



REGULAR MEETING  
WEDNESDAY MAY 08, 2019  
6:00 pm

The Town of Big Lake Board of Supervisors met in regular session, at 6:00 PM, on Wednesday May 08, 2019 at the Town of Big Lake Town Hall, located in the Big Lake Township's Lions Park Community Center, at 21960 County Road 5 NW, Big Lake Township, Sherburne County, State of Minnesota. The meeting was called to order by Chair Bruce Aubol and the Pledge of Allegiance was recited. Supervisors Norm Leslie, Bob Hofer and Larry Alfords, Treasurer Kenneth Warneke, Clerk Brenda Kimberly-Maas, Deputy Clerk Jayme Swenson, Town Engineer Ross Abel and eleven audience members were in attendance, at the start of the meeting.

#### **Approval of Regular Meeting Agenda**

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

#### **Approval of Consent Agenda**

The Consent Agenda consisted of Regular Meeting Minutes from 04/24/2019 and List of Claims & Payroll. Motion/Second to Approve Consent Agenda by: Alfords/Hofer. Approved by Supervisors Alfords, Aubol, Hofer and Leslie. None opposed. None Abstained. Motion Prevailed.

#### **Open Forum**

Open Forum was opened and closed at the time listed on the agenda, with no business presented.

#### **Business from the Clerk**

Clerk Kimberly-Maas requested Board comments for a 16' variance to road setback. The variance request was made by Jeremiah & Teresa Hill – 18235 197<sup>th</sup> St. NW, Big Lake PID# 10-417-0130, for the purpose of constructing a 256 sq. ft addition to his existing residence. Mr. Hill was present for any questions. The Board had no questions for Mr. Hill and no concerns with the variance requested.

Motion/Second to return favorable comments and recommend approval of the 16' variance to road setback – placing the structure 51' from the road, for the construction of a 256 sq ft addition to the existing home at 18235 197<sup>th</sup> St. NW, Big Lake – Parcel ID 104178-0130 by: Hofer/Leslie. All Supervisors present approved. Motion Prevailed.

Clerk Kimberly-Maas presented Knick Knack Knoll – 2<sup>nd</sup> Addition Final Plat for Board review and comments. She also presented comments from the Town's Engineer, Ross Abel. The engineer comments stated the constructed roads have not been accepted for maintenance by the Town. Grading and drainage improvements are completed and satisfactory. He recommends the construction of three temporary cul-de-sacs at the end of 180<sup>th</sup> St., 181<sup>st</sup> St. and 183<sup>rd</sup> St. The constructed roads are in need of crack-filling and seal coat to be brought to Town standards. Street name signs and informational signs are installed. However, three "Dead End" and three 9-button reflector signs are in need of replacement. He also noted the proposed 11 lots will need E911 signs. Based on the Ross' comments a DRAFT Developer's Agreement was also presented, for consideration by the Board. The amounts listed in the DRAFT Agreement were calculated by Ross Abel, based on his recommendations. Dan Berning of Ziegler Construction was present as representative of the land investor,

Homebridge, LLC. Zeigler has committed to purchase the proposed lots. Supervisor Alford noted the land adjacent to the north of Knick Knack Knoll is owned by Clint Corrow. The Board had not heard from Mr. Corrow recently, but recommended Dan contact him to see if he is moving forward on the platting of that property since there is the possibility that there would be connection of the two developments. Dan said he will contact Clint to find out what Clint's schedule is for platting of the land he owns, adjacent to Knick Knack Knoll Second Addition.

Motion/Second to return favorable comments and recommend approval of the Final Plat of Knick Knack Knoll Second Addition, contingent on the entry into a Developer's Agreement and escrow funds deposited with the Town by: Hofer/Alford. Approved by Supervisors Alford, Aubol, Hofer and Leslie. None opposed. None abstained. Motion Prevailed.

