



Regular Board Meeting  
Wednesday May 24, 2023 6:00 PM

The Town of Big Lake Board of Supervisors met in regular session, at 6:00 PM, on Wednesday May 24, 2023 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 Larry Alford, Supervisor Laura Hayes, Supervisor Mark Hedstrom, Treasurer Kenneth Warneke, Clerk Brenda Kimberly-Maas, Deputy Clerk Jayme Cannon, James & Mary Hallila, Fire Captain Nick Christenson, two guests, and news reporter were in attendance.

Item 6E was requested to be added to discuss James and Mary Hallila's request to amend county zoning ordinance Section 16.2, Subd. 5.21, This matter had been tabled, at the May 10, 2023, meeting.

#### Approval of Meeting Agenda

Motion/Second to accept the amended Agenda by: Hedstrom/Brenteson. Approved by: Alford, Aubol, Brenteson, Hayes, and Hedstrom. Motion Prevailed. The meeting proceeded in accordance with the amended agenda.

#### Approval of Consent Agenda

The Consent Agenda consists of: A) Approval of Minutes Regular meeting of 05/10/2023. B) Approve List of Claims & Payroll presented. Motion/Second to Approve consent agenda by: Hedstrom/Alford. Approved by: Alford, Aubol, Brenteson, Hayes, and Hedstrom. None Opposed. Motion Prevailed.

#### Big Lake Fire Department Report

Captain Nick Christenson reported in April 2023, the department responded to 34 calls – Twenty-three (23) in the city of Big Lake, eight (8) in Big Lake township, and three (3) in Orrock township. Year to date the department has responded to a total of 144 calls – City of Big Lake 81, Big Lake Township 20, Orrock Township 5, mutual aid to Elk River 3, and mutual aid to Monticello 1. April calls of interest were four (4) fires, three (3) motor vehicle accidents, six (6) hazardous conditions (gas leak, electrical, etc.), four (4) medical assists, and a successful dog rescue from thin ice on Big Eagle Lake. April training consisted of thermal imaging use and wildland fire training. The department's new thermal imagers are all installed and in use. Captain Christenson informed everyone that almost 5700 home fires are caused by barbecuing and grilling each year and reminded everyone about some special safety considerations. Only use grills outside; place your grill away from your home; make sure your grill is located on a flat, level surface; check your gas grill for leaks; and always clean your grill after using it.

## Open Forum

None

## Regular Business

### Resolution Authorizing Contract with Interested Officers Under MS § 471.88 Subd. 5

Motion/Second to adopt Resolutions 2023-12 Authorizing Contract with Interested Officer – Laura Hayes by: Hedstrom/Brenteson. Approved by: Aubol, Brenteson, Hedstrom. None opposed. Hayes Abstained. Motion Prevailed.

### Temporary IUP Request – Nick Christenson/Bob's Towing

Nick Christenson, owner of Bob's Towing and Recovery Inc., has applied for an after the fact Interim Use Permit (IUP) to allow for the continued operation of an impound lot for Bob's Towing & Recovery at 20104 Hwy 10. The IUP requests the ability to continue to use roughly .18 acres in the northwest corner of this 3.17 acre to store impounded vehicles. The property is enclosed by fencing and accessible through two locked gates. Security cameras are in use at the site, as well. The business employes ten (10) individuals who access the site as required by calls for service. Customers can make appointments to pick up impounded vehicles during business hours, which are Monday – Friday 8AM – 5PM. Weekend appointments are available between noon – 3PM. The property owner – Todd Weidner/SAC Properties, does not require signage indicating Bob's Towing is conducting business at the location. If signage is a requirement of the IUP it will be installed. Items broken off vehicles during a collision are either placed inside the vehicle or collected for proper disposal by the company's waste hauler – currently Republic Services. Supervisor Alford's asked about fluid leakage containment. Nick explained he uses absorb pads at the scene for vehicles damaged during an accident. Per statute, abandoned vehicles must be held for 45 days. He also uses a pool under stored vehicles which are actively leaking. The IUP request is for a Temporary Business which will allow the County to place a termination date on this permit. Nick is closing on a property in Big Lake city limits on July 3, 2023. He will be moving the impound lot to this property within 2 years' time. Supervisor Alford's inquired if the solid waste (several vehicles stored) on the township property Nick owns near the overpass of HWY 10, will be cleaned up and if those vehicles had any leaking fluids. The violation was observed during the spring road tour. Nick is actively working to move those vehicles which had been drained of fluids.

The board made recommendation to approve the temporary IUP to allow for the continued operation of an impound lot for Bob's Towing & Recovery at 20104 Hwy 10.

