

Monthly Board Meeting
Minutes
August 24, 2016

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

On Wednesday, August 24, 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.

Chairman Hofer called the meeting to order at 7:00 p.m. There were 20 people in the audience at the start of the meeting. Roll call was taken.

Board Members Present: Bob Hofer, Chairman
 Steve Pflughaar, Supervisor
 Norm Leslie, Supervisor
 Bruce Aubol, Supervisor
 Larry Alfords, Supervisor
 Ken Warneke, Treasurer
 Laura Hayes, Clerk

Staff Members Absent: Samantha Peterson, Deputy Clerk

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 Aubol seconded. All were in favor. The meeting proceeded in accordance with the agenda as presented.

Supervisor Pflughaar motioned to approve consent agenda items. The consent agenda consisted of: a) Approval of Minutes: Regular Monthly Board Mtg 7-13-16 & Second Monthly Board Mtg 7-27-16. b) Adopt Resolution 2016-14 Accepting \$2,000. Donation to BLFD from Sherburne County Agriculture Society for Participation in 2016 County Fair. c) Adopt Agreement and Accept Grant with SWCD for Birch Lake Beach Water Control Retrofit Project. d) Adopt Agreement for Enhanced Remote Access to Property & Legal Records with Sherburne County Recorder. e) Participate in 2016 Big Lake Community Guide, purchase of \$166. 1/8 page color advertisement. f) Call MAT Dist. 7 Meeting, Wednesday, August 31 at 7:30 p.m. Anoka Ramsey Community College, Isanti Campus. g) Approve list of Election Judges for November 8, 2016 Election. h) Approve List of Claims & Payroll. Supervisor Alfords seconded. All were in favor.

Sherburne County Sheriff’s Department, Commander Doran provided the Board with a monthly report of calls. Supervisor Alfords mentioned issues with township road signs being stolen. Treasurer Warneke estimated \$1,000. worth of signs have been removed. Commander Doran and Treasurer Warneke will work together and itemize.

BUSINESS FROM THE CLERK

a) SEV MN 1 LLC/Joe Tierney & Dean Leischow Sunrise Energy Services – Request to Amend Existing IUP to Move Phase 1 from the North End to the South End of the Property for a Solar Farm – Joe Tierney and Dean Leischow appeared before the Board to present their request. Town Board Supervisor & Sherburne Planning Advisory Commission Representative Bruce Aubol advised that no action was taken by the Commission at the August meeting because the Big Lake Town Board had not met on August 10th and therefore could not provide comments or a recommendation to the Planning Advisory Commission. He noted, although the request to move phase 1 from the North to the South is not new, this application is and therefore the review/comment/hearing process must be followed. Supervisor Aubol advised this request and application are scheduled for Public Hearing on the September 15, 2016 Planning Advisory Commission agenda. Supervisor Aubol advised it is his understanding and that of Sherburne County staff that Xcel Energy is not requiring SEV MN 1 LLC to move phase 1 to the Southern portion of the property. The decision to move phase 1 to the south is strictly a cost saving action being done by SEV MN 1 LLC. And, if it is SEV MN 1 LLC's intention to develop the property into a full 20 Megawatt facility in the future, it will eventually be north, and will require lines to be installed anyway.

Dean Leischow advised this is SEV MN 1 LLC's 4th time before the Town Board. He reviewed the timeline: 1st presentation was to amend the zoning ordinance to allow an IUP for a Solar Farm to be transferable. 2nd was to build Phase 1 on the North end of the Property. 3rd was to change Phase 1 to the South end. And tonight, 4th is again to build Phase 1 on the South, instead of the North end. There were several statements made by Mr. Leischow and Mr. Tierney that the Township approved these requests. Clerk Hayes advised that the Town Board has not approved anything, only submitted recommendations for approval. She advised the Township can't approve any of these requests until the Public Hearings are held. Township recommendations are necessary to move forward to the public hearing.

There was discussion regarding the original proposal to start north and connect to the existing lines. Supervisor Leslie inquired what made them think they originally could connect to the North. Dean Leischow advised Xcel Energy told them they could and then SEV MN 1 LLC was later told that the lines don't belong to Xcel. Supervisor Alford advised he has trouble believing Xcel doesn't know who owns the lines and questioned SEV MN 1 LLC's field work process. The Board inquired about the plan to create a 20 Megawatt system when the Supreme Court has ruled it is limited to 5 Megawatts. Dean Leischow advised SEV MN 1 LLC would build Solar "Gardens" then instead of "Farms" to get to the 20 Megawatts.

The Town Board noted several Issues to be addressed:

- 1) Installing line up County Road 50, & North into the property makes no sense.
- 2) Phase 1 should start away from the population, which would be North.
- 3) An Xcel Energy representative should verify the need to start South.

- 4) Are these lines overhead or underground? Which lines are which?
- 5) If they are overhead, what is the height and width of the line?

Jim Sanford, property owner, presented a list of 8 Sanford family members who are Big Lake Township residents, his farm building & 1500 acres of land in the Township that are in favor of the project. He noted starting on the North end or South end makes no difference, this will be buffered and is on his property. The project provides tax base and asks for no services. He posed the question of whose land is it.

Chairman Hofer acknowledged audience members present and inquired if anyone wished to address the Board. (There were approximately 20 people living directly adjacent to the proposed project in the audience). Dean Leischow stated several times over that this is the exact same application SEV MN 1 LLC submitted for phase 1 to be changed to the South and the Town recommended approval of the request the first time. Joe Klersy, 19675 207th Street stated he didn't want overhead power lines. Supervisor Alford's advised this is the first solar farm in Big Lake Township and the Board wants to do it correctly.

