

**January 23, 2006
Agenda**

- Minutes of December 19, 2005 Board Meeting
- Sherburne County Sheriff's Dept.
- Debbie Backes – Gaming Permit at Hero's
- Knutson Corners – Request to rezone from Urban Expansion to General Rural –
Comment to Zoning needed
- Simple Plat – Comment to Zoning
- Ron Simpson – Storage Facility Conditional Use Permit (Gary Gilbert, Sr. land)
- Rod Dragsten – Snake River Estates regarding Johnson house construction
- Craig Johnson – Scenic Hills Plat 2
- Engineer's Report
- Mileage Rate – IRS has changed to 44.5 cents per mile effective 1/1/06
- Appoint Election Judges for Annual Election March 14, 2006 from list of certified judges
of the township
- Set Election Time – 10:00 a.m. to 8:00 p.m.
- Set Board of Audit – February 27, 2006 after regular meeting
- Supervisor Reports
- Treasurer's Report
- Approve payment of warrants
- Adjourn

**REMINDER – JANUARY AND FEBRUARY MEETINGS ARE
THE FOURTH MONDAY BECAUSE OF LEGAL HOLIDAYS**

JANUARY 23, 2006
BECKER TOWNSHIP BOARD MEETING

Becker Township Board met on Monday, January 23, 2006 at 7:00 p.m. at Becker Township Hall.

Present: Gary Hammer, Mark Limpert, Kyle Johnson, Lester Olson, Judy Shermak, Renee Clasen. Absent: Howard Johnson

Also present: Debbie Backes, Ron & Nellie Simpson, John Riebel, Danny Kron-Surveyor, Alan Knutson, Todd Schendzielos, Craig Johnson, Rod Dragsten, Frank Kasowski, Rebecca Limpert, Sgt. Don Starry, T. Vander Eyk-Engineer.

Chair Gary Hammer called the meeting to order.

- MINUTES – M. Limpert moved second L. Olson Board Minutes of December 19, 2005 be approved as distributed. Motion carried all voting for.
- BECKER JAYCEES – Debbie Backes, Gambling Manager, requested approval for Pull-Tabs with dispensing device to be located at Hero's All American Grill & Bar for the Becker Jaycees. M. Limpert moved second K. Johnson to approve. Motion carried all voting for.
- KNUTSON CORNERS – Alan Knutson and Danny Kron, Surveyor, requested approval to rezone Knutson Corners, 15.98 acres, three lots, Sec. 29, Twp. 34, Rg. 28, from Urban Expansion to General Rural. Discussion on location of property that is on the line between urban and general rural, current zoning of property in area, and wetlands which would not allow small lots. M. Limpert moved to forward favorable recommendation for zone change to county zoning. Motion died for lack of second. The board had no comment for county planning and zoning.
- KNUTSON CORNERS – requested approval of Preliminary and Final Plat Review. Review by township engineer recommended approval pending receipt of soils data and lowest floor elevation values. No motion was made and the board had no comment for county planning and zoning.
- RONALD D. SIMPSON/GARY D. GILBERT – requested approval of Conditional Use Permit for a Seasonal Storage Business located in Sec.8-Twp. 34-Rg. 28, 4.10 acres. Gary Gilbert, Sr. started the business in 1983 and John Riebel stated that the business was in compliance with county zoning requirements which applied at that time. They are now bringing it into compliance with the current changes and regulations. K. Johnson moved, second L. Olson, to forward favorable recommendation to county zoning. Motion carried all voting for.
- SNAKE RIVER ESTATES – Rod Dragsten requested approval for Donald Johnson to build their house in Snake River Estates before the plat is finalized as he can't final the plat until he is out of the old house, which is to be removed. He would like to delay entering into developer's agreement until construction of roads is started. Mr. Dragsten questioned different forms of collateral such as bonds being used. Vander Eyk stated a Partial Developer's Agreement is being done by other townships with minimum deposit. All board members agreed that the request be denied as current policy states that a Developer's Agreement must be in place before any construction is done.
- SCENIC HILLS 2ND ADDITION – Craig Johnson presented Preliminary Plat for Scenic Hills 2nd Addition, approximately 190 acres, Sec. 34 & 35, Twp. 34, Rg. 28. Review of township engineer discussed. Construction plans and drainage report have not yet been reviewed. Board's comments were the main trunk road was satisfactory, the branches are not going to


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end of property, right-of-way corridor should be platted at end of cul-de-sac to demonstrate thru-way potential. The board made suggestions on roads that would meet intent of transportation planning. No action taken.

- SHERIFF'S DEPT. – Sgt. Don Starry presented December report of 127 incidents. He also stated that they are looking for an abandoned house to use for training. No other comments from anyone present.
- FRANK KASOWSKI – asked the board to look at alternative methods of payment for developer's agreements, such as bonds. He stated the bond would be for that project only. Suggested cash up front with conversion to bonds after two to three years.
- ENGINEER'S REPORT –
 - BOULDER CROSSING – discussed possibility of the developer improving township road of 87th Street from the county road to the development.
 - Eyk distributed examples of Permit Application for Access to Township Road and Agreement and Waiver Regarding Pre-Approval Grading of Plats for the board to review.
 - BRIDGE VIEW – ongoing drainage problem discussed. A pizometer was installed by John Oliver & Associates. Discussed cost of automated sensor reading, or weekly reading. Results must be reported back to John Oliver and Associates if the township used it. Mark Limpert also discussed a neighborhood park request for Bridge View. Discussion included checking with County Park Plan and a Development Association building and maintaining it.
- MILEAGE RATE - K. Johnson moved second L. Olson to change mileage rate paid to IRS standard of 44.5 cents per mile, down from 48.5 cents. Motion carried all voting for.
- ELECTION JUDGES – K. Johnson moved second L. Olson to appoint election judges for annual meeting from the township list of certified judges. Motion carried all voting for.
- ELECTIONS – M. Limpert moved second L. Olson to set election time for the March 14, 2006 Annual Town Election at 10:00 a.m. to 8:00 p.m. Motion carried all voting for.
- BOARD OF AUDIT – L. Olson moved second K. Johnson to set Board of Audit Meeting for the township on February 27, 2006 after the regular board meeting. Carried all voting for.
- SUPERVISOR'S REPORTS – L. Olson reported on calls about minimum maintenance road, mail boxes hit, and Annual Meeting of the Sherburne County Association of Townships held October 19, 2005 at the Sheriff's Dept. at the Government Center. K. Johnson reported on the county's discussion of changing the three foot separation to groundwater standard for buildability, to one foot. Eyk will draft a letter stating the board's opposition. The City of Becker would like to possibly change the Fire Board Contract to read charges should be made by usage, not valuation.
- TREASURER'S REPORT – M. Limpert moved second K. Johnson treasurer's report be approved as distributed. Motion carried all voting for.
- L. Olson moved second M. Limpert warrants #9981 through 10001, in the amount of \$69,932.66 be paid. Motion carried all voting for.
- H. Johnson moved second M. Limpert meeting be adjourned. Motion carried all voting for.

Judy Shermak
Clerk



**February 27, 2006
Agenda**

- ✍ Minutes of January 23, 2006 Board Meeting
 - Sherburne County Sheriff's Dept.
- ✍ Wells Fargo – Denny Hensel, regarding Bonding for Developer's Agreements
- ✍ Tom Keller, Tim Bergh – Connexus Energy, regarding impacts of driveway construction before utilities are installed
 - Jeff Konz, 9648 County Road 23 – CUP for Pole Barn
- ✍ Mitch Ray – Sketch plan, 40 acres to be subdivided, County Rd. 11 & 122nd St.
- ✍ Matt Westin – rezone from Ag to Commercial, 137th St. & Hwy. 10, 12 acres
- ✍ Knutson Corners – Preliminary and Final Plat Review
- ✍ Stacey Angell – Rezone from Industrial to Commercial – Salida Crossing 2nd Addition CUP for Light Manufacturing
- ✍ Tom Schmidt
 - ✍ Boulder Crossing
 - ✍ Engineer's Report
 - Approval of Score Grant – Base amount \$3000.00 – to participate in Clean up Day, May 20, 2006
 - ✍ Agreement for Snow Removal maintenance
 - ✍ Memorial Tree at the Historical Society site – all townships and cities invited to participate - \$125. Choice of trees: Red Maple, Bur Oak, White Pine
- Supervisor Reports
- Treasurer's Report
- Approve payment of warrants
- Adjourn regular meeting and open Board of Audit
- Adjourn

FEBRUARY 27, 2006
BECKER TOWNSHIP BOARD MEETING
AND BOARD OF AUDIT

Becker Township Board met on Monday, February 27, 2006 at 7:00 p.m. at Becker Township Hall.

Present: Gary Hammer, Lester Olson, Howard Johnson, Mark Limpert, Judy Shermak, Renee Clasen. Absent: Kyle Johnson.

Also present: Frank Kasowski Jr., Steve Pearson, Bruce Malkerson, Atty., Tom Schmidt, Dennis Hensel-Wells Fargo, Scott Berg, Craig A. Johnson, Danny Kron-Surveyor, Alan Knutson, Linda Bergman, Tom Keller-Connexus, Tim Bergh-Connexus, Leo Offerman-Connexus, Mitch Rayl, Kelly Neu-Becker City, Stacey Angell, Denise and Dale Danielson, Scott Gearen, Lloyd Danielson, Trudy Johnson, Tom Barthel-Santiago Township, Matt Westin, Cory Walsh, T. Vander Eyk-Engineer.

