



Regular Board Meeting
Wednesday February 09, 2022 6:00 PM

The Town of Big Lake Board of Supervisors met in regular session, at 6:00 PM, on Wednesday February 09, 2022 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. Vice-Chair Dean Brenteson, Supervisor Norm Leslie, Supervisor Mark Hedstrom, Treasurer Kenneth Warneke, Clerk Brenda Kimberly-Maas, Deputy Clerk Jayme Swenson, Sergeant Luke McLean - Sherburne County Sheriff's Department, Michelle Moen - Sherburne County Assessor, residents James and Mary Hallila, Luke Gildemeister - US Solar, news reporter and two guests were in attendance. Supervisor Larry Alford was absent.

Approval of Meeting Agenda

Motion/Second to accept the presented Agenda by: Leslie/Brenteson. Approved by: Aubol, Brenteson, Hedstrom, and Leslie. Motion Prevailed. The meeting proceeded in accordance with the presented Agenda.

Approval of Consent Agenda

The Consent Agenda consists of: A) Approval of Minutes; Regular meeting of 01/26/2022 and B) Approve List of Claims & Payroll paid 02/09/2022. Supervisor Hedstrom requested the removal of Regular Meeting Minutes (01/26/2022) from the Consent Agenda. Motion/Second to Approve claims & payroll paid on 02/09/2022 by: Hedstrom/Brenteson. Approved by: Aubol, Brenteson, Hedstrom, and Leslie. None Opposed. Motion Prevailed.

Supervisor Hedstrom requested corrections to the Big Lake Fire Department Relief Association information in the presented minutes. He had intended to email the corrections to the Clerk prior to the meeting. He requested the second sentence be changed to read, "This would decrease the fund to 103%, which means if all members were to retire on the same day, there would be 3% of the fund balance remaining." And the third sentence to read, "Eric informed the Board that the fund is currently 116% funded." Language corrections were noted and will be made to the official minutes. Motion/Second to Approve the minutes with the requested language changes by: Brenteson/Leslie. Approved by: Aubol, Brenteson, Hedstrom, and Leslie. None Opposed. Motion Prevailed.

Sheriff's Report

Sherburne County Sergeant Luke McLean reported to the Board 224 calls of service, for the month of January. The department saw an uptick of fraud complaints, including unemployment fraud – which are handed over to federal authorities. A number of storage unit break-ins and an ice house break-in also occurred during the month. There has been a decrease in Covid related medical calls. Full report is included as part of the minutes.

Open Forum NONE

Regular Business

County Assessor's Office – Update on Property Values

County Assessor, Michelle Moen was in attendance. She presented information on property value trends in the county and township. The information for the January 2022 assessment period was taken from sales between October 2020 and September 2021. She informed the Board and audience that property values increased across the board in the township. Market values on residential and seasonal properties in the township increased 16.2% based on 126 township properties. The county saw increases in commercial property between 10-15% and 12-15% on industrial properties. The estimated market valuation of all township properties is \$1,297,390,871. Michelle reminded all who were present that property tax rates are based on budgetary numbers, not necessarily property values.

Proposal to modify Town of Big Lake Resolution 2016-11 and City of Big Lake Resolution 2016-49 – A Joint Resolution and Agreement for Orderly Annexation of Land to the City of Big Lake

Luke Gildemeister – US Solar, Jim and Mary Hallila were present. US Solar has executed a lease with the Hallilas to have a 1-MW solar garden erected on approximately 7 acres of the property with id 10-325-3200. Existing County zoning ordinances prohibit solar gardens in the area and Town resolution 2016-11 and City resolution 2016-49 – a joint resolution, prohibits additional land to be annexed to the City unless it is adjacent to city land – other than the city’s current solar garden (OAA). This issue was brought to and discussed by the Town Board on 02/10/2021 and again 04/14/2021. Luke presented to the Board another option for language change of item 7 in the existing Joint Resolution and Agreement for Orderly Annexation of Land to the City of Big Lake.

The current language states:

7. The City will not annex property adjacent to the OAA unless that property is also adjacent to additional property within City limits or unless the OAA is adjacent to additional property within City limits.