Clerk Kimberly-Maas introduced Roy Plohocky, Owner of SkyNet Broadband who presented information on a project he is planning to implement in Big Lake Township, over the summer of 2019. Roy was contacted by the Aspen Hills, Home Owners Association with a request for service of broadband. Currently SkyNet has wireless, broadband transmitters on the television tower, located south of 229<sup>th</sup> Ave. However, due to heavy tree coverage, many homes are unable to receive the transmissions from the wireless units. An alternative method of installing underground fiber will be used to give broadband access to homes. The project will consist of fiber cable buried within the right-of-ways along Town roads 149<sup>th</sup> St., 150<sup>th</sup> St., 151<sup>st</sup> St., 152<sup>nd</sup> St., 169<sup>th</sup> St., 171<sup>st</sup> St., 172<sup>nd</sup> St., 199<sup>th</sup> Ave., 205<sup>th</sup> Ave., 207<sup>th</sup> Ave. 207<sup>th</sup> Cir., 221<sup>st</sup> Ave., 223<sup>rd</sup> Ave., 224<sup>th</sup> Ave., 229<sup>th</sup> Ave. and County Roads 15, 35, 43 and 83. The project will enable service to be provided to approximately 350 homes in Big Lake Township, of which 140 are in the Aspen Hills development. Roy expects to expand from this south trunk line to provide an additional 2000 homes with fiber broadband service, in 2020. The project will also have a number of splitter cabinets and pedestals on the route. Fiber cable will be provided by Millenium and Helix Solutions will be laying the fiber. Boring will be done at a depth of five feet, to cross under County roads. Roy will be providing maps of the locations where cable is proposed to be in Town ROWs and where it will cross under Town roads. The Road committee will review the maps and provide accurate ROW depths, direction on how to run cable under Town roads and the permit amount(s), for the full project. Helix Solutions and SkyNet will need to provide Certificates of Insurance for the project, as well.

Action will be taken by Road Committee once application with schematics are provided by SkyNet Broadband, LLC.

Clerk Kimberly-Maas introduced Greg Nadeau to the Board. Greg addressed the Board, telling them that he and his brothers are currently working to resolve the estate of his parents. They are working with Sherburne County Planning and Zoning on some potential platting options. The County will only allow one access onto County Road 14 to their property located on the south side of CSAH 14, east of 170<sup>th</sup> St – PID#s 10-133-4100 and 10-134-3200. They are having issues obtaining access to PID# 10-133-4100 from 170<sup>th</sup> St., due to a 2.5' wide outlot between the parcel and 170<sup>th</sup> St., which belongs to Robert Zimmerman. Greg told the Board that Mr. Zimmerman had initially told the Nadeau Trustees that he would sell them the outlot for \$25,000, but the purchase was not made. When a party interested in purchasing the Nadeau land approached Mr. Zimmerman, seeking to buy the outlot, Mr. Zimmerman quoted him a price of \$50,000. The interested party stated he would purchase the outlot for that amount, secured finances and entered into a purchase agreement with the Nadeau's. However, Mr. Zimmerman decided to amend the sale terms to include that there was to be no development or building to occur on property (outlot) for 5 years. At that point the interested party decided to forego the purchase of the outlot and the Nadeau property. Greg and his brothers inquired if there was any assistance they could give to the Nadeaus with gaining access to 170<sup>th</sup> St.. Supervisor Aubol stated the matter is civil and the Board has no jurisdiction over the matter. Supervisor Alford asked Jacques Nadeau, who lives at 18207 - 170<sup>th</sup> St. NW, how he was able to access his property. Jacques told the Board he has a 99 year lease to cross the outlot, onto his property. The driveway is approximately 40 – 50' wide. Supervisor Alford suggested the Nadeaus find out if the driveway could be used as an emergency access to the land, similarly as is done

within the Ewing River Springs development. Greg said that the Nadeaus had already asked the question at Sherburne County and were told it is highly unlikely that the County Board would authorize this option. The Board agreed that they could not officially do anything to make Mr. Zimmerman allow access across the outlot, but were willing to meet with Sherburne County Zoning staff, to get a better understanding of the situation of access from CSAH 14 and to see if there were some unrealized options, that the Nadeaus hadn't already brought forth. A meeting will be scheduled at Planning and Zoning with Nancy Riddle, Lynn Wayteshek, Supervisor Larry Alfords and Ken Warneke. An additional meeting will be held with Supervisor Alfords, Ken Warneke and the Nadeaus to communicate any further information learned during the meeting with County Zoning staff. Meetings will be scheduled by the Clerk's office. No official Board action taken.