Chair Gary Hammer called the meeting to order.

- MINUTES – L. Olson moved second M. Limpert minutes of January 23, 2006 be approved as distributed. Motion carried all voting for.
- BONDING FOR DEVELOPMENTS – Denny Hensel from Wells Fargo explained to the board and developers present how bonding, an insurance policy in lieu of cash, would work for developer's agreements instead of all cash. He stated advantages to townships include no liability for liens, etc. Scott Berg gave comparisons of different methods of financing. Bond Company takes care of contract, payments, etc. Bruce Malkerson, attorney for Steve Pearson, spoke on letter-of-credit, time limits, and bank paying out when not automatically renewed. Pros and cons discussed and no action taken at this time.
- CONNEXUS – Tom Keller explained that driveways to be installed as part of the construction project in developments interfered with underground utility installations. Tim Bergh and Leo Offerman explained hardships when installing and asked the board to consider a different policy. Hammer explained this was done so culverts were installed properly by developers, as homeowners do not always get them in at the right depth. The board will take the request under consideration.
- MITCH RAYL – presented sketch plan to subdivide 40 acres at County Road 11 and 122nd Street SE. Plans are for 6 four-acre lots and 2 six-acre lots. Discussion on improving 122nd Street to township standards being done by developer, high water table, and 122nd Street is a three-rod road. No action taken.
- MATT WESTIN AND CORY WALSH – presented sketch plan for a lot split for approximately 12 acres fronting Hwy. 10 and 137th Street SE. Plans are for three lots, they would like to rezone from agricultural to commercial. The land is not connected to any commercial yet so it would be spot zoning. The board did not object to rezone because of Hwy. 10 frontage.
- KNUTSON'S CORNER – Alan Knutson requested approval for an Amendment to Rezone from Urban Expansion to General Rural for 16 acres, Sec. 29-Twp. 34-RG-28. Becker City has approved as ghost platting was done. L. Olson moved second H. Johnson to forward favorable recommendation for rezone to County Zoning. Motion carried all voting for. PRELIMINARY PLAT REVIEW – H. Johnson moved second M.

- Limpert to forward favorable recommendation for Knutson's Corner plat to County Zoning providing all zoning concerns are addressed. Motion carried all voting for.
- TOM SCHMIDT – presented sketch plan for his father's land located in Sec. 4-Twp. 33-Rg. 28. Plans are to rezone from Agricultural to General Rural. The present road is now a public right of way (private) approximately 4400 feet long. The board did not object to rezone and length of road as long as the adjoining 34 acres is not developed without a second exit road.
 - BOULDER CROSSING – Steve Pearson and Frank Kasowski, Jr. presented Preliminary Plat Review – 199.49 acres in Sec. 11-Twp. 34-Rg. 29, 61 lots. Township engineer said the drainage report has not been reviewed as of this date. If there are any concerns he will advise. The right-of-way road going through the Lundell property will be township after acceptance of roads in plat. M. Limpert moved second L. Olson to forward favorable recommendation to County Zoning with comments: 87th Street is an established township road. The added right-of-way connecting the plat to this road is viewed by the board as the beginning of a new road, and length of dead end road falls within town road specifications. Developer will upgrade current 87th Street to township standards. The 119th Avenue cul-de-sac does not need to extend to property line because the Elk River prohibits future road connections. Same street numbers on opposite sides of the Elk River are a concern for emergency response time. Motion carried all voting for.
 - STACEY ANGELL – DASA DEPOT - requested an Amendment to the Zoning Map to rezone from Industrial to Commercial, Lots 1 & 2, Blk 1 DASA Depot and Lot 2, Blk 1 Salida Crossing Second Addition. CONDITIONAL USE PERMIT for light manufacturing for ACRO (Steve Smallish) in Lot 2, Block 1 DASA Depot also requested. M. Limpert moved second H. Johnson to forward favorable recommendation to County Zoning for rezone and conditional use permit. Motion carried all voting for.
 - LLOYD DANIELSON – stated the county gave him 30 days to clean up his property and asked if the township could help in getting more time. The board advised him to have a plan getting contractors, etc. lined up and take it to the county.
 - TOM BARTHEL – SANTIAGO TOWNSHIP – discussed the fire contract with Becker Fire Department, which will cover all of Santiago. They plan to build a substation at their expense. Discussion held on the service contract and joint powers board. M. Limpert expressed concerns with the agreement as Santiago Township has no risk and feels it may be a bad business decision.
 - KELLI NEU – Becker City – distributed copies of the last planning session between the Township and City and plans for the next goal setting session were set for March 31, 2006 from 3:30 – 7:00 p.m.
 - ENGINEER'S REPORT –
 - Driveway and Grading Permit forms and specifications discussed. No action taken.
 - Resolution for exchange of snow removal along Becker-Orrock Town Line presented. H. Johnson moved second M. Limpert to approve and authorized the Chair to sign. Motion carried all voting for. (Copy attached)

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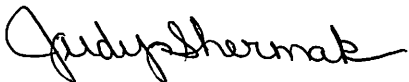
- Engineering Standards discussed.
- SCORE GRANT – H. Johnson moved second M. Limpert to participate in clean-up day with the city on May 20, 2006 and apply for grant with base amount of \$3,000.00. Motion carried all voting for.
- HISTORICAL SOCIETY – M. Limpert moved second L. Olson to purchase a bur oak tree, in the amount of \$125.00, to be planted at the new site in the name of Becker Township. Motion carried all voting for.
- BOARD OF EQUALIZATION – H. Johnson reported the township will not be holding a Board of Equalization Meeting this year as no one has attended the required training.
- TREASURER'S REPORT – H. Johnson moved second M. Limpert treasurer's report be approved as distributed. Motion carried all voting for.
- H. Johnson moved second M. Limpert warrants #10002 through 10021 in the amount of \$25,646.00 be paid. Motion carried all voting for.
- Ch. Hammer adjourned the meeting and opened the Board of Audit Meeting.

BOARD OF AUDIT

Discussion held and the board reviewed the Treasurer and Clerk records for 2005. H. Johnson moved second L. Olson to accept, approve, and sign the books. Motion carried all voting for.

Discussion on recommendations for annual meeting and the board will suggest the same appropriations as last year except for the Fire Fund. They will suggest an increase from \$40,000 to \$60,000.

M. Limpert moved second H. Johnson meeting be adjourned. Motion carried all voting for.



Judy Shermak
Clerk

**March 20, 2006
Agenda**

- Minutes of February 27, 2006 Regular Meeting and Board of Audit
- Sherburne County Sheriff's Dept.
- Steve Roemer – Conditional Use Permit, Cabinet Shop – 16178 70th St. SE
- Matt Westin – Sketch Plan, 12 acres Hwy. 10 and 137th St. SE
- Steve Pearson
- Craig Johnson – Scenic Hills 2nd Addition – Sketch Plan
- Jon Sevald and Tim Edgeton – Sherburne County Zoning – County Trail System in Snake River Estates
- Stacey Angell – Drainage Plan for DASA Depot
- Engineer's Report
- Fire Department Correspondence – Ladder Truck Bid, City Council Resolution, Fire Services Contract with Santiago Township
- Oath of Office – Lester, Howard, Mark
- Reorganization
 - Elect Chair by motion
 - Salaries for Board Members, Election Judges, Clerk, Treasurer
 - Signing and Brushing
 - Mileage – Federal is now 44.5 cents
 - Board representatives for Fire Board (Kyle & Lester), Sherburne County Association of Townships (Gary), Park Board (Kyle), County Planning and Zoning (Gary), Northstar Corridor (Mark)
- Supervisor Reports
- Treasurer's Report
- Approve payment of warrants
- Adjourn

MARCH 20, 2006
BECKER TOWNSHIP BOARD MEETING

Becker Township Board met on Monday, March 20, 2006 at 7:00 p.m. at Becker Township Hall.
Present: Mark Limpert, Lester Olson, Kyle Johnson, Howard Johnson, Judy Shermak, Renee Clasen.
Absent: Gary Hammer.

Also present: Steve Roemer, Danny Kron-Surveyor, Bruce Malkerson-Attorney, Steve Pearson, Frank Kasowski, Jr., Sgt. Don Starry, Alan Knutson, Stacey Angell, Rod Dragsten, Dan Westin, Tim Edgeton, Jon Sevald, Craig Johnson, Tom Barthel-Santiago Township.

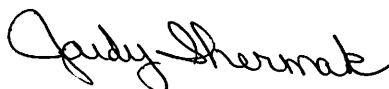
Acting-Chair Howard Johnson called the meeting to order.

