

**TOWN OF ADAMS**  
**MONTHLY TOWN BOARD MEETING**  
**November 17, 2020**

**Present:** Jim Bays, Chair; Ron Johnson, Bill Euclide, Miranda Christensen, Clerk; Hope Eggersdorf, Treasurer  
**Others:** See Sign-In Sheet

Meeting called to order by Chairman Jim Bays at 7:25pm

**Agenda**

Motion by Bill, second by Ron, to approve the agenda. Carried.

**Minutes of Previous Meeting**

October 20, 2020 - Motion by Ron, second by Bill, to approve the minutes as written. Approved.

**Adopt 2021 Budget**

Motion by Bill, second by Ron, to approve the 2021 budget in the amount of \$490,417.75. A roll call vote was taken: Jim – Yes; Ron – Yes; Bill – Yes. Motion carried.

**Dustin Grant – Adams County Planning and Zoning**

Dustin Grant was present to discuss the Town of Adams Comprehensive Zoning Plan and Farmland Preservation.

- Ashley Smejkal – Dustin indicated that the proposed rezone to B1 was not consistent with the Town of Adams Comprehensive Zoning Plan. The B1 zoning also does not allow for certain conditions. This could potentially mean less protection for the neighbors. After further review it was determined that this particular area in the Comprehensive Plan is listed as a Woodlands designation Ashley will work with Dusty to complete an amended application for planned residential with conditional uses. This may also include specifics regarding a camp store. Ashley will present the amended application to the Board in December.
- Farmland Preservation – A few years ago the state overhauled the entire program. If a property is:
  - mapped as Farmland Preservation
  - is currently zoned under A1
  - has a nutrient management plan
  - generates \$6,000 of revenue per year

then you are able to claim a \$7.50 tax credit per acre on your income tax. When the County created the Farmland Preservation Plan they determined the eligibility criteria as follows:

- The area is currently being farmed
- The area is mapped as wooded
- The area is zoned A1

All land that met the above listed criteria were mapped into Farmland Preservation. Once mapped in, only the owner or operator of a farm on that property can build a house. If you own property in Farmland Preservation, and you do not operate a farm on the property, and you want to build a home, you will need to rezone a portion of the property to accommodate your request. The County does not require the rezoned portion to be surveyed. It remains one parcel with two zoning districts.

The Town of Adams has been under the assumption they were not part of Farmland Preservation as zero notification from the County was ever received. It was also never officially voted on by the Town Board. At the November 22, 2016 Town Board Meeting the topic of Farmland Preservation was on the Agenda for discussion. At the time of the November 22<sup>nd</sup> meeting, the County was still waiting to have their hearing and the Farmland Preservation Plan had not been finalized. Per the Meeting Minutes, the Town Board tabled the plan. There were six municipalities that chose to opt-out. Per Dusty, it isn't too late for the Town of Adams to opt-out. However, he asked that the Town wait if possible, until the new criteria is available to review. This will hopefully be available Spring 2021.

- Don Jablonsky – Rezone from Conservancy – This application was withdrawn as the property has been sold.
- Detached Garages – The Town of Adams is the only municipality in Adams County that does not require building inspections on detached garages. A zoning permit is required but a building inspection is not.

**Treasurer's Report:**

The total of all accounts is \$87,850.15. Motion by Jim second by Ron, to accept the report as presented. Carried.

### **Additional Reports:**

- Friendship Lake Report – Ron provided his report. Motion by Jim, second by Bill, to accept the report as presented. Carried.
- Ambulance Service Report – Bill indicated there hasn't been a meeting held since our last Board Meeting. Therefore, a report was not provided.
- Fire District Report – Bill indicated there hasn't been a meeting held since our last Board Meeting. Therefore, a report was not provided.

### **Town Wide Trash Collection**

- The contract is in the process of being created. Attorney Flanagan sent a rough draft for review. The following changes were requested:
  - Decrease the reimbursement timeframe from 90 days to 60 days for the difference between tonnage billed and tonnage used
  - Both recycling containers and garbage containers are to be provided
- Adams County Administrator, Casey Bradley, has accepted a job in another county. He will be leaving in the next few weeks. Casey recently provided a few verbal assurances to Bill of how Adams County would handle the following scenarios:
  - Existing Pre-Pay Customers - Casey indicated that residents who have prepaid for their trash service would be refunded the amount of their credit balance.
  - Commercial Accounts – These accounts would receive a credit equal to the per pick up cost indicated in the contract. For example, if a commercial account is paying \$40 per month and the contracted cost is \$10.80 per pickup, their total cost would be \$29.20.

The Town Board would like Attorney Flanagan to draft a letter to the County that reiterates the information verbally provided by Casey. Miranda will reach out to Attorney Flanagan to make the request.

### **COVID Safety Procedures**

- The Town Board is requesting all meeting attendees to wear a mask.
- The topic of conducting Town Board meetings via ZOOM or conference call were discussed. We will not be implementing those options at this time.

### **Dellwood Moundview Snowmobile Club**

- Steve MacIntosh of the Dellwood Moundview Snowmobile Club approached the Board. The Club is requesting to run the shoulder portions of 14th, 15th and 16<sup>th</sup> going in the direction of traffic. The Club will provide the appropriate signage. The Club will carry appropriate insurance. This request is for one year with the option of the Board to withdraw at any time. Motion by Bill, second by Ron, to approve as presented effective November 17, 2020. Motion carried.

### **Shop Maintenance:**

- Pan Leak – Replacement has been ordered and will cost approximately \$500
- Freightliner
  - Brakes – The parking brake won't hold. Dick is having them fixed with Monroe
  - Electrical Box – Shorted Out
- Shop Door – We may need to purchase a new shop door

### **Other Business**

Tax Collection payments will be collected at the Town Hall on December 26th and January 30<sup>th</sup>.

### **Pay Bills:**

Motion by Bill, second by Ron, to pay bills of \$75,612.82. Carried.

Meetings were reported to Hope for payment.

### **Set Next Meeting and Adjourn**

Next meeting set for December 15, 2020 at 7:30pm.

Motion by Bill, second by Jim, to adjourn the meeting. Carried.

Meeting adjourned at 8:44pm.

**Respectfully Submitted,  
Miranda Christensen, Clerk**