



Regular Board Meeting
Wednesday May 08, 2024 6:00 pm

The Town of Big Lake Board of Supervisors met in regular session, at 6:00 PM, on Wednesday May 10, 2024, 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-chairman Dean Brenteson, Supervisor Larry Alford, Supervisor Laura Hayes, Supervisor Mark Hedstrom, Treasurer Kenneth Warneke, Deputy Treasurer Becky Guthrie, Deputy Clerk Debbie Workman, Sargeant Kyle Wilson - Sherburne County Sheriff's Department, County Commissioner Raeann Danielowski, Seth Monroe – Rum River Land Surveyors & Engineers, Lynn Waytashek – Planning & Zoning Administrator, Dan Weber – Assistant County Administrator, Michelle Moen – County Assessor, newspaper reporter, and three members of the public were in attendance. Clerk Brenda Kimberly-Maas joined the meeting after it commenced.

Approval of Meeting Agenda

Supervisor Brenteson requested the addition of item E under regular business to discuss sending letters of support for Sherburne County and CMRP's road and bridge efforts.

Motion/Second to accept the amended Agenda by: Hayes/Brenteson. Approved by: Alford, Aubol, Brenteson, Hayes, and Hedstrom. 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 04/24/2024. B) approve claims & payroll presented for payment on 04/24/2024.

Motion/Second to Approve consent agenda by: Hedstrom/Hayes. Approved by: Alford, Aubol, Brenteson, Hayes, and Hedstrom. None Opposed. Motion Prevailed.

Sherriff's Report

Sergeant Kyle Wilson was in attendance and reported 217 calls in the township, for the month of April 2024. Traffic accidents are about the same as in 2023. Sgt. Wilson mentioned a recent incident where a trailer lost a tire causing some damage to a township road. No other significant issues took place in the township.

Open Forum

None

Regular Business

Simple Plat of 1 lot - Regal Oaks

Seth Monroe of Rum River Land Surveyors was in attendance representing the O'Bradovichs who are creating a simple plat. The O'Bradovichs have made an application for a Simple Plat on PID# 10-00115-2400 located at 16455 211th Av NW, Elk River, MN, in Section 15 of Big Lake Township. They are proposing to create one (1) 2.50 acre lot from a 40-acre parcel. They plan to build a house on the created parcel and sell the remaining 40 acres to a family member. The new single-lot plat will be located on the northwest corner of PID 10-00115-2400. Due to a private easement, the parcel will be

66' east of the western property line.

Driveway access will be required on 211th Ave and will be marked for the road committee to review and determine if a culvert will be required.

The board had no concerns and recommended approval for the simple plat. Clerk Maas will send the board's recommendation to the county planning and zoning office.

Shoreland & Floodplain Ordinance Revisions

Lynn Wayteshek, County Planning & Zoning Administrator was in attendance to answer questions the Board had on the proposed revisions to the county's shoreland and floodplain ordinances. She told the board the county revised the ordinance to meet the minimum standards. The current ordinances are more restrictive than the state requirements for septic setbacks. The revisions will make the county ordinances easier to interpret and should reduce the number of variances needed. The board questioned if "septic" meant the tank or drain field and mentioned their concern with the reduced setbacks for septic on lakes could result in leaching into the lake. They also wished to gain insight on how different lakes are designated. Lynn stated that all parts of a septic system are included for setbacks. The determination of the type of lake is done by water depth and population. She will send additional information to the board regarding lake designation and drain field setbacks from each type of lake designation.

Lynn noted the Flood Plain ordinance was revised use the state's plan. Staff felt the state's plan is better, simpler, has plain language which is easier to convey to residents.

The supervisors were comfortable with the language changes to the Flood Plain and Shoreland ordinances and recommended they be adopted by the County Board.

Land Classification and Valuation Discussion

Michelle Moen – County Assessor and Dan Weber – County Assistant Administrator, were present to discuss how land is classified and values are determined for property taxes. The State mandates land be classified based on its highest and best use - what is legally permissible and physically possible. If the county doesn't have the proper classifications, the State can come in and reclassify it. The Assessor's office reviews and determines the classification based on the following: 1) Is the property buildable and for what purpose?, 2) Is the property residential in nature?, 3) What is the surrounding properties use?, and 4) What is the zoning permitted?. Several parcels were reclassified to "residential vacant sites" based on these criteria. Landowners were affected as the reclassification increased the land value, and their property taxes increased. Michelle noted that many of the reclassified parcels are generally adjacent to a primary residence parcel owned by the same landowners and should have theoretically been done years ago.. The affected landowner could combine the parcels to offset the increase to the property taxes they now owe. There would still be an increase to their property taxes, but not as significant as if they kept the parcels separate. Michelle offered the following examples for valuation and taxes on Big Lake Township properties reclassified to residential vacant sites. And how the property taxes would be affected. As well as options for minimizing the taxes on the parcels.

