

Monthly Board Meeting
Minutes
April 13, 2016

TOWN of BIG LAKE
“Sherburne County’s First 5-Member Township Board”
P.O. Box 75, Big Lake, Minnesota 55309

On Wednesday, April 13, 2016 the Big Lake Board of Supervisors met at the Big Lake Town Hall located in the Big Lake Lions Park Community Center at 21960 County Road #5, Big Lake Township, Sherburne County, State of Minnesota. The meeting was tape recorded for transcribing purposes only.

Chairman Hofer called the meeting to order at 7:00 p.m. There were 4 people in the audience at the start of the meeting. Roll call was taken.

Board Members Present: Bob Hofer, Chairman
 Norm Leslie, Supervisor
 Bruce Aubol, Supervisor
 Steve Pflgebraar, Supervisor
 Ken Warneke, Treasurer
 Laura Hayes, Clerk
 Samantha Peterson, Deputy Clerk

Board Members Absent: Larry Alfords, Supervisor

All present stood and recited the pledge of allegiance to the Flag of the United States of America.

Supervisor Leslie motioned to approve the agenda. Supervisor Pflgebraar seconded. All were in favor. The meeting proceeded in accordance with the agenda as presented.

Supervisor Aubol motioned to approve consent agenda items. The consent agenda consisted of: a) Approval of Minutes: Regular Monthly Board Meeting 3-9-16 & Second Monthly Board Meeting 3-23-16 & Re-Organizational Meeting 3-23-16. b) Approve List of Claims and Payroll. Supervisor Leslie seconded. All present were in favor.

BUSINESS FROM THE CLERK

a) Resolution Concurring in Reissuance of 2013B Bond for \$485,000. Township Portion of Bond – Clay Wilfahrt, City Administrator advised the Board refinancing this bond would save the Township approximately \$45,000. In addition to the amount the City of Big Lake is saving in interest. Supervisor Aubol motioned to adopt the resolution concurring in the issuance of the \$2,885,000. taxable general obligation refunding bonds, series 2016A by the City of Big Lake, MN, and authorizing execution of a \$485,000. taxable general obligation tax abatement bond, series 2016A and pledging tax abatements and levying a tax for the security and payment thereof. Supervisor Pflgebraar seconded. All present were in favor.

b) SEV MN 1 LLC/Jeff & Jim Sanford property – Amend Existing IUP to Construct & Operate a Solar Farm in phases with 1st phase of 5 MW AC to be placed on the southernmost (All Documentation Demonstrates Northernmost) parcel; requesting that conditions be scaled to the size of the project throughout the construction phases; to allow a post performance bond as an option to the County's condition for decommissioning financial security; and that the IUP be applied under SEV MN 1 LLC, not Sunrise Energy Ventures, LLC – Bill Weber from SEV MN 1 LLC presented this item on behalf of Joe Tierney, SEV MN 1 LLC. The Board reviewed the packet information and map demonstrating the phase 1 and 2 layout of the solar garden. Supervisor Aubol inquired when phase 2 would begin, Bill Weber advised when Xcel Energy advises they want the power. Supervisor Aubol motioned to recommend approval of phasing starting with the northernmost parcel; and requiring phase 1 parcel meet Sherburne County's standard for screening and vegetation on all 4 sides. Supervisor Pfliegerhaa seconded. All present were in favor. Supervisor Aubol motioned to require the applicant to provide Sherburne County with the form of financial security for decommissioning as required by Sherburne County Ordinance and the County Attorney's Office. Supervisor Leslie seconded. All present were in favor. Supervisor Aubol motioned to recommend allowing the IUP to be changed to the name: SEV MN 1 LLC. Supervisor Pfliegerhaa seconded. All present were in favor. There was brief discussion regarding stockpiling of topsoil from the project. The County requested the stockpiles be limited to 5'-10' feet in height. Supervisor Aubol requested the stockpiled material be limited to the scraped topsoil from the site. Bill Weber advised limited the height of the stockpile to 6' would not be a problem. Supervisor Leslie motioned to recommend limiting the stockpile to onsite topsoil not more than 6' in height. Supervisor Pfliegerhaa seconded. All present were in favor.

c) City of Big Lake OAA Request for 27 Acre Solar Farm Site-Clay Wilfahrt, Big Lake City Administrator – Clay Wilfahrt, Big Lake City Administrator appeared before the Board to present this item. He advised the communication pole, originally asked for with a variance in setback, would no longer be needed at all. He advised the City of Big Lake intends to set aside 3 years of lease fees, in place of a developers escrow, equaling \$60,000. to be used for decommissioning, should it be needed. Sherburne County had requested \$62,000. from the developer for this escrow. There was discussion regarding vegetative screening of the site. Administrator Wilfahrt advised the contractor was opposed to using coniferous trees because trimming them to 6' would not be beneficial to the trees health and life expectancy; therefore, an arborvitae planted on the outside of the fence was being recommended. Originally a 6' fence with vines was recommended by the contractor and City. Due to cost of shrubs, the contractor and City were proposing planting 3'-4' arborvitae. Supervisor Aubol inquired about doing an offset, double row planting, recommending this be the plan. He further inquired about watering maintenance and replacement of dead vegetation. Supervisor Aubol inquired about starting with smaller shrubs, what would be the time frame before the shrubs meet the required screening height.