### IUP for Highway PUD on Industrial Zoned Property – Ziegler/CAT Construction Equipment

Wayne Hilbert, consultant to Tary Draper, Zeigler Monticello, LLC was present for their request of an Interim Use Permit (IUP) application for a Highway Planned Unit Development at 18640 200th St NW in Section 35 of Big Lake Township. This is an Industrial Zoned property. The request is to operate Ziegler CAT from this property. The business would include a construction equipment and e-truck and alternative fuel truck dealership, with offices, service shop, parts warehouse, and future solar panel installation. The solar installation will be used to generate power for the facility and showcase the product for sale to public. Ziegler does not currently plan to display any equipment along State Hwy 25. Ziegler requires the flexibility of working 24 hours a day and 7 days a week. It is not anticipated that this would be a normal ongoing working schedule but as needed to accommodate fluctuations in customer activity. Ziegler intends to accommodate vehicle repairs entirely in their service shop bay with closed doors between 10 pm and 7 am to reduce disturbance to neighboring properties.

The board thinks this use for the property is appropriate and made recommendation to approve the Interim Use Permit (IUP) application for a Highway Planned Unit Development at 18640 200th St NW in Section 35 of Big Lake Township.

### 2023 Recycle Day

2023 Recycle Day was held on Saturday May 20th from 8AM – 1PM. The weather was ideal for the event, partly sunny and low 70s. Town staff were assisted by elected officials and volunteers from the City of Big Lake, Town of Big Lake, and Orrock Township, who directed traffic and cashiered. Metro Appliance provided the equipment and labor for the event. Clerk Maas shared the following highlights. The road was clear at 9:30 and the maintenance building's driveway was clear by 10. The number of attendees was 243, with 125 from Big Lake township, 68 from the city of Big Lake, 47 from Orrock township, 1 from Baldwin township, 1 from Becker (unsure if city or township, and 1 from Elk River. The total gate receipts collected was \$11,189.00.

### Petition to amend County Zoning Ordinance Sec. 16.2, Subd 5.21 - 3.A.

This item had been tabled at the May 10, 2023 meeting until a meeting between the county zoning staff, two township officers, and James & Mary Hallila. Said meeting was held and attended by Marc Schneider – county senior planner, Supervisors Larry Alford and Bruce Aubol, James & Mary Hallila, and Brenda Maas – town clerk. The Hallilas revised their petition to have the ordinance amended to allow for solar on their parcel (PID#10-325-3200), in section 25. Supervisors Alford and Aubol said it would be of benefit to the Hallila's to have solar on their property and Marc Schneider was going to look at the feasibility of revising the language.

The Board recommended the language in Section 16.2, Subd 5.21 of the County Zoning Ordinances be amended to allow a solar garden in section 25 PID 10-325-3200.

### Roads

Supervisor Brenteson told the Board that Omann Brothers is almost finished sweeping the 65 miles of road the road committee had identified for sweeping. Most of the potholes are filled, other than special areas which needed to have pavement cut out before filling is to be done. The road committee is evaluating 205<sup>th</sup> Av from Liberty Elementary to the east to 166<sup>th</sup> St and a portion of 166<sup>th</sup> St for possible mill and thin overlay (UTBWC), as the road conditions warrant more than a standard sealcoat, as a repair or maintenance process. The catch basin on 159<sup>th</sup> St. in Birch Lake Beach was repaired. It required a bituminous patch to properly repair it.

### Supervisor Updates

Supervisor Aubol attended a planning and zoning advisory council meeting. There was no Big Lake Township business discussed, at the meeting.

### Treasurer's Report

Treasurer Warneke reviewed the Treasurer's Report and Financial Statements with the Board. He noted the snow season of 2013-2014 cost the township about \$340,000 but the past season of 2022-2023 was significantly more expensive. In the months of January – May 2023, the town spent \$463,492.44 on snow and ice control – \$209,492.44 over the budgeted amount. The town treasury ending balance (less escrows) as of May 24, 2023 equalled \$1,989,172.46. Including escrows, the total town treasury was \$2,515,498.28 *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: Hayes/Brenteson. Approved by: Alford, Aubol, Brenteson, Hayes, and Hedstrom. None opposed. Motion Prevailed.

Announcement

- ~ Town hall will be closed on Memorial Day, Monday May 29, 2023.
- ~ Memorial Day service at Bailey Station Cemetery Monday May 29, 2023 at approximately 9:20AM. Presented by the Elk river American Legion Post 112.
- ~ Town hall will be closed on Thursday June 1, 2023 for staff to attend training.
- ~ Next regular board meeting on Wednesday June 14, 2023 commencing at 6:00PM, at the town hall.
- ~ Big Lake Community Food Shelf produce distribution on Monday June 19<sup>th</sup> from 3:30PM – 5:30PM at the Township's Lions Park. Open to all in the community.

Adjournment

Motion/Second to adjourn the Regular Meeting at 6:48 PM by: Hayes/Hedstrom. All Supervisors present approved. Motion Prevailed.

Respectfully Submitted,

Brenda Kimberly-Maas, Clerk

Accepted this 14th day of June 2023, by the Town of Big Lake Board of Supervisors.

\_\_\_\_\_  
Bruce Aubol, Chair

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