#### **Business from the Board – Committee Reports/Updates**

Supervisor Alfords reported he met with Jeff Rhodes to review roads in the Industrial Park 2<sup>nd</sup> (east). The roads are in need of crack filling and Jeff will put together a quote for review by the Town and City. Larry and Mike Goebel, City Public Works director will be reviewing the roads in the original portion of the Industrial Park, to determine what road work is needed in that area. Larry also reported that Jeff will be spraying the Chinese Elms, then will wait a few weeks to mow the grass and cut off the Chinese Elms. The trees will be re-evaluated later in the growing season to determine if additional treatment is necessary.

No committee updates from Supervisors Aubol, Hofer or Leslie.

#### **Roads**

Ken Warneke reported the maps from the 2019 Spring Road Tour continue to be updated with areas in need of summer maintenance. He also reported there are roads that are still shifting, as frost continues to boil out of the ground. A few new areas of bituminous are breaking up due to the frost heaves. The Road Committee will be meeting to discuss the areas and projects which will be addressed this summer.

#### **Treasurer's Report**

Treasurer Warneke reviewed the Financial Statements with the Board and reported the General Fund transactions and balances - Receipts: \$27,920.13 Disbursements: \$89,512.07 Ending balance: \$169,589.04. The Road Fund transactions and balances - Receipts: \$95,496.71 Disbursements: \$ 311,710.98 Ending balance: \$226,581.34. Ken reported that the snow plow bills for the year of 2019 were putting us over the whole year's budget by \$54,000. He noted the Road Committee may have to reprioritize the summer projects and forego some chip sealing. Government Funds (excluding the escrow funds) as \$779,804.71, Receipts \$151,325.01 and Disbursements \$624,990.71. Escrow balances equaled \$464,491.22 bringing the total with escrows \$1,244,295.93. The cash balance and interim financial reports are filed with the minutes, as part of the official record of the meeting. Motion/Second to approve the Treasurer's report by: Leslie/Hofer. Approved by Supervisors Alfords, Aubol, Hofer and Leslie. Opposed by none. None abstained. Motion Prevailed.

#### **Announcements:**

Clerk Kimberly-Maas reminded all in attendance:

Annual Recycle Day will be held on Saturday May 18, 2019. Gates open from 8AM – 1PM.

Sherburne County Multi-Hazard Mitigation Meeting will be held on Friday May 31, 2019 at the County Government Center, from 10AM – NOON. Supervisor Alfords and Deputy Clerk Swenson will attend on behalf of the Township.

#### **Reopen Open Forum:**

Because Mr. Shane Berg, a landowner in Big Lake Township arrived after Open Forum had closed, Supervisor Alfords recommended to Chair Aubol, that Open Forum be reopened. Chair Aubol opened Open Forum to the floor and asked Mr. Berg if he wanted to address the Board. Mr. Berg declined, stating he had

“...nothing for the Board.” Chair Aubol Closed Open Forum.

**Adjournment:**

Motion/Second to adjourn the Regular Meeting at 7:03PM by: Leslie/Hofer. All Supervisors present  
Approved. Motion Prevailed.

Respectfully Submitted,

Brenda Kimberly-Maas, Clerk and Jayme Swenson, Deputy Clerk

Accepted this 22<sup>nd</sup> day of May 2019 by the Town of Big Lake Board of Supervisors.

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Bruce Aubol, Chair

Attest: \_\_\_\_\_  
Brenda Kimberly-Maas, Town Clerk