



**Minutes**  
Board of Supervisors Meeting  
October 17, 2017 @ 7:00 PM

**1. CALL MEETING TO ORDER**

Chairperson R. Keller called the meeting to order at 7:01 pm

The Pledge of Allegiance was recited.

**Members Present:** Chairperson R. Keller, Vice Chair B. Seekon, Supervisor C. Cagle, Supervisor T. Nelson, Supervisor L. Johnson

**Absent:** None

**Others Present:** Treasurer S. Aker, Maintenance Supervisor M. Fehrman, Town Clerk K. Wood, Deputy Clerk B. Schule and six members of the public (*signed in*)

**2. REVIEW & APPROVE THE AGENDA**

**T. Nelson made a motion to approve the agenda. B. Seekon seconds. R. Keller added M. Doug Hawkinson under new business. All in favor, motion carried.**

**3. APPROVE BOARD MEETING MINUTES FROM SEPTEMBER 19, 2017**

**B. Seekon made a motion to approve the Board meeting minutes from the September 19, 2017 Board meeting. T. Nelson seconds. All in favor, motion carried.**

**4. REVIEW & APPROVE CONSENT AGENDA**

**B. Seekon made a motion to approve the consent agenda. L. Johnson seconds. All in favor, motion carried.**

Biweekly Payroll 9/29/2017	3 Checks	\$3,440.82
Biweekly Payroll 10/13/2017	3 Checks	\$3,543.89
Monthly Payroll 10/17/2017	7 Checks	\$2,408.53
Claims List	43 Checks	\$99,107.20
<b>Total</b>		<b>\$108,500.44</b>



5. TREASURER COMMENTS

None

6. COMMITTEE REPORTS

*a. Planning & Zoning*

B. Seekon said a third party looking at the cost of decommissioning was discussed at the meeting. There is a \$25k decommissioning fund per property.

T. Nelson noted that he prefers an escrow fund over the line of credit.

*b. Roads*

T. Nelson said the roads were dry and in decent shape. The ROWs need to be addressed before winter. He feels letters should be sent to allow homeowners 30 days to remove their trees over 6" in diameter. R. Keller said he typically talks to the homeowner in person. He said Maintenance is too busy and will have to wait until winter to address the ROWs. This will be discussed at the Road Committee meeting.

**R. Keller made a motion to choose the roads for brushing and send letters out to the homeowners. B. Seekon seconds. M. Fehrman said he will not remove trees by power lines. All in favor, motion carried.**

R. Keller said Maintenance has been grading and shouldering. They will go back and broom the roads. The new auger has arrived and it has been working well. They did a nice job on the road by the cemetery.

*c. Parks*

No Parks meeting

*d. Building*

C. Cagle met with J. Kramer and did a walk through. The maximum occupancy in the Hall is 352 persons. He figured the bathroom capacity and there is the correct amount



of stalls. Improvements such as grab bars need to be made. Jim said it is 5 weeks to order and 1 week for labor time.

B. Seekon confirmed that only one stall is needed in the men's restroom. The project total is \$12k.

C. Cagle said a door exiting directly out of the Hall is needed. She would like a double steel door and one door is required to have a panic bar.

The parts for the handicap button are \$1,953 for the front door.

The EDA sent her websites for grants. Lowes and Home Depot have grants for 501(c)(3)s. The Stacy Lions or the SLFD could apply for the grants.

Smart Cities sent an email about a grant workshop in Washington D.C.

She would like to apply for a grant and see what happens and get something set up for May when the Hall rentals slow down.

It is \$1,400.00 to replace the fence in front of the building. T. Nelson said some PVC fencing tends to warp and lighter gauge fencing can twist. C. Cagle said she will look at a farm grade fence. There has to be a fence there so people do not drive through the lawn. PVC should last a long time.

The dumpster at the Hall is exposed and businesses are required to cover theirs. The Township should follow the ordinance and put a fence around it.