- MINUTES – M. Limpert moved second L. Olson board minutes of February 27, 2006 be approved as distributed. Motion carried all voting for.
- SHERIFF'S DEPT. – Sgt. Don Starry gave report of incidents for Becker Township for February 2006 from Sheriff's Dept.
- STEVE ROEMER – requested approval for Conditional Use Permit for a Home Business in an accessory building – Custom Cabinet Shop. Location is in Oakwood Estates, 16178 70th St. SE, Becker. L. Olson moved second M. Limpert for favorable recommendation to County Planning and Zoning. Motion carried all voting for.
- MATT WESTIN – presented sketch plan for a lot split for a Highway PUD on 12 acres on the SE corner of Hwy. 10 and 137th Street. He proposes three lots, with mini-storage units on one lot and will market the remaining property to other businesses. Discussion on frontage road to access the properties. The board approved his proposal.
- BOULDER CROSSING – Steve Pearson, Frank Kasowski, Jr., and Atty. Bruce Malkerson submitted correspondence and proposals regarding the Developer's Agreement for Boulder Crossing. They would like to start road construction after the Preliminary Plat is approved, rather than after the Final Plat, as required by the Developer's Agreement. They presented Agreement and Waiver Regarding Road Construction in that Plat Known as Boulder Crossing for the Board's review. Steve stated this is being used in other townships. The agreement includes a \$30,000 cash deposit by developer to cover costs such as administrative fees, legal and engineering fees. The road would be three-fourths completed when mylar and developer's agreement is signed. Wear course would be put down after a freeze/thaw cycle. MnDot is doing an overlay on Hwy. 25 and turn lanes and by-pass lanes must be done as MnDot has to pave these. The preliminary plat is scheduled for April 4th for approval at the county. Lengthy discussion and the board stated the township needs time to explore updates needed to execute the developer's agreement. Bonding and Letters of Credit can be researched again, it cannot be done tonight, and any changes made must protect the public taxpayers of the township. The board's consensus was that they would rather change the DA, not use a separate contract for road work done before final plat. Engineering Standards would also have to be modified.
- SPECIAL BOARD MEETING – Acting Chair H. Johnson called a Special Board Meeting to be held on March 27, 2006, at 7:00 p.m., at the Becker Town Hall, for the purpose of discussing possible changes to current Developer's Agreement and Township Engineering Standards, along with potential approval of Agreement and Waiver Regarding Road construction in that Plat known as Boulder Crossing. Scenic Hills Plats will also be considered.
- SCENIC HILLS 2ND ADDITION – Craig Johnson presented sketch plan. After meeting with the TEP Panel the road location has been changed because of wetlands. The board approved and Craig will have Preliminary Plat at the April meeting.

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- SNAKE RIVER ESTATES – Jon Sevald-Sherburne County Zoning, and Tim Edgeton-County Parks, offered an alternative plan for the trail. The bridge proposal is cost prohibitive as a 200 ft. span is needed and estimated cost is \$75,000. It would be a 10 ft. bituminous trail to go over the 12 ft. utility easement, or road right of way along 185th Ave. The county would maintain the trail. M. Limpert moved second K. Johnson for favorable recommendation for county easement over township easement for trail purposes in Snake River Estates Plat. Motion carried all voting for.
- DASA PROPERTIES – Stacey Angell informed the board that the rezoning plans have changed to include only the former Antique Store now and the back lot has been taken out of the rezone application. The county requested a drainage plan because of concern with drainage in the entire Salida Crossing area. A drainage and grading plan will be done and BPA Engineer will review. M. Limpert moved second L. Olson to approve as long as they maintain compliance with engineer's report on drainage. Motion carried all voting for.
- ENGINEER'S REPORT:
 - Eyk reported on Boulder Crossing site and communication with Connexus Energy regarding installation of utilities.
 - Snake River Estates pre-con meeting is scheduled for 9:00 a.m. Tuesday, March 21st. Mix prices are 25% to 30% higher than last year.
- SANTIAGO TOWNSHIP – Discussion on fire service contract for Santiago Township with Tom Barthel, Chair.
- KNUTSON'S CORNER – M. Limpert moved second K. Johnson to approve and forward favorable recommendation to County Zoning for Final Simple Plat. Motion carried all voting for.
- SUPERVISOR REPORTS – M. Limpert reported on the LID and PUD Workshop he attended that was sponsored by Sherburne County Rural Living Task Force.
- TREASURER'S REPORT – K. Johnson moved second M. Limpert treasurer's report be approved as distributed. Carried all voting for.
- L. Olson moved second M. Limpert gopher bounty be raised to \$2.00 per pair. Motion carried all voting for.
- M. Limpert moved second K. Johnson warrants #10022 to 10050 in the amount of \$62,874.81 be paid. Motion carried all voting for.
- K. Johnson moved second M. Limpert meeting be adjourned. Carried all voting for.



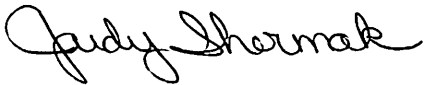
Judy Shermak
Clerk

Becker Township, Sherburne County

NOTICE OF A SPECIAL BOARD MEETING

Notice is hereby given that a special board meeting of the Becker Township Board will be held on March 27, 2006, at 7:00 p.m., at the Becker Town Hall, 12165 Hancock St., Becker, MN for the purpose of discussing possible changes to current Developer's Agreement and Township Engineering Standards, along with potential approval of Agreement and Waiver Regarding Road Construction in that Plat known as Boulder Crossing. Scenic Hills Plats will also be considered.

March 22, 2006



Judy Shermak
Clerk

MARCH 27, 2006
BECKER TOWNSHIP BOARD
SPECIAL BOARD MEETING

Becker Township Board met for a Special Board Meeting on Monday, March 27, 2006 at 7:00 p.m. at Becker Township Hall.

Present: Gary Hammer, Howard Johnson, Mark Limpert, Lester Olson, Kyle Johnson, Judy Shermak.
Absent: None

Also present: Steve Pearson, Frank Kasowski, Jr., Bruce Malkerson-Attorney, Rod Dragsten, Craig Johnson, Kris Hammer, T. Vander Eyk-Engineer.

Chair G. Hammer called the meeting to order. Purpose of the meeting is to discuss possible changes to current Developer's Agreement and Township Engineering Standards, along with potential approval of Agreement and Waiver Regarding Road Construction in that Plat known as Boulder Crossing. Scenic Hills Plats will also be considered.

Discussion and comments:

G. Hammer – feels to change and allow the waiver agreement would invite lawsuits from other developers, DA should not be changed. Our attorney was not available tonight and feels the board should consult with him. If any changes are made it may take months.

H. Johnson – Cash deposit needed for expenses incurred until DA signed, engineers need to be inspecting road construction, erosion, etc., bonding should be considered for five year period, excluding amount for road construction. As long as roads are not accepted by township an agreement for road construction should be acceptable, along with required cash deposit.

G. Hammer – what happens when developer “skips”?

M. Limpert – feels changes should only be made to Developer's Agreement. Another agreement is not necessary. Changes would take effect when new DA is approved. Bonding will help solve a lot of problems. Updating the DA should be done once a year.

Discussion on possibility of issuing a grading permit to start work.

Conflicting language in the agreement needs to be addressed and changed.

G. Hammer - Allow construction to start before DA, but not sign Mylars until DA signed?

H. Johnson – 37.5% of total to be retained for 5 years, could be bonded.

G. Hammer – refunds can be made monthly when submitted correctly.

Craig Johnson – banks do not like to hand over that much cash.

G. Hammer – add bank's name to funds held by township?

K. Johnson – Craig graded without DA – is it allowable? There are liability issues and other concerns involved.

Steve Pearson – stated this is his 24th development in Sherburne County. No developer's agreement is needed in any other township until Final Plat is approved. Roads are done after Preliminary approval, and then escrowed at Final. Some agreement must be in place, roads must be inspected during construction. Proposed agreement would be for building road only.

Can DA be signed after Preliminary and road construction started, before Final?

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He has used Letter of Credit on others. Would like to get grading done and pay for himself, then use Letter of Credit for warranty period. Does the township need that much for warranty? Does it need to be tied up for 5 years?

Attorney Malkerson will give examples of Standard Letter of Credit and Performance Bonds. He believes Letters of Credit are better.

M. Limpert – decision needs to be made on form of payment, i.e. Cash, Letter of Credit, Performance Bond. Construction should be allowed after DA is signed, at an escrowed rate, should not have to wait until Final Plat. A meeting with township attorney should be set up soon.

G. Hammer – township attorney will need to be consulted before making any changes.

K. Johnson – undecided.

L. Olson – agreement should stand as is.

Craig Johnson – has always been able to do grading before Final approval in other areas.

Steve Pearson – could letter of credit be substituted after changes to DA, retroactive to today?

G. Hammer asked if Mr. Pearson wanted to proceed with current Developer's Agreement or wait until it is changed. Mr. Pearson stated he will start construction upon execution of current DA, and would like to substitute a Letter of Credit with process of changing the DA is completed.

