by the Property Value Guarantee Program. Ziperski's can put the property up for sale through a realtor. The other parcel he owns is not part of the Property Value Guarantee program and Ziperski's will determine how they will sell it. Plummer – There have been some misunderstandings between the Board and Ziperski's Chairman Trowbridge instructed the Clerk/Treasurer to mail, by Certified Mail, a copy of the September 10 Town Board Minutes and a copy of the "Operations Agreement – Modification Term Sheet" signed by Great Northern Sand, LLC and the Town of Dovre on September 10, 2014, with regard to properties within 1/4 Mile from Great Northern Sand, LLC Border. The Ziperski Property has demonstrated proof of lying within the ¼ mile zone and as such have been added to the list of included properties.

Mr. LaFond reviewed the properties that have had Appraisals or have indicated their desire to sell their property with the Property Value Guarantee Program. .J North; Doug North; Q. Thomas; M. Ziperski. Sanders property has been withdrawn. Properties sold and covered by Town PVGuarantee – Mielcarek and Tabor Properties.

Northern Industrial Sand Properties – D. Cole; W Poulson; J. Gardner. Not under Town of Dovre Property Value Guarantee. State of WI has increased Assessment Ratio by Valid Sales showing property values are going up not down in the Town of Dovre. Town of Dovre Value will increase with additional building at the Sand Plants.

Town Financial Report - Information from Security Bank was given to Board Members showing total amounts in all of the Town of Dovre Accounts at the Bank. Discussion followed. Town of Dovre will be a Million Dollar Operation and Board wants Quick Books System set up to begin using, The system will be set up to begin January 1, 2015. Will be able to have a more detailed Financial Report and a better system to set up the budget. Mr. LaFond said this System will give the Board better control of the Finances for the Town of Dovre.

Town Investment Policy - Need to look at investment options.

Chieftain Sands Negotiations – Article 1 of the Chieftain Sand & Proppant Barron , LLC Operations Agreement.
1) – Want Names, Legal Description and Address of properties covered under the Property Value Guarantee with Chieftain Sands instead of just legal descriptions of properties and as more property is purchased this information needs to be updated. 2) Potential Road Use 3) Discussion between Town Board and Chieftain Sands with regard to the Peter Mikkelson Property and suggest that Chieftain Sand work toward a resolution with property owner with regard to this property,

Culvert Issue – Culvert and Driveway for Snowmobile Trail put into field owned by Allen Nyhagen. Chairman Trowbridge gave the OK to put this in as he understood that this was where the Trail went previously and after digging out the ditch because of the water problem on 29th Street it needed to be fixed and put in again and they put in a used culvert. Mr. Nyhagen rents this field out and had planned to put a field driveway into the field. He is asking that the Driveway be moved 100 feet to the south and be made 30 feet wide with a 30 foot culvert. Chairman will speak to the Snowmobile Club Leader. Town of Dovre will put the Field Driveway and Culvert in and cost will be shared by Land Owner, etc.

Motion by Trowbridge, seconded by Nelson to Adjourn Meeting. Motion Carried - Unanimous Yes Vote

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