

Monthly Board Meeting
Minutes
September 28, 2016

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

On Wednesday, September 28, 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 12 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: Brenda Kimberly-Maas, Deputy Clerk

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

Supervisor Pflughaar motioned to approve the agenda. Supervisor Aubol 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) Approve the Claims & Payroll and List of Claims & Payroll. Supervisor Pflughaar seconded. All were in favor.

BUSINESS FROM THE CLERK

a) Arnie Engstrom/Meadowbrook – Possible Replatting of Outlots/Discussion Only - Arnie Engstrom appeared before the Board to discuss re-plating Outlots A and F in Meadowbrook into two or three buildable lots. Two lots could be developed out of Outlot A and a small metes & bounds area; and, one lot from Outlot F and a small metes & bounds area. Soil borings will need to be done to determine if the soil can sustain two or three additional parcels. It was noted the right-of-way easement was platted for the road to follow the south property line of Outlot A and it extends to the east property line of the plat. However the road was not built because there were no residential lots platted on it at that time. The County advised Arnie Engstrom it is the Township’s determination whether or not the road is built. The County requires that each lot has 200’ of road right-

of-way frontage. Nancy Riddle, Sherburne County Zoning Administrator, has advised the development was limited to 22 lots on a dead end road; and, the road doesn't meet the 1400' length requirement for a dead end. If Arnie Engstrom pursues with platting, he will need to get variances for those two issues. Additionally, there was supposed to be an emergency road on the backside of several lots connecting to 209th Avenue. That easement road was recorded, but the legal description was incorrect and the easement road was not recorded on the right lots.

The purpose of tonight's discussion with the Board is to determine if the issues of building a road in front of outlot A would be required by the township; and, if alternate soil standards would be acceptable for platting up to three lots. The Board advised through a motion by Supervisor Aubol; seconded by Supervisor Pflieger; all in favor, that no road improvements need to be made to the platted road right of way; and, alternative soil standards can be used. It was noted it is not uncommon to use alternative soil standards in the Eastern areas of Big Lake Township and Meadowbrook was developed using these standards.

Nancy Riddle, Zoning Administrator, has advised Arnie Engstrom will need to apply for two variances, after application is made he will be scheduled to attend a Town Board meeting to receive recommendation on the variance requests.

b) Sale of Tax Forfeited Land/Sherburne County – This item was tabled at the September 14, 2016. Clerk Hayes advised the Board the list of Tax Forfeited Land for Sale has been received from the County. Two parcels are listed. One in particular could be useful for the purposes of redefining road right of way. Supervisor Alfords requested that Parcel # 10-517-0050 be reviewed by the Road Committee and brought back to the Board with a recommendation to either purchase or release for sale to the County. This will be scheduled on the October 12, 2016 Agenda for action.

c) MATIT Option of Replacement Coverage for Township Buildings – Treasurer Warneke advised several years ago the Township choose to use stated values for the property insurance. In review of the replacement cost coverage available it was determined the value of the coverage for the price increase of \$209. was reasonable. Supervisor Leslie motioned to adopt the replacement cost coverage and approved the resolution to make this change. Supervisor Pflieger seconded. All were in favor.

d) Other-Updates-Meetings – Clerk Hayes inquired if she should continue to work with the Township attorney to have a permanent easement agreement drafted to document the Board's approval for the septic line to encroach into the easement at 18965 146th Street NW, Elk River, PID #'s 10-402-0250 and 10-402-0255. Township Engineer, Ross Abel had advised the plat shows a 40' wide Right Of Way along the south line of the applicants parcel and believes this has been given back to the adjoining property owner. Therefore, he didn't find that it would be necessary to adopt a permanent easement. He further noted, there appears to be no landlocked parcels in this area with other owners; and, the Township has 66' on 146th St. It was noted perhaps a license is an option. Supervisor Alfords recommended the Road Committee review the situation.

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Clerk Hayes advised 24 new home permits have been issued for Big Lake Township since January 1, 2016.

BUSINESS FROM THE SUPERVISORS/COMMITTEE REPORTS

TOWN ROADS

Township Engineer, Ross Abel advised the restoration phase of patching and overlays for road shoulders and driveways should be completed in approximately 10 days. Pay application 1 for Knife River for the 2016 Road Improvements - Bituminous Patching and Overlay in the amount of \$345,551.38 was presented by the Township Engineer. The Birch Lake Water Quality Project with SWCD will begin the 1st week of October. 224th Avenue may have a temporary road closure when the concrete valley structure is installed. Clerk Hayes will be advised so that she can advise the local school bus companies and Sherburne County Emergency Management Services. Supervisor Alfords advised fall mowing has started. Most areas will receive a double pass and corner will have multiple passes. The Road Committee will schedule the fall road tour.

CHAIRMAN'S REPORT

Chairman Hofer advised he had nothing specific to report.

SUPERVISOR'S REPORT

Supervisor Aubol and Supervisor Alfords met with Sherburne County Zoning staff, SEV MN 1 LLC representatives and Xcel Energy representatives (via teleconference). The Township has advised SEV MN 1LLC that the Township must be provided complete construction plans. This includes, but is not limited to, all proposal and construction drawings showing all items in their actual location within, and outside the site up to the interconnection point of Xcel lines along County 11; and, absolute, defined answers of what will be overhead lines, number and location of poles, or underground lines. Supervisor Aubol thanked the audience members for providing their written list of questions prior to that meeting for presentation to SEV MN 1 LLC representatives. There was discussion with the residents in the audience. No action was taken by the Board.

Supervisor Aubol advised he attended the 1st meeting of the year for Community Education. The new catalog has been published. There will be a High School Spring musical again this year.

Other-Updates-Meetings –

BUSINESS FROM THE TREASURER

a) Monthly Report – Treasurer Warneke advised the pay application from Knife River for 2016 Bituminous Patching and Overlay in the amount of \$345,551.38 would be included in tonight's claims for payment. The Township will be purchasing approximately

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\$20,000. worth of crack seal material soon. Supervisor Leslie motioned to approve the Treasurer's Report. Supervisor Pflughhaar seconded. All were in favor.

ADJOURNMENT

A motion was made by Supervisor Leslie to adjourn the meeting. Supervisor Pflughhaar seconded. All were in favor. The motion carried. The meeting adjourned at 8:05 p.m.

Respectfully Submitted,

Laura Hayes, Clerk

Robert Hofer, Chairman