K. Johnson moved, second H. Johnson to adjourn the meeting at 8:50 p.m. Motion carried all voting for.



Judy Shermak
Clerk

**April 17, 2006
Agenda**

- Minutes of March 20, 2006 Regular Meeting
- Minutes of March 27, 2006 Special Board Meeting
- Sherburne County Sheriff's Dept.
- Todd Matvick – 2nd Driveway in Eagles Landing, 17353 82nd St. SE
- Dan Davis, Pheasant Ridge Properties – CUP for Contractors Yard – comment needed
- Jeff Proefrock – 94th St. Private Road – questions on upgrading to township standards
- State Rep. Mark Olson
- Patrick Hogan – Hogans Addition – Residential Replat – 2 lots, 10 acres – comment needed
- Craig Johnson – Scenic Hills Final Plat Review – comment needed
- - Scenic Hills 2nd Addition – Preliminary Plat Review – comment needed
- Curt Hennen – Sketch Plan for CUP – Contractors Yard (John Henry property) comment?
- Rod Dragsten – Snake River 2nd Addition – comment?
- Timothy Fenske – Sketch Plan – lot split, 17 acres (Dewey Mickelson land)
- County Zoning – Grading and Drainage Plans for Commercial and Industrial Sites – reply needed
- Engineer's Report
- Reorganization
 - Elect Chair by motion
 - Salaries for Board Members, Election Judges, Clerk, Treasurer
 - Signing and Brushing
 - Mileage – Federal is now 44.5 cents
 - Board representatives for Fire Board (Kyle & Lester), Sherburne County Association of Townships (Gary), Park Board (Kyle), County Planning and Zoning (Gary), Northstar Corridor (Mark)
- Supervisor Reports
- Treasurer's Report
- Approve payment of warrants
- Adjourn

SHERBURNE COUNTY ASSOCIATION OF TOWNSHIPS MEETING IS THIS
WEDNESDAY, APRIL 19TH, AT ORROCK TOWN HALL, 7:30 P.M.
NO MEETING NOTICES OR AGENDA HAVE BEEN MAILED

APRIL 17, 2006 AND
MAY 1, 2006 CONTINUATION
BECKER TOWNSHIP BOARD MEETING

Becker Township Board met on Monday, April 17, 2006 at 7:00 p.m. at Becker Township Hall.
Present: Gary Hammer, Mark Limpert, Kyle Johnson, Howard Johnson, Judy Shermak, Renee Clasen.
Absent: Lester Olson.
Also present: Rod Dragsten, Steve Pearson, Frank Kasowski, Jr., Craig Johnson, Curtis Hennen, Sgt. Bob Stangler, State Rep. Mark Olson, Joshua Knutson, Bill Kopp, Dan Davis, Randy Humbert, Jeff Proefrock, Todd Matvick, Ryan Hubbard, Timothy Fenske, Kevin LaVoi, T. Vander Eyk-Twp. Engineer.

Chair Gary Hammer called the meeting to order.

- MINUTES – H. Johnson moved second M. Limpert board minutes of March 20, 2006 be approved as distributed. Motion carried all voting for. K. Johnson moved second M. Limpert minutes of March 27, 2006 Special Board Meeting be approved as distributed. Motion carried all voting for.
- TODD MATVICK - requested approval for second driveway Lot 1, Block 1 Eagles Landing, 17353 82nd St. SE. K. Johnson moved second H. Johnson to approve with 15" culvert, 32 ft. length, at 4:1 slope to be installed. Motion carried all voting for.
- PHEASANT RIDGE PROPERTIES – Dan Davis requested approval of Conditional Use Permit for a Contractors Yard, Sec. 33-Twp. 34-Rg. 28. Current request is for 20 acre parcel, but they have since purchased the adjoining 20 acres. M. Limpert moved second H. Johnson for favorable recommendation to county zoning with comments: 1) Recommend Certificate of Survey to add 16½ feet to township road (122nd St. SE) for full 66 ft. easement. It is a 3-rod road now. 2) Dust issue should be addressed. 3) One building on 40 acre parcel. 4) Access will be from 122nd St. SE. Motion carried all voting for.
- SHERIFF'S DEPT. – Sgt. Bob Stangler gave report of incidents for Becker Township for March 2006 from Sheriff's Dept. which included 165 incidents. Discussion on dog control and ordinance issues. He stated a County Animal Control Officer is being planned in the future.
- JEFF PROEFROCK – along with other residents of 94th St. SE off of 173rd Ave. SE requested information on maintenance and possible future upgrade of their private road. They presented a list of questions and discussion held and questions answered by the board. (Copy attached) The township will need a 66 ft right-of-way, easements would have to be obtained and title work resolved to establish corridor. Cost could be \$55 to \$60 per foot or more. They were given a copy of the Township Engineering Standards.
- STATE REPRESENTATIVE MARK OLSON – made his annual visit to update the Board and Residents on issues including Annexation Bill, Eminent Domain, Handicapped Voting Machines, Omnibus State Finance Bill, Dept. of Revenue rules changes on Power Plants, Northstar Corridor Train.
- HOGANS ADDITION – Patrick Hogan presented Preliminary and Final Plat Review for Hogans Addition, 2 lots, 10 acres, Sec. 24-Twp. 34-Rg. 28. He stated the county is asking the township to request easement up to 50 feet from centerline of road, which would take an additional 17 feet from the property. The board will not request it. M. Limpert moved second K. Johnson to forward favorable recommendation to county zoning. The developer is required to install a culvert per township standards. Motion carried all voting for.

April 17th and May 1st, 2006

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- SCENIC HILLS 2ND ADDITION – Craig Johnson presented Preliminary Plat Review for Scenic Hills 2nd Addition. H. Johnson moved second M. Limpert to forward favorable recommendation to county zoning with comments: 1) Easement needed over outlot B to obtain access to Lot 3, Block 1. 2) Remove Lot 1, Block 3 and attach to NE metes and bounds lot. 3) 2300 foot cul-de-sac is approved because of wetlands. 4) Verify buildability of Lot 1, Block 1. 5) See attached township engineer recommendation and comments. Motion carried all voting for.
- SCENIC HILLS – Craig Johnson presented Final Plat Review for Scenic Hills. M. Limpert moved second K. Johnson to forward favorable recommendation to county zoning. Motion carried all voting for.
- CURTIS HENNEN – presented preliminary plans for John Henry property. They would like to purchase 23 acres with shop building. The house is not included. The current Conditional Use Permit is attached to all property including the house; multiple tenants may not be possible. The board suggested they go to county zoning to verify exact conditions of the CUP, and also was concerned about an access for the 23 acre property.
- SNAKE RIVER ESTATES SECOND ADDITION – Rod Dragsten presented Final Plat Review for Snake River Estates Second Addition. H. Johnson moved second K. Johnson to forward favorable recommendation to county zoning. Motion carried all voting for. Rod stated all Johnson easement questions have been taken care of. He also asked if developer agreement escrow money could be put in a higher paying interest account.
- STEVE PEARSON – presented list of rates from Sherburne State Bank for Certificates of Deposit for long term escrow.
- TIMOTHY FENSKE – presented sketch plan for lot split on D. Mickelson land on 190th Ave. SE. It was noted he will need more road frontage to obtain the 200 ft. distance separation between lots and suggested he purchase 27 sq. feet, as opposed to obtaining variance.
- KEVIN LAVOI – 107th St. SE – He would like to apply dust control and coordinate with township contractor regarding grading. Hammer will work with Becker City as they should be maintaining half of the road as it abuts both city and township. The board will observe during road viewing meeting.
- SHERBURNE COUNTY ZONING – correspondence received stating that the Zoning Department now requires a grading and drainage plan on all commercial or industrial building permits, to be reviewed and certified by a licensed engineer. All costs of the review will be incurred by the applicant. The county proposed two options: 1) Township Engineer completes the review. 2) County contracts with engineering consultant to complete the review. M. Limpert moved second K. Johnson to adopt Option 1. Motion carried all voting for.
- ENGINEER'S REPORT:
 - 2006 Road Improvement estimates reviewed. The board favored bidding with the County as a better price may be obtained from larger projects. Eyk will pursue and forward all information to Sherburne County Public Works.
 - Eyk reported on Dasa Properties, Alliance Auction, Pre-conferences were done on Snake River Estates, Boulder Crossing, and Scenic Hills.
 - Township attorney is reviewing current Developer's Agreement and Engineering Standards.
 - K. Johnson moved second H. Johnson to release \$82,080.00 for Snake River Estates. Motion carried all voting for.

April 17th and May 1st, 2006

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- Sand Hill Plat – an erosion problem at 18384 91st St. SE is occurring with estimate of \$3500.00 to repair. The township still retains escrow from developer's agreement so it will be fixed with these monies. Eyk will contact the developer before repair is done.
- Turnquist Farms – does not need full radius on cul-de-sac to south as no lots front it.
- BOULDER CROSSING – Steve Pearson and Frank Kasowski, Jr. finalized the Developer's Agreement for Boulder Crossing.
- VONCO HOST AGREEMENT – changes to be requested discussed.
- TREASURER'S REPORT – H. Johnson moved second K. Johnson treasurer's report be approved as distributed. Carried all voting for. The board asked the Treasurer to change developer agreement escrow monies to Money Market Accounts which will give access to accounts at all times, as opposed to Certificates of Deposit.
- H. Johnson moved second M. Limpert warrants #10051 to 10063 in the amount of \$85,791.65 be paid. Motion carried all voting for.
- M. Limpert moved to nominate Gary Hammer to be Chair of the Board for 2006. H. Johnson seconded. Motion carried.
- Chair Hammer continued the meeting until May 1, 2006. Road viewing will be at 4:00 p.m. and meeting continued following the road tour.