Supervisor Aubol advised it was his preference to continue with the County requirements for vegetative screening and setbacks (the entire installation of the project). He noted it sets a bad precedence to allow leniency over the County's Ordinance requirements; noting the County and Township have a JPA for Zoning and the property, although the City is asking for annexation of it, visually appears as though it would still be in the Township. He further noted applying different standards would not be a good idea and breaking from uniformity of other solar projects in the County was not preferential. Chairman Hofer noted he did not want to damage the relationship the Township has with the County over this. Administrator Wilfahrt advised he had discussed this project with the County Zoning staff and did not get any feedback that this would be a negative project. He offered to share his contact information with the Board for their follow-up. The Board also noted that they preferred to have the input of the full board for action on this item. Supervisor Pfliegaar motioned to table action on the request to a future meeting to allow communication with the County and full Board review of the request. Supervisor Aubol seconded. All present were in favor.

d) Addition of Portion of Cell Phone Bill Reimbursement to Clerk's Benefits; and Retroactive Cell Phone Reimbursement from March 2015 to March 2016 – Supervisor Pfliegaar motioned to add \$25. per month cell phone reimbursement to the Clerk's benefits; and, to authorize the retroactive payment. Supervisor Aubol seconded. All present were in favor.

e) Discuss Increase to Supervisor's Hourly Rate (currently \$19. per Hour) – Supervisor Leslie motioned to increase the Supervisor's Hourly rate to \$20. per hour. Supervisor Aubol seconded. All present were in favor.

f) Other-Updates-Meetings – Clerk Hayes reminded the Board of the Local Board of Appeal and Equalization tomorrow at 9:00 a.m. Chairman Hofer and Supervisor's Leslie and Pfliegaar confirmed they would be in attendance.

BUSINESS FROM THE SUPERVISORS/COMMITTEE REPORTS

TOWN ROADS

1) Other-Updates-Meetings – Township Engineer, Ross Abel advised the seal coat and overlay project bids have been advertised and will be brought to the April 27 meeting for review and consideration of award. Supervisor Aubol inquired if the Township monitors the shoulders. Ross advised that is done and part of the road maintenance plan, noting it stabilizes the roads.

CHAIRMAN'S REPORT

Chairman Hofer had nothing to report at this time.

SUPERVISOR'S REPORT

Other-Updates-Meetings – Supervisor Aubol advised he attended the Community Education Meeting. The 2nd community musical, “The Little Mermaid” will be April 22-24.

Supervisor Leslie advised Don Kampa has submitted his mowing rates for the 2016 season. There are slight increases noted. Supervisor Aubol noted Mr. Kampa does a good job at the park and township areas he maintains. Seeding and fertilizing of the new ballfield will be done next week depending on the weather. They will work with the irrigation company to set up the irrigation program for the ballfield. Supervisor Leslie and Chairman Hofer met on Tuesday to discuss creation of a gravel parking area for the ballfield off County Road 5. The DNR will take the canoe access sign and try to refurbish it. 2Guys Painting will paint and repair the Park entrance sign. The Big Lake Lion's Club will do the park spring clean-up.

Supervisor Pflighaar attended the EDA meeting on Monday. He advised August 1 Phase II of the apartment project near Northstar would begin. The Kwiktrip is scheduled to open in July and plans to hire 25-30 people. Year to date there have been 14 single family home building permits issued in the City of Big Lake. The Board requested the Clerk investigate how many have been issued in the Township.

BUSINESS FROM THE TREASURER

a) Monthly Report –Treasurer Warneke advised the cash balance statement of government funds and escrows was approximately \$1,253,388.82. He reviewed the general fund and road fund balances as of 4-13-16. Supervisor Aubol motioned to accept the Treasurer's report. Supervisor Pflighaar seconded. All present were in favor.

ADJOURNMENT

A motion was made by Supervisor Leslie to adjourn the meeting. Supervisor Pflighaar seconded. All were in favor. The motion carried. The meeting adjourned at 8:16 p.m.

Respectfully Submitted,

Laura Hayes, Clerk

Robert Hofer, Chairman