The language changes presented:

7. A \$40,000 Payment In Lieu Of Taxes (PILOT) is required to be paid by the property owner seeking annexation if the property is adjacent to the OAA unless that property is also adjacent to additional property within City limits or unless the OAA is adjacent to additional property within City limits. If the PILOT is not paid to Big Lake Township within 12 months of the annexation approval, the annexation is automatically revoked. The PILOT does not excuse the annexed property from its regular, future taxes payable to Sherburne County.

Luke highlighted the language modification would result in compensation to the Town for future taxes lost from the annexation process, the City would gain tax base, the Hallilas would be able to realize funds from the lease, US Solar gains by adding another solar project, and future solar subscribers could potentially save money.

Supervisor Hedstrom noted during previous meetings, the Board stated the reason for the language in the joint resolution, is to ensure the city doesn’t expand from islands within the township.

NO FUTHER ACTION TAKEN

Knick Knack Knoll Lot 6, Blk 5 - Jointly Owned Lot

Chair Aubol and Supervisor Leslie met with City Administrator – Clay Wilfahrt and City Finance Director – Deb Wegeleben, to discuss the possibility of selling the jointly owned lot in Knick Knack Knoll. There is a deep well located on the lot, which was used for irrigation, prior to the development of the land. The lot was initially purchased with the intent to use it as a filling substation for the jointly owned BLFD. It has since been determined that such a station is unneeded. The group decided to investigate selling the lot “as is”. Clay offered to work with local real estate agencies to determine the value of the parcel. Supervisor Leslie has offered his assistance, if needed.

Motion/Second to move forward with the process of selling the lot by: Leslie/Brenteson.

Approved by: Aubol, Brenteson, Hedstrom, and Leslie. None Opposed. Motion Prevailed.

North Metro Animal Control Contract – Notification of Cancellation

North Metro Animal Control notified the clerk’s office the company will be unable to serve as the town’s evening & weekend dog catcher and impound facility, as of March 1, 2022. Clerk Kimberly-Maas had reached out Randi Smelser of Monticello Animal Control, the Monday – Friday daytime dog catcher, to see there was any interest in adding weeknights and weekends to the contract. She is only available to respond to evening and weekends in emergency situations. Per conversation with Luke McLean, Sherburne County Sheriff is also unable to assist. The Board directed the clerk to investigate

other possible options. Clerk will contact local veterinary clinics and other communities on to see what other options may be available and will follow-up at a later meeting.

Bailey Station Cemetery Board meeting updates

Chair Aubol and Supervisor Leslie attended a cemetery board meeting directly after the town board meeting on 01/26/2022. At the meeting the Cemetery Board discussed trend of cremation urns is to have them interred in above ground in niches. The niches in the cemetery's columbarium are selling quickly. The number of niches left in the existing columbarium. The columbarium has a total of 48 niches. Thirteen niches remain unfilled or unsold. The Jacque Nadeau was tasked with researching the cost to purchase and install another columbarium. The information will be presented to the Town Board for further action. Supervisor Leslie also informed the Board that the wrought iron fence needs maintenance. Quotes to sandblast and paint it will be sought. Clerk Kimberly-Maas presented the Cemetery Board minutes for review. The minutes will be submitted to the Cemetery Board, for approval.

Sherburne County Association of Townships (SCAT) Meeting Dates

Following up on a request from Big Lake Town Board; Marlene Nelson – SCAT Clerk, sent a few different meeting time options to all county townships. The supervisors reviewed the three options and requested the following preferences be sent back to Marlene. Choice #1 – first Wednesday of the month. Choice #2 – first Thursday of the month. Choice #3 – fourth Thursday of the month. Brenda will send the Board's preferences to Marlene.

Annual Recycle Day – SCORE Grant Funding Application

Clerk Kimberly-Maas informed the Board the town is eligible for \$15,625 in SCORE grant funding for the annual recycle day event – slated for Saturday May 21, 2022 from 8AM – 1PM. The amount is about \$600 less than the 2021 grant. Supervisor Hedstrom how much township money was spent on the 2021 event. Brenda stated the event cost was mostly covered by the gate fees paid by attendees and the SCORE grant funds. The net cost to the township was roughly \$1000.