MAY 1, 2006

CONTINUATION OF APRIL 17, 2006 MEETING

Ch. Hammer called the meeting to order at 7:00 p.m.

Present: G. Hammer, M. Limpert, K. Johnson, J. Shermak, T. Vander Eyk-Twp. Attorney

Absent: L. Olson.

- VONCO HOST AGREEMENT – Twp. Attorney Richard Schieffer made changes which were reviewed. Host fee has been increased from 11 cents to 23.5 cents per in-place cubic yard of waste disposed of at the Landfill. The higher fee will be retroactive to January 1, 2006. The board will instruct the attorney to remove the phrase "and/or adjacent properties" from Section 1.06, and the phrase "or adjacent properties" from Section 1.09. M. Limpert moved, second K. Johnson to accept the Host Community Agreement Between Vonco II, LLC and Town of Becker, Minnesota. Motion carried all voting for. (Copy attached)
- Reorganization:
 - K. Johnson moved second M. Limpert hourly wages for Board Members be \$17.50 per hour, Election Judges \$10.00 per hour. Carried all voting for.
 - M. Limpert moved second K. Johnson wages for Signing and Brushing for township be \$25.00 per hour. Carried all voting for.
 - K. Johnson moved second M. Limpert mileage be paid at the Federal Standard level at all times. Carried all voting for.
 - Board Representatives: Fire Board-Kyle Johnson and Lester Olson, Mark Limpert will sub. Sherburne County Association of Townships-Howard Johnson. County Park Board-Kyle Johnson. County Planning and Zoning-Gary Hammer. Northstar Corridor-Mark Limpert.

April 17th & May 1st, 2006
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- .ENGINEER REPORT – Eyk reported he hand delivered a letter to Alan Nelson, Developer of Sand Hill, regarding the erosion problem. The estimate for patching 82nd St. SE between County. 127 and Hwy. 25 that was received last fall was \$7,846.50. Eyk will contact Schendzielos. The bid letting for road projects along with the county will be June 13, 2006. Eyk will attend. Notice has been received that no trails are now required in Scenic Hills. Notice of Termination of NPDES/SDS General Stormwater Permit for 145th Ave. SE/102nd St. SE (Hyttsten Creek) for MN Pollution Control Agency was signed by Ch. Hammer.
- Sand on roads will not be swept at this time. After spring rains the issue may be addressed again.
- K. Johnson moved second M. Limpert meeting be adjourned. Carried all voting for.



Judy Shermak
Clerk

May 15, 2006
Agenda

Minutes of April 17 and May 1, 2006 Regular and Continued Meeting

Sherburne County Sheriff's Dept.

Jeff Ophoven and Curt Hennen – Amend CUP for John Henry property

Brandon Hines and Nicole Sharp – CUP – Home Business in Accessory Building – Light Mechanical Auto Repair at 9648 County Road 23

Todd Timmerman – Pond

Boulder Crossing – Final Plat Review Comment

Judy LaVoi – 107th St. Dust Control

Engineer's Report

Sherburne County – Nominate representative to serve on Sherburne County Economic Development Alliance (SCEDA)?

Supervisor Reports

Treasurer's Report

Approve payment of warrants

Adjourn

MAY 15, 2006
BECKER TOWNSHIP BOARD MEETING

Becker Township Board met on Monday, May 15, 2006 at 7:00 p.m. at Becker Township Hall.

Present: Gary Hammer, Mark Limpert, Kyle Johnson, Howard Johnson, Judy Shermak, Renee Clasen.

Absent: Lester Olson.

Also present: Curt Hennen, Jeff Ophoven, Frank Kasowski, Jr., Steve Pearson, Brandon Hines, Nicole Sharp, Steve Pearson, Judy LaVoi, Rod Dragston, Sgt. Bob Stangler, T. Vander Eyk-Engineer, Todd Schendzielos-Road Contractor.

Chair Gary Hammer called the meeting to order.

- MINUTES – K. Johnson moved second M. Limpert minutes of April 17th and May 1, 2006 Regular and Continued Meetings be approved as distributed. Motion carried all voting for.
- Jeff Ophoven and Curt Hennen requested approval to Amend Existing Conditional Use Permit for a Contractors Yard, Sec. 10-Twp. 33-Rg. 28, 22.95 acres. (Former John Henry Masonry) H. Johnson moved second M. Limpert to approve and forward favorable recommendation to Sherburne County Zoning with comments: 1) Screen proposed outside storage area with 8 foot fence. 2) Up to 20 business related trucks and equipment may be stored outside for winter. Motion carried all voting for.
- SHERIFF'S DEPT. – Sgt. Bob Stangler gave report of incidents for Becker Township for April, 2006 from Sheriff's Dept. that included 139 incidents.
- BRANDON HINES & NICOLLE SHARP – requested approval for Conditional Use Permit for a Home Business in an accessory building – Light Mechanical Auto Repair. Location is 9648 County Road 23 SE, Becker. M. Limpert moved second K. Johnson to approve and forward favorable recommendation to County Planning and Zoning with comments: 1) Move driveway from County Road 23 to 96th Street SE, 2) Limited number of cars outside, 3) All business storage inside. Motion carried all voting for.
- TODD TIMMERMAN, Lot 6, Block 1, Hyttsten Creek – requested approval for construction of a wildlife pond within the drainage easement. The pond will be approximately 50 feet wide, 70 feet long, maximum depth of three feet. Township engineer stated there should not be a problem with blockage of flow. M. Limpert moved second H. Johnson to approve request. Motion carried all voting for.
- BOULDER CROSSING – Steve Pearson and Frank Kasowski, Jr. requested approval of Final Plat Review for Boulder Crossing, Sec. 11-Twp. 34-Rg. 29, 199.5 acres with 60 lots and 1 outlot. There have been no changes since the last review. K. Johnson moved second H. Johnson to approve and forward favorable recommendation to Sherburne County Zoning. Motion carried all voting for. The board will research the feasibility of investing five year warranty period monies into a higher paying account.
- 107TH STREET – Judy LaVoi said that residents would like to spray for dust on 107th Street once again but need to coordinate with contractor as far as grading. Cost to residents is \$450.00 for 750 feet. Discussion held on overall condition of road. Hammer is working with Becker City for payment of half of the maintenance as it borders the city. Todd Schendzielos will check with Lynden Township as they spray roads for dust. They may use magnesium chloride rather than calcium chloride if better results are achieved. He will coordinate with residents regarding blading.
- SHERBURNE COUNTY SCEDA – H. Johnson nominated Mark Limpert to serve on the Sherburne County Economic Development Service Provider Committee. K. Johnson seconded, all voted for.

May 15, 2006

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- **ENGINEER'S REPORT:**
 - Snake River Estates street light proposal reviewed. State Aid Standards are 10 feet from edge of lane for safety purposes. After discussion with contractor regarding snowplowing the board approved their request for 5 feet from edge of lane.
 - 175th Avenue between sections 2 and 3, minimum maintenance road – request has been received for a bus turn around. There is a 66 ft. right of way all the way through, trees would need to be removed. Schendzielos will start working on clearing and building.
 - Scenic Hills – H. Johnson moved second K. Johnson to approve partial release of \$90,991.70. Motion carried all voting for.
 - Snake River Estates – H. Johnson moved second M. Limpert to approve partial release of \$183,075.70. Motion carried all voting for. South line tree issue is being worked on.
 - Turnquist Farms – Eyk reported on progress.
 - Boulder Crossing – K. Johnson moved M. Limpert to approve partial release of \$54,790.22. Motion carried all voting for.
 - Sand Hill – erosion problem along the north line of Lot 6, Block 1. The developer has not responded to first request to fix. If engineer has not heard back by the end of this week Eyk will contact Schendzielos to repair damage. Monies in the developer's agreement will be used.
 - 82nd Street between County Rd. 127 and Hwy. 25 – discussed patching that needs to be done.
- **TREASURER'S REPORT** – H. Johnson moved second K. Johnson treasurer's report be approved as distributed. Carried all voting for. Discussion on non-refundable cul-de-sac fund.
- M. Limpert asked if a 10 year assessment for a part in Bridgeview would be possible. Discussion held and no action taken.
- K. Johnson moved second H. Johnson warrants #10064 to 10090 in the amount of \$344,066.08 be paid. Motion carried all voting for.
- H. Johnson moved second M. Limpert meeting be adjourned. Carried all voting for.



Judy Shermak
Clerk

June 19, 2006
Agenda

- Minutes of May 15, 2006 Regular Meeting
- Sherburne County Sheriff's Dept.
- Host Community Agreement – Vonco II, LLC
- Becker-Big Lake Ice Association, Cheryl Hurt – Gambling License for Raffle at Salida
- Wendy Murray, Chico's – Liquor License. Chico's is moving to Hero's building
- Matt Westin and Corey Walsh – Highway PUD on SE corner of Hwy. 10 & 137th St.
- Scenic Hills 2nd - Final Plat Review Comment
- Bruno Silikowski – Race Car Track
- Engineer's Report
- Tobacco License Renewals for Salida Depot and Holiday Station Store #598
- Supervisor Reports
- Treasurer's Report
- Approve payment of warrants
- Adjourn

JUNE 19, 2006
BECKER TOWNSHIP BOARD MEETING

Becker Township Board met on Monday, May 15, 2006 at 7:10 p.m. at Becker Township Hall.
Present: Gary Hammer, Mark Limpert, Lester Olson, Howard Johnson, Judy Shermak, Renee Clasen.
Absent: Kyle Johnson.