There was discussion regarding holding a video conference call with representatives from Xcel Energy to discuss the project and why the line is proposed down County Road 50. Joe Tierney advised this proposed line layout reduces the installation cost. Joe Dockendorf, 20632 199th Avenue asked the first speaker, Joe Klersy if the overhead lines were his only concern. Mr. Dockendorf advised he lives to the North and would rather phase 1 start to the South, but could see it is logically the lessor impact if it is built to the North; therefore, to be a good neighbor he supported phase 1 North construction first.

Dean Leischow stated the Sherburne County Zoning Ordinance was poorly created. There was discussion regarding the next Town Board meeting dates, which are September 14 & 28. Dean Leischow inquired if he and Joe Tierney could get the information and answers to the Board's questions from Xcel Energy and send them to the Board and receive a contingent action to recommend approval based on the information answering the Board's questions. The Board unanimously agreed they would not do that. Joe Klersy inquired if the Township can dictate to Xcel Energy where they put the lines. The Board advised they can't.

Clerk Hayes inquired if the video conference should include Administrative staff members from Sherburne County Planning & Zoning since they are the lead drafters of the Sherburne County Zoning Ordinances. The Big Lake Town Board was in favor of having either or both, Nancy Riddle, Zoning Administrator and Lynn Waytashek, Assistant Zoning Administrator be included in the video conference. The Board determined Town Board Supervisors Aubol and Alford's would participate and SEV MN 1 LLC representatives Joe Tierney and Dean should contact their Xcel Energy contacts to also participate. It was determined Joe Tierney would coordinate with all and schedule it to be held at Sherburne County.

Supervisor Alfords inquired how many (solar farms) have SEV MN 1 LLC/ Sunrise Energy Ventures built. Dean Leischow advised they have built 75 Megawatts across the country, \$15 million worth. 9 of the project are in Minnesota. Supervisor Alfords questioned the feasibility of that. Dean Leischow restated they weren't built, but are in final planning stages.

Supervisor Alfords motioned to table this request until the video conference call is held and the additional information is received by the Board. Supervisor Aubol seconded. All were in favor. Based on the motion, it is anticipated this request will be placed on the September 28, 2016 Town Board meeting agenda.

b) T-Mobile/Steve Trueman – Request for Conditional Use Permit for Construction of a Cell Tower at O'Bradovich Property 211th Avenue, Elk River – Steve Trueman appeared before the Board to present this request. He advised it is the goal of T-mobile to provide seamless coverage for this area of Big Lake Township. Cellular coverage is 5 miles and data coverage is 3 miles, very typical in this industry. This will be a monopole design with no cross wires and will be less than 200' in height and therefore, will not need to be lit. There are no close neighbors. Adjacent property is a gravel quarry. Supervisor Leslie motioned to recommend approval of the CUP as presented. Supervisor Pflieger seconded. All were in favor.

BUSINESS FROM THE SUPERVISORS/COMMITTEE REPORTS

TOWN ROADS

Township Engineer, Ross Abel advised quotes were received and opened Tuesday, August 23 for 224th Avenue & 159th Street Birch Lake Beach Water Quality Improvements Project with SWCD. Three quotes were received. The ranges in amounts were \$57,935.10 to \$97,690.00. The lowest responsible quoter was Vonn's Trucking Inc. at \$57,935.10. Supervisor Pflieger motioned to accept the quote and award the project to Vonn's Trucking Inc. Supervisor Aubol seconded. All were in favor.

Township Engineer, Ross Abel advised Knife River will start overlay and patching work, which includes 182nd Avenue Ridgewood Heights culvert repair/road cut, Tuesday September 6.

CHAIRMAN'S REPORT

Chairman Hofer advised he had nothing specific to report.

SUPERVISOR'S REPORT

City of Big Lake Compost Site Asphalt Project – Supervisor Alfords advised he and Township Engineer, Ross Abel and Knife River have been able to combine the Big Lake City composting site paving into the 2016 Township overlay and patching schedule. As discussed at previous meetings, most recently the July 13, 2016 Town Board meeting. Big Lake Township and possibly Orrock Township will participate in the cost to pave

Monthly Board Meeting Minutes
August 24, 2016
Page 5

based on percentage of resident use of the facility. Big Lake Township's percentage portion would be \$39,300. Supervisor Alfords motioned to participate in the project in the amount of \$39,300. Supervisor Aubol seconded. All were in favor.

Other-Updates-Meetings – Supervisor Pflgebraar advised he and Supervisor Leslie attended the August EDA meeting. Casey's General Store is going to respond to the construction of the Kwik Trip with construction of a new building at the corner of County Road 43 and Hwy 10 South of the lumber yard.

BUSINESS FROM THE TREASURER

a) Monthly Report –Treasurer Warneke advised the total government funds and escrows are \$1,514,774.64. Treasurer Warneke advised he had no concerns with balances in the major or minor funds. Supervisor Pflgebraar motioned to approve the Treasurer's Report. Supervisor Alfords seconded. All were in favor.

ADJOURNMENT

A motion was made by Supervisor Leslie to adjourn the meeting. Supervisor Pflgebraar seconded. All were in favor. The motion carried. The meeting adjourned at 8:32 p.m.

Respectfully Submitted,

Laura Hayes, Clerk

Robert Hofer, Chairman