She would like Maintenance to remove the planters and concrete parking blocks in November.

## 7. OLD BUSINESS

### *a. Auditor Proposal 2018*

S. Aker has been in contact with Dennis Oberloh who has been out of the office the past few weeks.



## 8. NEW BUSINESS

### a. *Relief Association Annual Contribution*

L. Johnson said the Township's share is approximately \$14k.

**L. Johnson made a motion to write a check for the Relief Association Annual Contribution. Second by B. Seekon. All in favor, motion carried.**

T. Nelson said the old rescue truck sold for \$7k.

### b. *Walk and Roll*

B. Seekon said they talked about this at the road committee meeting. M. Fehrman said it keeps the roads packed longer. J. Cash has been packing right after M. Fehrman has been grading and it lasts longer. The tires on their current packer have gone flat and it is almost \$1000 per tire to replace them. It would be approximately \$7k to replace all of the tires on it. Right now both of the Maintenance staff are doing the job that one person could do if they had the Walk and Roll packer.

M. Fehrman said it is almost impossible to find a used one and a new one will have a warranty.

T. Nelson said if something happens to the grader, it will be interchangeable and it will go on any grader. There is over 14k hours on the current grader.

C. Cagle said she does not feel right about spending money on items for gravel roads when the goal is to have less gravel roads in the future. She said she feels there is always one more thing to spend money on to maintain gravel roads. She would like to know why this piece of equipment is needed.

This machine is going to save on hours. The packing needs to be done immediately after the grading is done. B. Seekon asked how much is in the equipment fund. S. Aker said \$40k.

Rick said that packing the roads:

- Seals the surface



- The dust does not come up
- The water does not go in and rolls off into the ditch
- They should pack before they take the crown off

**B. Seekon made a motion to purchase the Walk and Roll packer and for the total not to exceed \$32k. T. Nelson seconds. All in favor, motion carried.**

***c. Grader Quote***

M. Fehrman said the prices are low for Townships, Counties, and Cities to buy a grader. The blade he has a quote for has automatic rotate and it picks it up itself. It is \$266k. M. Fehrman said they could get \$70k for the Township's grader as is. They would get a \$45k trade in. The new Walk and Roll would fit on the new grader. There would be a bracket needed for \$1200. M. Fehrman said this quote is just for budgeting purposes.

R. Keller said the Township should keep the current one and fix it. M. Fehrman said the new machines save a lot of gravel. L. Johnson said the grader is a 1995 and it is running fine. R. Keller feels it should get 20k hours on it.

R. Keller asked where Maintenance is at with the crack sealing machine. M. Fehrman is going to call the company tomorrow. It was \$1,300 for the repair and the company is going to train them on how to use it.

***d. Lions LG555 (Resolution 2017-31)***

**C. Cagle made a motion to approve resolution 2017-31 accepting \$500 from the Stacy Lions for parks and recreation. L. Johnson seconds. All in favor, motion carried.**

***e. USS Rockpoint Solar LLC CUP***

E. Maass said that the County is handling the wetlands. In reviewing the application the biggest question was screening.

- There are homes north and west
- Trees will be 8' at planting
- There is a maintenance agreement with the property owners to plant on their property



- Staff feels this is a good compromise
- Additional screening came up at the second Planning Commission meeting
- They have proposed adding trees SW corner and more on the E side
- The applicant said they would plant them there, but it is a wetland
  - There is concern that the trees will not live because it is wet

A portion of the ordinance was read by a resident at the Planning Commission meeting but it was not a requirement of a solar garden.

E. Maass asked the Board to consider the 1000' setback. L. Johnson stated that the property is 30 acres and asked how much area the panels cover - 7.2 acres. There is an underground cable to hook it up to the power grid.