Parcel 10-00111-3202 and 10-00111-3106 as separate:

1) Classified 211 – Value \$106,200 – Vacant Residential: Tax estimate \$1,300

2) Classified 201 – Value \$334,500 – Residential Homestead: Tax estimate \$3,500

Total Tax estimate for 2 parcels **\$4,800**

3) Link parcel 10-00111-3202 to homestead parcel 10-00111-3106 as residential homestead

Total Tax estimate **\$4,700**

4) Combine both parcels as one parcel: Total Tax estimate **\$3,877**

Supervisor Alford's voiced concern that even though properties look like they are buildable on Beacon, they aren't. If site visits aren't done to determine their buildability, land is incorrectly being classified and their values are inappropriate. This seems to be the case in an instance to which he is familiar. He also stated that people purposely purchase adjacent land and keep it separate for their family's future. Combining it now is an expense and splitting it later would be another expense – if it the option was even available at the later date. Michelle will send someone from her office to the property mentioned by Larry.

Letters of support

Supervisor Brenteson informed the Board that CMRP is applying for a \$1,000,000 DEED Community Energy Transition Grant and has requested stakeholder members send a letter of support for their application. He also told the Board that Sherburne County is applying for Consolidated Rail Infrastructure and Safety Improvements (CRISI) Program Funding. This funding will be used toward an above grade crossing at CSAH 11 and US Hwy 10.

Board members approved sending of support letters to the State of Minnesota for CMRP's application for the Minnesota Department of Employment and Economic Development (DEED) - Community Energy Transition Grant and to Pete Buttigieg- Secretary of Transportation for Sherburne County's Pursuit of Consolidated Rail Infrastructure and Safety Improvements (CRISI) Program Funding.

Roads

Vendors have started working on projects identified on the road tour – shouldering, crack sealing, and repairing plow damage.

A significant amount of furniture was dumped in the area of Old County Road 79 & 146th St.. It will make its way to the landfill.

Chair Aubol told the Board he was contacted by the County Sheriff's Department about damage done to 211th Ave when a wheel bearing gave out on a personal trailer. An attempt to repair it by a neighbor but it may need a better/more permanent fix. The individual whose trailer broke has been identified should the cost to properly repair it needs to be paid by them. The road committee will review and determine if further repairs are necessary and if the individual whose wheel bearing failed will be charged for the repair.

Sweeping quotes have been received and the road committee will make a decision on the company who will be awarded the work.

Business from the Board – Committee Reports/Updates

Supervisors Hedstrom and Brenteson attended the County Road reconstruction meeting. Phase2 will begin right after school is out for the summer. The bridge over the Elk River will be closed to local through traffic but emergency vehicles will be able to cross it. "Road Work Ahead" signs will be placed at CSAH15 to help travelers know to find an alternate route well before the bridge.

Supervisor Hayes informed the Board that her contact for placing the concrete slab under the dog park shelter, is unable to help us and another should be researched. She and her husband, Tim Bruneau, will be moving cabinets and countertops in the kitchen to accommodate the commercial fridge donated to the township. Work is scheduled for late July – after graduation party season.

Supervisor Brenteson reported the CMRP group is moving forward with changing to a non-profit organization. Flarety & Hood Consulting is helping with the transition from a joint powers agency to a non-profit 501(c)6 organization. Representatives from Sherburne and Wright counties will be meeting with the firm to discuss the terms of the agreement.

Treasurer's Report

Treasurer Warneke informed the Board that the township's audit firm, Schlenner and Wenner will be performing the field work portion of the audit the week following this meeting.

Tax collections are on target – not many delinquencies, or non-payments.

He reviewed the Treasurer's Report and financial statements with the Board. He highlighted the general fund balance (\$266,829.11), road fund balance (\$1,010,405.48), and Big Lake Fire fund (\$36,894.58). He reminded the Board that all interest is held in the road fund throughout the year and distributed to the other funds at year-end, based on balances in each fund. There was a surplus in the snow removal fund. Trimming has cost \$154,000 to date since we have been catching up on that work. The fire fund is on target and the township paid its 2nd quarter budget advance in this meeting's claims.

The town treasury ending balance (less escrows) after payment of approved claims was \$2,492,596.79.

Motion/Second to approve the Treasurer's report by: Alfords/Brenteson. Approved by: Alfords, Aubol, Brenteson, Hayes, and Hedstrom. None opposed. Motion Prevailed.
Financial Reports are retained as part of the Official Minutes, which are available in the Clerk's Office.

Announcements

- Recycle Day Saturday May 18th. Gates open 8:00AM – 1:00PM
- Next Regular Meeting Wednesday May 22, 2024 @ 6PM.
- Big Lake Community Food Shelf Produce Distribution – Monday May 20th – 3:30 – 5:30PM town hall garage.

Last Call for Business

Chair Aubol brought forth a change order for the new ladder truck (Tower 1). The change order was discussed the night prior at the Fire Department Joint Powers Board meeting, where the JPB recommended the approval of the change order. The change order is the result of the truck's pre-construction meeting held on April 22-23. The amount of the change order is \$5,777.97.

Motion/Second to Approve the ladder truck – Tower 1, change order, in the amount of \$5,777.97 by: Alfords/Hayes. Approved by: Alfords, Aubol, Brenteson, Hayes, and Hedstrom. None Opposed. Motion Prevailed.

Adjournment:

Motion/Second to adjourn Regular Board Meeting at 7:01PM by: Hayes/Hedstrom. Approved by: Alfords, Aubol, Brenteson, Hayes, and Hedstrom. None opposed. Motion prevailed.

Respectfully Submitted,

Brenda Kimberly-Maas, Clerk

Accepted this 22nd day of May 2024, by the Town of Big Lake Board of Supervisors.

Bruce Aubol, Chair

Attest: _____
Brenda Kimberly-Maas, Town Clerk