Also present: Leo Offerman-Connexus Energy, Frank Kasowski, Jr. & Steve Pearson-BS Land Co., Bruno Silikowski, Matt Westin, Rod Dragsten-Dragsten Development, Wendy Murray-Chico's Place, Sgt. Don Starry, Richard Schieffer-Attorney, T. Vander Eyk-Engineer, Todd Schendzielos-Road Contractor.

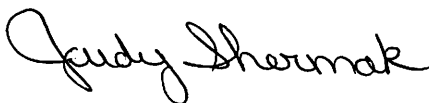
Chair Gary Hammer called the meeting to order.

- MINUTES – H. Johnson moved second L. Olson minutes of May 15, 2006 Regular Meeting be approved as distributed. Motion carried all voting for.
- SHERIFF'S DEPT. – Sgt. Don Starry gave report of incidents for Becker Township for April and May, 2006 from Sheriff's Dept.
- CHICO'S PLACE – Wendy Murray, Manager, requested approval for Liquor License until July 1, 2006. Chico's will be moving from the City of Becker to the Hero's Restaurant location at Salida Crossing, Becker Township. H. Johnson moved, second L. Olson to approve. Motion carried all voting for.
- MATT WESTIN – presented proposed site layout plan for Self Storage facility in Sec.8-Twp. 33-Rg.28, 12 acres. They are applying for a Conditional Use Permit as a Highway Planned Unit Development. The intention is to build the facility on one lot and plat and sell the remaining two lots for commercial use. Discussion held on types of buildings along Hwy. 10, storage units, outside façade, security fence. The board approved the three lot split and use of the property. Vander Eyk stated they will need to submit a stormwater, drainage, and grading plan for reviewal. They will be requesting approval of the CUP at the July meeting.
- VONCO II HOST AGREEMENT – Provisions of the agreement where any expansion would be covered and the township would lose the right for any control, which the board repeatedly rejected, continue to appear in the re-drafts of the agreement. G. Hammer has been negotiating on behalf of the board and felt that all checks received for Debris Host Fees be returned and the board proceed under State Statute where the amount is set for landfill related fees. The amount is less but the board does not want to make deals where township residents and rights are concerned. H. Johnson moved, second L. Olson to discontinue negotiations with Vonco, go with State Statutes for host fees, and have Atty. Schieffer return all checks received from Vonco II, LLC. Motion carried all voting for.
- TOWNSHIP TOBACCO LICENSES – The board did not have any comments for the County Auditor regarding licenses within the township.
- BRUNO SILIKOWSKI – presented plans for an Autobahn Country Club to be located next the Vonco Landfill, 400 acres. He is looking for feedback before pursuing. This would be a private Country Club to be used as a club race course for individual drivers using their own vehicles, used only in daytime, no lights installed, not in winter, used for practicing, some racing, safety issues addressed, will be fenced off, asphalt track is made with a special mix. Hangar units are sold and they do not include living spaces. They are also looking at another site south of the Twin Cities. Board comments were: the location is good, not many neighbors in the area, agricultural land being converted to another use, consider tax base versus other industries, does it fit into County Conditional Use Permit classification, would a rezone be needed? No action taken at this time.

June 19, 2006

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- ENGINEER'S REPORT:
 - Engineering Standards and Developer's Agreement will need to be revised and presented at the next meeting.
 - Connexus – Leo Offerman presented facts and pictures of street lighting in developments as some developers would like to install them. They average one light per 10 homes, 14 ft. mounting height, two to four feet from edge of pavement, Connexus owns lights so maintains and replaces when necessary. Board's concerns included: Snowplow issues – what about mailboxes? Not crash tested, not breakaway poles, separation, liability. Atty. Schieffer will check into liability issue, and Connexus legal department will also. 10 feet is state standard for clear zone requirement. Leo will get names of developments the board can tour. No action taken.
 - Dasa Depot – completed grading and drainage work.
 - Becker Nursery – basin is getting full. Vander Eyk will draft letter to them and copy to county regarding drainage concerns and changes in basin.
 - Peterson Farms - culverts are not placed yet.
 - Turnquist Farms – earthwork completed. M. Limpert moved second H. Johnson to approve partial release of \$72,674.27. Motion carried all voting for.
 - Snake River Estates – H. Johnson moved second L. Olson to approve partial release of \$90,332.02. Motion carried all voting for.
 - Boulder Crossing – L. Olson moved H. Johnson to approve partial release of \$102,410.00. Motion carried all voting for.
 - Bids for road work were opened by the county on June 13th. Bauerly Companies were awarded the bid. Becker Township's share is \$261,061.50.
 - 175th Ave. – Lutz turnaround is staked. Schendzielos said five to six trees will need to be removed. Extra fill will be put on inslopes, Class 5 gravel will be put on road. Cost estimated at \$6,500.00.
 - 82nd Street patch – put fill on inslopes also.
 - Sand Hill – erosion problem is not fixed yet.
- SUPERVISOR REPORTS – M. Limpert attended the Industrial Commercial Workshop. L. Olson reported trees need trimming in Oak Crest and Cedar Crest.
- Rod Dragsten requested signatures on Snake River Estates. G. Hammer told him to make an appointment after the tree problem is resolved. He also brought Scenic Hills 2nd Addition to be signed for Craig Johnson. Hammer said to wait for Craig to make appointment.
- TREASURER'S REPORT – H. Johnson moved second L. Olson treasurer's report be approved as distributed. Carried all voting for.
- H. Johnson moved second M. Limpert warrants #10091 to 10023 in the amount of \$383,849.61 be paid. Check #10122 was voided. Motion carried all voting for.
- L. Olson moved second H. Johnson meeting be adjourned. Carried all voting for.



Judy Shermak
Clerk

July 17, 2006
Agenda

- Minutes of June 19, 2006 Regular Meeting
- Sherburne County Sheriff's Dept.
- Debbie Backes – Gambling License (Bar Bingo) Salida's Event Center
- Pillar Brothers, Inc. – Matt Westin & Corey Walsh – CUP for Hwy. PUD Self Storage Facility
- Sergei Guchikov – Pond Excavation in township easement (after the fact) Needs township approval for excavating in easement Lot 11 Block 1, Oakwood Estates
- Becker City – Kelli Neu – Annexation Requests
- Engineer's Report
- Supervisor Reports
- Treasurer's Report
- Approve payment of warrants
- Adjourn

Correspondence:

- Sherburne County Association of Townships Quarterly Meeting Wednesday, July 19th at Livonia Townhall – 7:30 p.m.
- Sherburne County Water Plan Committee – updating for the next five years. Meeting is at Becker Town Hall July 25th at 7:00 p.m.
- Private/Commercial Kennel Ordinance – submit any comments by July 20th to Jon Sevald at Sherburne County Zoning

JULY 17, 2006
BECKER TOWNSHIP BOARD MEETING

Becker Township Board met on Monday, July 17, 2006 at 7:00 p.m. at Becker Township Hall.

Present: Gary Hammer, Mark Limpert, Lester Olson, Howard Johnson, Judy Shermak, Renee Clasen.

Absent: Kyle Johnson.

Also present: Debbie Backes, Sergei Guchikov, Matt Westin, Corey Walsh, Kelli Neu-Becker City, Kay Nelson, Kathy Nelson, Rod Dragsten-Dragsten Development, Sgt. Don Starry, T. Vander Eyk-Engineer, Todd Schendzielos-Road Contractor.

Chair Gary Hammer called the meeting to order.

- MINUTES – H. Johnson moved second L. Olson minutes of June 19, 2006 Regular Meeting be approved as distributed. Motion carried all voting for.
- SHERIFF'S DEPT. – Sgt. Don Starry gave report of incidents for Becker Township for June, 2006 from Sheriff's Dept., that involved 171 incidents.
- BECKER JAYCEES – Debbie Backes requested approval for Lawful Gambling License starting in September, 2006 at Salida's Event Center. Becker Jaycees will be doing bar bingo in addition to pull tabs. H. Johnson moved, second M. Limpert to approve. Motion carried all voting for.
- SERGEI GUCHIKOV – Lot 11, Block 1, Oakwood Estates, 16254 70th St. SE, requested approval of excavation to expand the capacity of a pond located in the drainage and utility easement. His reason for expanding was concern the walkout basement of his house could be flooded. In Spring, 2002 he consulted with township engineer's and assumed he had township approval at that time. The DNR issued him a Cease and Desist order as the spoils had not all been removed. M. Limpert moved second H. Johnson to approve if inspected by Vander Eyk and landowner follows recommendations made by engineer. Motion carried all voting for.
- PILLAR BROTHERS – Corey Walsh and Matt Westin requested approval of Conditional Use Permit for Self Storage facility in Sec.8-Twp. 33-Rg.28, 12.32 acres. Discussion on commercial and industrial uses along Highway 10, whether mini-storage is considered commercial or industrial. The township has long range plans for commercial on the north, and industrial on the south side of Highway 10. H. Johnson moved, second by M. Limpert, to approve CUP with comments: 1) Building type a concern for appearance. Brick type fascia on all walls facing Hwy. 10. 2) Some board members feel this is an industrial use, rather than commercial. 3) Future re-use is a definite issue. 4) All conditions of the County are met. Motion carried all voting for.
- CITY OF BECKER – Kelli Neu presented Petition for Annexation from Greg Peterson and Jim Leuer for 41.5 acres in Sec. 32, Twp. 34, Rg. 28. No township roads are involved. H. Johnson moved second M. Limpert to approve Joint Resolution (copy attached). Motion carried all voting for.
- ENGINEER'S REPORT:
 - Vander Eyk reported on progress in developments of Peterson Farms, Turnquist Farms, Scenic Hills, Scenic Hills II, Snake River Estates, and Boulder Crossing.
 - Township Road Standards – the County will not allow curbing in their road right of way.
 - Bituminous Overlays – no schedule has been received yet.
 - TURNQUIST FARMS – H. Johnson moved second L. Olson to waive cul-de-sac fee of \$10,000 for the road fronting 172nd Ave. and refund the developer. There are no lots that front the cul-de-sac so it will not require winter maintenance. Motion carried all voting for.
 - SCENIC HILLS – L. Olson moved second H. Johnson to approve Partial Release No. 2 of \$144,479.93. Carried all voting for.