Decommission plan:

- WSB looked at it and it is typically around \$10k per megawatt of production for most projects
- The original was proposed at \$15k
- WSB met with the applicant and they upped it to \$25k (per CUP)
- Any cost over and above the \$25k will be the responsibility of the CUP holder
- E. Maass said a letter of credit could be done and the bank would hold the cash or the Township would hold in an escrow
- R. Keller would like the Township to hold it
- T. Nelson said if the bank is holding it the money will not get mixed up
- E. Maass said it is a 25 year lease and the money goes back to the company after everything is cleaned up
- E. Maass recommends someone on the Board call P. Tiede
- L. Johnson asked about the Aurora project production fee that the County gets.
  - P. Schmitt is going to check on it
  - The Township may be able to petition the County to see if they can get a portion of the money

B. Seekon said the south parcel has no residence, but if it is developed there will be additional screening needed.



**B. Seekon made a motion for on the Rockpoint CUP under number 6 Fence Screening to strike the words “further subdivided” and insert the word “established”. L. Johnson seconds. All in favor, motion carried.**

E. Maass said there are a couple different options for the screening on north and west sides. E. Maass feels two rows will be overdone because the array is going to be 1000’ away from the road.

T. Nelson said they should not have to screen the whole line. The east and west should be single and the north should be double.

B. Seekon said the homeowners on the north side attended the Planning Commission meeting. P. Schmitt said they have created a plan to plant trees on their property and if they say no, they will put a fence up (on Rockpoint’s property). The maintenance agreement is listed in the CUP.

**T. Nelson made a motion to allow Rockpoint to plant a single row on the east and west boundaries depending on the lowlands. Install fencing on the south side. B. Seekon seconds. The type of tree is in the CUP. E. Maass is going to adjust the resolutions. All in favor, motion carried.**

**L. Johnson made a motion to adopt resolution 2017-32 approving the CUP for Rockpoint LLC on 9072 Lent Trail as amended. B. Seekon seconds. All in favor, motion carried.**

*R. Keller called a recess at 8:38 pm*

*R. Keller reconvened the meeting at 8:41 pm*

***f. USS Good Solar LLC CUP***

- Located in the overlay
- 1000’ setback
- A double row of trees may not be needed
- The trees are 8’ at planting
- Trees are 12’ – 15’ at maturity
- They are Arborvitae – native MN trees



- C. Cagle said they should go with the single row of trees because it is so far off of the road
  - T. Nelson agrees

**B. Seekon made a motion to accept resolution 2017-33 for the Good CUP at 8156 Lent Trail. T. Nelson seconds. All in favor, motion carried.**

***g. Cornillie CUP***

They file an E911 and they will become the same address. E. Maass said that 1 megawatt and below are solar gardens. A solar farm can be in section 1 of the Township. If two different one megawatt solar gardens were requested to be located on a single parcel they would be reviewed based on the requirements of a solar farm as the total production of solar energy on the single parcel would be in excess of one megawatt.

P. Schmitt said Innovative Power Systems (IPS) had a purchase agreement with the Cornillie's and US Solar is going to be the landlord to them. If IPS walks away they would be the one going after them.

T. Nelson said he does not know if he likes having two separate companies on the same parcel. C. Cagle said she does not mind it because one is renting from the other. E. Maass said one CUP will be to IPS and one will be to US Solar. Ultimately they are tied to the land. They are permitted to the property owner. If IPS does not comply there are checks and balances in place.

The Planning Commission did not recommend any additional screening. There is a slight open area on the SW where the Cornillie's live.

The construction hours are Monday through Friday 8:00 am - 5:00 pm for all 4 CUP applications.

E. Maass said he had Hakanson Anderson look over everything and their fee will go to the applicant.

**B. Seekon made a motion to accept resolution 2017-34 for the IPS CUP at 35342 Kost Trail for Cornillie. L. Johnson seconds. All in favor, motion carried.**



***h. USS Nillie Corn Solar LLC CUP***

P. Schmitt said they will add wildflowers for pheasant and butterfly habitat.

This project does not require the 1000' setback and the decommissioning is also \$25k.

