



REGULAR MEETING
WEDNESDAY APRIL 11, 2018 6:00PM

The Town of Big Lake Board of Supervisors met in regular session, at 6:00 PM, on Wednesday April 11, 2018, at the Town of 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 called to order by Chair Aubol and the Pledge of Allegiance was recited. Chair Bruce Aubol, Supervisors Bob Hofer, Norm Leslie, Steve Pflgebraar, Treasurer Kenneth Warneke, Clerk Brenda Kimberly-Maas, Deputy Clerk Jayme Swenson, Town Engineer Ross Abel, Fire Chief Halverson, Fire Fighter Shawn Reddepenning, a newspaper reporter and three audience members were in attendance. Supervisor Larry Alford was absent.

Approval of Meeting Agenda

Motion/Second to accept the presented Agenda by: Pflgebraar/Hofer. All Present Supervisors Approved. Motion Prevailed. The meeting proceeded in accordance with the Agenda.

Approval of Consent Agenda

The Consent Agenda consisted of: a) Approval of Minutes – 3/28/2018. b) Approval of Claims and Payroll.

Motion/Second to Approve Consent Agenda by: Leslie/Pflgebraar. All Present Supervisors Approved. Motion Prevailed.

Open Forum

No Open Forum business brought forth.

Fire Chief Update

Chief Halverson announced the retirement of Fire Fighter, Shawn Reddepenning. Shawn served on the department for over 31 years. During his tenure, Shawn served in many capacities, including Chief. The Board and staff thanked Shawn for his years of dedicated service to the department and Township and congratulated Shawn on his retirement.

Business from the Clerk

Neby Variance Request Brenda introduced Ryan Neby, who was present to request a 25' variance to the required right of way setback. Ryan explained he plans on putting an addition on his home. The addition would be flush with the front of his home, which is 42' from the right of way. The Board reviewed Ryan's plans.

Motion/Second to make comments recommending the approval of the 25' variance request by Pflgebraar/Hofer. All present Supervisors Approved. Motion Prevailed.

Clint Corrow – Bluff's at Big Lake

Clint Corrow had requested the Board review his concept plan for the plat, Bluff's at Big Lake (previously named Rivercrest Farms – Phase II). Chair Aubol suggested the item be tabled until the following meeting, when the full Board would be present.

Motion/Second to TABLE review of Bluff's at Big Lake by: Pflgebraar/Hofer. All present Supervisors Approved. Motion Prevailed.

Tax Forfeited Land

Brenda informed the Board she had gathered information on the process of pulling parcels from the tax forfeited auction list and the cost to the Town to do so. Because the two parcels PID #s 10-107-2410 and 10-418-0235 the Town wants to pull from the sale, will be used for park purposes, the Board will need to apply for Conditional Use Deeds (CUD) for each of the parcels, transfer ownership to the Town and record the transfer. The cost would be \$250 (CUD), \$46 recording fee and \$1.95 service fee = \$297.95 per parcel. If the CUD is declined, the Town would receive \$150 refund. The only other stipulation is the Town will need to move on making the parcels into public parks, within three years (3yrs). This would be accomplished for 10-107-2410, when the Town combines it with PID# 10-107-2301, Lions Park. The other parcel will need some sort of amenity added to it. Board members discussed the information and felt it made sense to pull the parcels from the sale.

Motion/Second to Adopt Resolution 2018-11 Authorizing Application by the Government Subdivision for the Purchase of Tax Forfeited Land (PID# 10-418-0235) and Adopt Resolution 2018-12 Authorizing Application by the Government Subdivision for the Purchase of Tax Forfeited Land (PID# 10-107-2410), for the purpose of Town parks, combine 10-107-2410 & 10-107-2301 into one parcel and add park amenities to 10-418-0235 within three years by: Leslie/Pfleghaar. All present Supervisors Approved. Motion Prevailed.

Input on Partial Vacation of ROW

Brenda presented information from a resident who is requesting input on the possibility of vacating a portion of a right of way in the Birch Lake Beach plat. Cody Berg has purchased additional parcels he would like to combine. There is a dedicated right of way between two of the parcels, which would need to be vacated for the combination to occur. The Board reviewed the information and felt the vacation could be allowed. Ross Abel requested information be sought on any utilities within the right of way. If any are present a utility easement needs to be retained. Brenda also asked if the Board wished to proceed with the vacation or if the resident should be charged with performing the tasks involved in the process. The Board decided Cody should present the Board with a signed petition to start the process. Brenda will contact Cody and give him the instructions he needs to initiate the vacation process.

Cabin/Garage Demolition

Brenda asked Supervisor Leslie, if he wanted to present the information on the item. Norm told the Board that Mike Leverty had provided quotes for demolition of the cabin and garage. There were two quotes, one which included additional amount to properly dispose of hazardous materials, if revealed during the abatement. If there are no hazardous materials the demolition will cost \$5,200. If there are hazardous materials, the demolition will cost \$6,600. Norm stated he felt it makes sense to have the abatement inspection performed to make sure any hazardous materials are disposed of properly. The question was asked if the garage was also being removed. Norm stated the garage is structurally in poor condition and it should be removed. The concrete slabs will not be removed.