July 17, 2006

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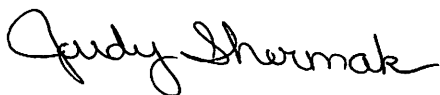
- SNAKE RIVER ESTATES – H. Johnson moved second L. Olson to approve Partial Release No. 4 of \$268,016.23. Carried all voting for.
- TURNQUIST FARMS - H. Johnson moved second M. Limpert to approve Partial Release No. 2 of \$135,097.11. Carried all voting for.
- SITE REVIEWS – PILLAR BROTHERS – the County requires the cul-de-sac be built to township standards. DAKOTA LANDSCAPE – Vander Eyk recommended adding six inches of Class 5 on the first 400 feet of road. Discussion on regular and truck traffic, size of road, if dead end would go through. The board decided that as a condition of approval the easterly 400 feet of the 122nd Street SE alignment is to be built to Township Standards.
- 82nd STREET – Vander Eyk will contact Bauerly Companies for patching the road.
- 175th Ave. – Lutz turnaround progress reported.
- SAND HILL – Schendzielos will fix erosion problem.
- SUPERVISOR REPORTS – M. Limpert has researched street lighting for rural developments and found many other options.

M. Limpert discussed soliciting proposals for a planner for commercial and industrial development building standards. Janna King is a consultant working for the County to help townships. A full Comprehensive Plan is needed. G. Hammer suggested a moratorium for one year on commercial and industrial development to get standards drawn. M. Limpert moved, second H. Johnson, to place a Moratorium, beginning at the end of the August 21, 2006 meeting, on Commercial and Industrial Development for one year and research and solicit quotes from Comprehensive Planners to develop an overall Comprehensive Plan for Becker Township. Voting yes: M. Limpert, H. Johnson, G. Hammer. Voting no: L. Olson. Motion carried.

L. Olson and Todd Schendzielos cleaned out trees in Cedar Oaks Estates and Cedar Crest Acres.

L. Olson reported on Fire Board.

- TREASURER'S REPORT – L. Olson moved second M. Limpert treasurer's report be approved as distributed. Carried all voting for. R. Clasen reported she attended MAT training in St. Cloud.
- M. Limpert moved second L. Olson warrants #10124 to 10148 in the amount of \$597,368.16 be paid. Motion carried all voting for.
- L. Olson moved second H. Johnson meeting be adjourned. Carried all voting for.



Judy Shermak
Clerk

Becker Township Meeting, July 2006

Pillar Brother's Inc. – The proposed cul-de-sac is not designed to Township Standards. It was assumed to be a private facility under the first review so no comment was made. However, in the County's first review, township standards are required. We will amend the review and advise the Developer of Township Design Standards for roadways.

Lot 11, Block 1, Oakwood Estates, Sergei Guchikov. Mr. Guchikov performed some unauthorized excavation within a drainage and utility easement in 2002. He had mistakenly assumed he had Township approval. We are to review the site, report the findings and provide recommendations for corrective measures to the Board.

Engineer's Report

- Project status reports for developments underway in Becker Township are as follows:

Peterson Farm: Approach culverts are being placed this week.

Turnquist Farms: Utilities

Scenic Hills and Scenic Hills 2: Paving operations are scheduled for this week. The gas line installations will follow.

Snake River Estates: Class 5 has been placed. The trail construction is proceeding this week.

Boulder Crossing: Class 5 is in place. Paving is scheduled for the latter part of this month or early August.

- The County has required the removal of curbing at the County Road 73 entrance to Scenic Hills. The Township is to assume no curbing will be allowed in County right of way.
- The overlays for the County/Township Overlay project currently in process in Livonia and Baldwin Townships. The work is progressing southwesterly across the County.
- Partial releases of the Developer's Agreement Security Deposits were recommended for Scenic Hills, Snake River Estates and Turnquist Farms.
- The review of the Grading and Drainage Plan for the Dakota Landscape was discussed. The Board recommended that we amend the review to require the easterly 400 feet of 122nd Str SE be built to Township Standards.

We are to advise Schendzielos to proceed with the erosion problem repair in Sand Hill.

We are to review the improvements to 175th Ave SE at Lutz's frontage recently completed by Schendzielos.

We are to arrange for the paving of the subgrade correction area on 82nd Str SE recently completed by Schendzielos.

August 21, 2006
Agenda

- Minutes of July 17, 2006 Regular Meeting
- Sherburne County Sheriff's Dept.
- Craig Johnson – Scenic Hills Second Addition Final Plat Review
- Pillar Brothers, Inc. – Matt Westin & Corey Walsh – Plat
- Ron Hubbard – requesting Township to recommend ^{Mary Ortman} ~~himself~~ to the County Commissioners as alternate for Bob Dingmann who is out of the state every summer.
Oak Savannah Board
- Moratorium Ordinance
Resolution Regarding Planning RFP (Request for Proposal)
- Engineer's Report
- Fire Protection Contract – review, approve now or at September meeting
- Appoint Election Judges for Primary Election, Sept. 12, 2006, from list of Certified Judges in township
- Supervisor Reports
- Treasurer's Report
- Approve payment of warrants
- Adjourn

AUGUST 21, 2006
BECKER TOWNSHIP BOARD MEETING

Becker Township Board met on Monday, August 21, 2006 at 7:00 p.m. at Becker Township Hall.
Present: Gary Hammer, Mark Limpert, Lester Olson, Howard Johnson, Kyle Johnson, Judy Shermak, Renee Clasen. Absent: None.

Also present: Mary Artmann Craig Johnson, Cory Walsh, Kelli Neu-Becker City, Sgt. Don Starry, T. Vander Eyk-Engineer, Atty. Richard Schieffer.


Chair Gary Hammer called the meeting to order.

- MINUTES – L. Olson moved second K. Johnson minutes of July 17, 2006 Regular Meeting be approved as distributed. Motion carried all voting for.
- SHERIFF'S DEPT. – Sgt. Don Starry gave report of incidents for Becker Township for July, 2006 from Sheriff's Dept., that involved 130 incidents.
- SCENIC HILLS 2ND ADDITION – Craig Johnson presented Final Plat Review. M. Limpert moved second K. Johnson to approve Final Plat of Scenic Hills 2nd Addition and forward favorable recommendation to County Zoning. Motion carried all voting for.
- PILLAR BROTHERS – Cory Walsh presented sketch plan for a plat with three lots in Sec.8-Twp. 33-Rg.28, 11.75 acres. Cul-de-sac will be removed from original plans and a shared driveway will be used. The flag lot may be an issue. No action taken.
- OAK SAVANNAH BOARD – Mary Artmann requested the board recommend her as an alternate for Bob Dingmann when he is gone for the summer. M. Limpert moved second H. Johnson to approve and will recommend Mary Artmann be Becker Township Alternate to the County Commissioners. Motion carried all voting for.
- COMPREHENSIVE PLAN - M. Limpert updated the board on the meeting of August 2, 2006 with township, city, and county personnel to start the process of developing a Request for Proposal for a Becker Township Comprehensive Plan. Atty. Schieffer explained the process of Moratoriums, Ordinances, and Statutes. M. Limpert moved second H. Johnson, to adopt ORDINANCE NO. 06-01, An Interim Ordinance Placing a One-Year Moratorium on all Non-Agricultural and Non-Residential Construction, Land Development, Land Subdivision, Conditional Use Permits, Zoning Applications, Site Plan Approvals, and Including all Non-Residential and Non-Agricultural Land Use Within The Town of Becker, with the addition of Highway PUD language. (Copy attached) Lengthy discussion held including issues of cost and main corridor uses. Voting Yes: G. Hammer, H. Johnson, M. Limpert, K. Johnson. Voting No: L. Olson. Motion passed.
- RESOLUTION NO. 2006-01 – H. Johnson moved second M. Limpert to adopt A Resolution Authorizing Issuance Of A Request For Proposals From Land Use Planning Service Providers (copy attached). Motion carried all voting for. M. Limpert explained that six RFP's will be sent out, reviewed by a Committee, and the Town Board will make the final decision. H. Johnson moved, second K. Johnson that the Committee members will be Mark Limpert, Gary Hammer, Kelli Neu, and Janna King. Motion carried all voting for. M. Limpert moved, second H. Johnson, to approve list of invitees presented by M. Limpert. Carried all voting for. M. Limpert moved to send RFP's to invitees with proposals due September 29, 2006. A Right to Refuse Statement will be added. Carried all voting for.
- ENGINEER'S REPORT:
 - Vander Eyk reported on progress in developments of Turnquist Farms, Scenic Hills, Scenic Hills II, Hyttsten Creek, and Boulder Crossing.
 - 175th Ave. (Lutz) turnaround is done.
 - Sand Hill – erosion problem has been fixed. Funds from the developer's agreement will be used.