B. Seekon feels that the language in the ordinance pertaining to decommissioning needs to be changed.

**T. Nelson made a motion to approve resolution 2017-35 for the Nillie Corn CUP at 35231 Kost Tr. L. Johnson seconds. All in favor, motion carried.**

***i. Tax Forfeited Property***

**L. Johnson made a motion to pass on the land and let the County sell it. B. Seekon seconds. All in favor, motion carried.**

***j. CL Wrestling Gambling Permit***

**C. Cagle made a motion to allow the gambling permit for the Chisago Lakes Wrestling Association. B. Seekon seconds. All in favor, motion carried.**

***k. Deputy Clerk Training***

**L. Johnson made a motion to approve B. Schule training with K. Wood. B. Seekon seconds. All in favor, motion carried.**

***l. MnDOT Map***

MnDOT sent a GIS map for the Township to add points of interest. The Board would like to add the cemetery, parks, Frisbee golf, and bike trail.

***m. Doug Hawkinson***

L. Johnson said if he is landlocked, he can petition the Township for cartway and he will have to pay for it. K. Wood will notify him.



**9. PUBLIC COMMENTS (ITEMS NOT ON THE AGENDA)**

D. Stiers said there were good bikes that got crushed at the fall cleanup day and Alina was collecting bikes the next weekend. Next year we need to find out when their program is. T. Nelson said that the Stacy Lions also take bikes.

D. Stiers also said there should be a controlled registration at the Annual meeting. T. Nelson suggested that they announce it at the meeting that only residents are allowed to vote.

D. Stiers said there are no lights in the parking lot and it is dark. C. Cagle said they should have them on a motion light or on a timer.

B. Schroeder said the Fire Department sometimes uses the lot as a landing zone. He said it would be nice if there were lights on from dusk to dawn.

J. Olson lives next door and said that lights would not bother her. B. Schule is also a neighbor and she would like barn lights in the parking lot.

B. Seekon said it would be inexpensive to put a photo eye up and have LED lights. B. Seekon is going to look into it as well as getting a light for the flag pole.

**10. CLERK COMMENTS**

K. Wood said there is a grant writing course through the Chisago Community Education and C. Cagle, B. Schule, and she are going to attend on Wednesday, November 1.

**11. SUPERVISOR COMMENTS**

L. Johnson said after the last road committee meeting there was a lot of discussion of maintaining gravel roads. He does not agree with the \$10k. He had S. Aker look up numbers over 7 years for gravel, chloride, labor cost, etc. He feels they will have a more accurate number this way.

C. Cagle asked if this can be done for the Annual meeting for the public to view. S. Aker said she has done it the past four years. Brushing, plowing, etc. cannot be included. They want the true cost of maintaining a gravel road. It is difficult to figure this number out and M. Fehrman may need to be consulted.



They would have to go back to the hours to figure out how much time is spent packing.

L. Johnson will be out of town the beginning of the month and for the annual MAT meeting in Rochester.

T. Nelson said the cemetery committee would like to use the chipper to take down some trees and they will pay for the fuel. R. Keller said to go ahead and use it.

B. Seekon said the fall cleanup day was a great success and the Township should do it again.

C. Cagle is going to get with K. Wood to write the Hall rental brochure

## **12. UPCOMING MEETINGS**

- ❖ Road Committee Meeting – October 24, 2017 – 7:00 pm
- ❖ CCATO Meeting – October 25, 2017 – 7:00 pm
- ❖ Parks Meeting- October 31, 2017 - 7:00 pm
- ❖ Planning Commission- November 8, 2017- 7:00 pm
- ❖ Board Meeting- November 21, 2017- 7:00 pm

## **13. ADJOURN**

B. Seekon made a motion to adjourn the Board meeting at 9:45 pm. L. Johnson seconds. All in favor, motion carried.

Board Chair Signature

Clerk Signature

*Minutes submitted by Kelly Wood, Township Clerk*