Motion/second to hold the 2022 Recycle Day Event on Saturday May 21, 2022 from 8AM – 1PM and to apply for 2022 SCORE Grant in the amount of \$15,625 by: Hedstrom/Brenteson. Approved by: Aubol, Brenteson, Hedstrom, and Leslie. None opposed. Motion prevailed.

Supervisor Updates

Supervisor Leslie was happy to announce the park trail signs were delivered and showed the Board one of the signs. He will work on installation of the signs when the weather warms and ground thaws.

Supervisor Hedstrom attended the Community Education meeting and reported a lot of activity is happening and planned. All the spring classes offered are at capacity with several additional people, on waiting lists. Practices have started for the spring play, "Shrek – The Musical". New summer offerings will include art (all ages), middle-school baking/cooking, pizza mania, boys volleyball, and a youth development volunteer work class. High school students will be eligible to earn a letter by taking this class. The Chamber of Commerce and Community Ed will be partnering in the Annual Community Fair. Proceeds from booth rentals, will be used support the school's college scholarship program. Partnership with Mid-Central Mental Health and the school district are working to assist in early mental health intervention. Community education has a contract with Sherburne County to partner with local daycares and assist to prepare youngsters for school.

Chair Aubol reported there was no planning and zoning advisory board meetings scheduled for February.

Vice-Chair Brenteson noted the BLFD Joint ad-hoc committee is getting closer to finalizing re-roofing specifications and will be moving forward with the bidding process.

Roads

Ken has contacted Wes Davis – town engineer, to get 2022 overlay bid specification documents put together. Ken hopes the bid docs will be ready to go out for bid soon. He noted Becker township opened their 2022 overlay bids and the low bidder was Knife River. The company priced out bituminous at \$67 per ton. Other bids were between \$72 - \$76 per ton. Ken stated we may be looking at 22% fewer miles in 2022, for the same amount we spent in 2021.

Treasurer’s Report

Treasurer Warneke reviewed the Treasurer’s Report and Financial Statements with the Board. The town treasury ending balance (less escrows) as of February 08, 2022 was \$2,086,969.12. Escrows totaled \$469,810.81. Total town treasury \$2,556,779.93. *Financial Reports are retained as part of the official Minutes and available in the Clerk’s Office.* Motion/Second to approve the Treasurer’s report by: Leslie/Brenteson. Approved by: Aubol, Brenteson, Hedstrom and Leslie. None opposed. Motion Prevalled.

Ken expects to receive the gas tax distribution on 02/10/2022 – the day following the meeting. The 2022 amount that will be received is \$80,000. Up from the \$59,000 received in 2021.

Ken reviewed the Town’s taxable market values (TMV), net tax capacities (NTC), and tax rates for the bulk of the town and the rare for the area serviced by Elk River Fire Department, sent by the County Auditor/Treasurer.

	<u>2021 Taxes</u>	<u>2022 Taxes</u>	<u>% Change</u>
Taxable Market Value	920,514,884	1,032,947,862	+ 12.24
Referendum Market Value	894,649,376	998,430,805	
Net Tax Capacity	9,452,198	10,637,679	+ 12.54
Tax Rate	23.550%	21.292%	- 9.6%
Tax Rate (ERFD)	20.855%	20.07%	- 4.01%

County-wide the NTC is up 9%.

Announcement

- ~ Town Offices will be closed President’s Day - Monday February 21, 2022.
- ~ Board of Audit will be held during the next Town Board meeting, on Wednesday 02/23/2022.
- ~ Annual Town Meeting will be held on Tuesday March 8, 2022, commencing at 6PM, at the Town Hall.

Adjournment

Motion/Second to adjourn the Regular Meeting at 7:22 PM by: Leslie/Brenteson. All Supervisors present approved. Motion Prevalled.

Respectfully Submitted,

Brenda Kimberly-Maas, Clerk

Accepted this 23th day of February 2022, by the Town of Big Lake Board of Supervisors.

Bruce Aubol, Chair

Attest: _____
Brenda Kimberly-Maas, Town Clerk