Motion/Second to Accept the quote from TW Hauling to perform an abatement inspection and demolish the cabin and garage for \$5,200 if there are no hazardous materials found - \$6,600 if hazardous materials are found by: Pfleghaar/Hofer. All present Supervisors Approved. Motion Prevailed.

Supervisor Updates

Bruce Aubol reported he had attended the Community Ed. meeting. The presentation of Looney Lutherans was very well attended and had great reviews. Community Ed. is looking for other activities and programs which will appeal to the local community. Bruce also reminded everyone of the High School theater program's upcoming presentation of "The Addams Family".

Norm Leslie brought up the invitation extended by the City of Big Lake to comment on their comprehensive plan. He told the Board that he felt they should have a committee to review the plan and make recommendation to the Board, for input on the city's comprehensive plan, to protect the interests of the Town and its residents. Norm would like to sit on the committee and suggested Larry Alfords be part of it, as he has the most history with the Joint Powers and Orderly Annexation Agreements, in place between the Town and the City.

Norm also wanted Ken and Brenda to attend. Brenda told the Board there was an offer by Marc Schneider, County Planner, to meet with the Town to review the plan. Norm and the rest of the Supervisors felt this would be wise. The committee will meet with Marc prior to the 4/25/2018 meeting. The Comprehensive Plan and committee comments will be discussed, as part of the Regular Meeting on 4/25/2018.

Steve Pflgebraar told the Board he had attended the BLEDA meeting, where he learned Aeon, an apartment building developer, approached the City to see if there was interest in construction of lower income apartments, for senior citizens. The company was looking for quite a large amount of tax increment financing, with a very long term. Although there will be quite a need for this type of housing, the consensus was it shouldn't come at the taxpayer's expense.

Roads

Ross Abel, Town engineer, informed the Board that he had asked Sherburne County, if some of the Town's projects could be included in the Co. Rd 35 improvement project. County Public Works, agreed to have some of the Town's overlay projects included. Whitewater Estates was added to the county project with the ability to add 152nd St., 192nd Ave. and 207th Ave., if the bituminous prices come in at a good number. The Town also has the option to back out entirely, from the bids received. Ross recommended the Board adopt the presented Joint Powers Agreement for this joint project effort. The board felt this was a good opportunity, since the purchasing power of the County usually gets better pricing.

Motion/Second to enter into a Joint Powers Agreement with Sherburne County, for the purpose of overlay projects near County Road 35, including Whitewater Estates by: Pflgebraar/Hofer. All Supervisors present Approved. Motion Prevailed.

Ross also informed the Board the 2018 Road Projects had been let out for bidding. Results and recommendation, will be presented at the 4/25/2018 regular meeting.

Ken Warneke told the Board there are several potholes he was monitoring and there will be sealcoating recommendations, once the road tour is complete. The spring road tour will take place once the snow has melted and Larry Alford is back in town.

Treasurer's Report

Ken Warneke reported the cash balance in all of the Government Funds as \$945,000. The Fire District fund had been paid for the year as had the Bond fund. General Fund receipts and disbursements were both under budget. Road budget, for snow and ice control plowing was \$160,000, expenses to date = \$194,000, due to the amount of snow plowing, with plowable snow in the forecast.

Motion/Second to approve the Treasurer's report by: Leslie/Pflgebraar. All Supervisors present approved. Motion carried.

Ken noted the 2018 snowplowing expenses had over run the budgeted amount and there would not be a surplus in the account, as he had hoped. He also reminded the Board there were a couple of years when the Town didn't perform as much road maintenance, because of the poor economy. He said has never considered borrowing from external sources before, but *IF* the bituminous prices come in low, he suggested the Board be open to borrowing up to 25% of the contract amount, either internally or externally, to get back on schedule.

Announcements

Local Board of Appeal and Equalization meeting on Thursday, 4/12/2018 at 9:00AM. Bob Hofer, Norm Leslie and Steve Pflgebraar will be present.

Sherburne County Association of Townships (SCAT) meeting Wednesday 4/18/2018. Dinner at 6:30PM – meeting begins at 7:00PM.

New Fire Fighter Graduation on Wednesday 4/18/2018 at 6:30PM in Elk River High School – Zabee Theater.

Big Lake Fire Department meeting on Thursday 4/19/2018 at 4:30PM – Big Lake Fire Hall.

Adjournment:

Motion/Second to adjourn the Regular Meeting at 6:48PM by: Leslie/Hofer. All Supervisors present Approved. Motion Prevailed.

Respectfully Submitted,
Brenda Kimberly-Maas
Big Lake Township Clerk

Accepted this 25th day of April 2018, by the Big Lake Township Board of Supervisors.

Bruce Aubol, Chair

Attest: _____
Brenda Kimberly-Maas, Town Clerk