August 21, 2006

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- Engineering Reviews – Nothing has been set up yet for payment from contractors, etc. to engineers.
- Peterson Farm – Chip Metzger Lot 5, Block 1, proposed grading reviewed.
- Oakwood Estates – Sergei Guchikov Lot 11, Block 1, Stormwater Management Pond reviewed.
- HYTTSTEN CREEK – M. Limpert moved second L. Olson to approve Partial Release No. 3 of \$5,205.02. Carried all voting for.
- SCENIC HILLS – M. Limpert moved second H. Johnson to approve Partial Release No. 3 of \$95,098.07. Carried all voting for.
- SCENIC HILLS 2ND ADDITION – L. Olson moved second K. Johnson to approve Partial Release No. 1 of \$102,727.90. Carried all voting for.
- 82ND STREET – Vander Eyk will contact Bauerly Companies for patching the road.
- Overlays – planned road improvements are scheduled for the week of September 11th.
- SUPERVISOR REPORTS – K. Johnson had a request for cost-share on Boulder Crossing for 97th Street. Discussion on past practices and instances, if ever. Is this a requirement or suggestion by the board as a condition of the plat approval? No action taken. M. Limpert reported on Phase II NCDEA meeting at the History Center.
- FIRE CONTRACT – reviewed by the board. K. Johnson and L. Olson recommend signing. L. Olson moved second K. Johnson to approve contract and sign. Carried all voting for.
- ELECTION JUDGES – H. Johnson moved second K. Johnson to appoint election judges for Primary Election, Sept. 12, 2006, from list of Certified Judges in township. Carried all voting for. G. Hammer and H. Johnson reported on Annexation Committee meeting.
- TREASURER'S REPORT – L. Olson moved second H. Johnson treasurer's report be approved as distributed. Carried all voting for.
- H. Johnson moved second M. Limpert warrants #10149 to 10173 in the amount of \$240,189.80 be paid. Motion carried all voting for.
- L. Olson moved second M. Limpert meeting be adjourned. Carried all voting for.



Judy Shermak
Clerk

September 18, 2006
Agenda

- Minutes of August 21, 2006 Regular Meeting
- Sherburne County Sheriff's Dept.
- Jim Huhtala
- Pillar Brothers, Inc. – Cory Walsh – Preliminary & Final Plat Review – Comment to Zoning
- Tom Barthel - Santiago Township
- Constitution & By-Laws of Becker Fire Dept. Joint Powers Board – needs approval and signatures
- Engineer's Report
- 2006 Road Certification – 69.15 miles – approve or have engineer review by October 15, 2006
- Supervisor Reports
- Treasurer's Report
- Approve payment of warrants
- Adjourn

SEPTEMBER 18, 2006
BECKER TOWNSHIP BOARD MEETING

Becker Township Board met on Monday, September 18, 2006 at 7:00 p.m. at Becker Township Hall.
Present: Gary Hammer, Lester Olson, Howard Johnson, Kyle Johnson, Judy Shermak, Renee Clasen.
Absent: Mark Limpert.
Also present: Jim Huhtala, Matt Westin, Cory Walsh, Steve Pearson, Frank Kasowski, Jr., Sgt. Don Starry, Craig Johnson, T. Vander Eyk-Engineer.

Chair Gary Hammer called the meeting to order.

- MINUTES – H. Johnson moved second L. Olson minutes of August 21, 2006 Regular Meeting be approved as distributed. Motion carried all voting for.
- SHERIFF'S DEPT. – Sgt. Don Starry gave report of incidents for Becker Township for August, 2006 from Sheriff's Dept., that involved 167 incidents.
- JIM HUHTALA – introduced himself as District 16B DFL State Representative Candidate and answered questions.
- PILLAR BROTHERS – Cory Walsh and Matt Westin requested approval of Preliminary & Final Plat Review for Pillar Acres, 11.75 acres in Sec. 8, Twp. 33, Rg. 28, consisting of 1 lot and 2 outlots. They also asked the board to approve and sign the following document:

September 18, 2006

To Whom It May Concern,

The moratorium on development adopted by the Becker Town board on July 17, 2006 does not affect:

1. Pillar Brothers PUD/CUP for self-storage facility
2. The Pillar Brothers potential to plat the parcel into three lots
3. The potential to obtain PUD/CUP (conditional use permits) for the additional two proposed lots

Comments from the board: The lot split was approved before moratorium

G. Hammer feels it falls under moratorium, #3 should not be included, and the board should not sign

H. Johnson – what gets approved under moratorium would have to be approved by the board in any case

K. Johnson – Lots A & B should be included in moratorium, self storage facility is already approved.

Discussion with developers on current and future platting and procedures.

L. Olson moved, second H. Johnson, to forward the above stated document to the Township Attorney for a review and opinion. Voting yes: L. Olson, H. Johnson, K. Johnson. Voting no: G. Hammer.

Motion carried.

Pillar Brother said a revision of the Conditional Use Permit has been made for the pond to be relocated to under the power lines and they have gotten permission from the power company. The CUP has not been recorded yet. Township Engineer stated he needs to see the plat for drainage calculations and reviewal. No action taken on the plat review. They will attend the October meeting for approval.

• ENGINEER'S REPORT:

- Vander Eyk reported Lane Van Lith, Home Builder of Northern Construction, has requested to be allowed to construct a temporary construction approach off of 145th Ave. SE. The permanent driveway is off 98th Street and there is concern for damaging the curb and gutter. The board approved and advised him to see how long the builder needs and put a time condition on it.
- Sand Hill – erosion problem that was fixed has had minor problems to the mat with the three inch rain. 350 square yards of topsoil will be needed. The board instructed him to have it done.
- Peterson Farm – Brett Baldry, Lot 9, Block 4, Stormwater Management Pond comments from B&P reviewed. Also, the pavement failures need to be fixed before wearing course goes down within the development.

September 18, 2006

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- H. Johnson moved second L. Olson to make final payment on retainage fee to Bauerly Companies for paving 173rd Ave. SE, in the amount of \$4,988.36. Motion carried.
- 2006 overlays are done, shouldering needs to be done yet.
- 82nd Street Patch – a bid of \$9,699.26 was received from Bauerly. The length of the patch is 235 feet. The board asked Eyk to call Hardrives and if it is less have them fix it.
- SCENIC HILLS – L. Olson moved second K. Johnson to approve Partial Release No. 4 of \$11,141.93. Motion carried.
- SCENIC HILLS 2ND ADDITION – L. Olson moved second H. Johnson to approve Partial Release No. 2 of \$18,000.00. Carried all voting for.
- BOULDER CROSSING – H. Johnson moved second K. Johnson to approve Partial Release No. 3 of \$238,621.20. Carried all voting for. The original request was for \$312,345.33, which included \$46,000.00 for improvements to 87th Street (township road). 87th Street is not included in the developer's agreement and they are asking for payment for 4 inches of Class 5. Cost of gravel was \$18,584.00 and bituminous base was \$27,822.50. K. Johnson stated it would be reasonable to pay for gravel base to township road. L. Olson moved, second K. Johnson, to make payment of \$18,584.00 to Bauerly Companies at the October meeting. Discussion on total cost, approximately \$80,000.00, and the developers are asking for help with tarring 87th Street which leads to their development. Length is ½ mile. K. Johnson moved second L. Olson to pay 50% of the cost for upgrading 87th Street to township standards. Voting yes: K. Johnson, L. Olson, H. Johnson. Voting no: G. Hammer. Motion carried.
- 134TH AVENUE (MALLARD DRIVE) – The Becker City developer is 5 feet above the normal ground level and there is concern regarding drainage. The board authorized Eyk to get the grading plans from the city.
- 122ND STREET – The school bus cannot go in because no turn around is there. The board authorized Schendzielos to construct it.
- HYTTSTEN CREEK – Final Inspection was done. Minor recommendations are to be taken care of by developer and it is over 50% built out. K. Johnson moved second L. Olson the roads in Hyttsten Creek be accepted for maintenance by the township. Carried all voting for.
- Eyk will do the Road Certification to the County.
- SUPERVISOR REPORTS – L. Olson reported on the Fire Board and Department. L. Olson moved second K. Johnson to approve Constitution and By-Laws of Becker Fire Department Joint Powers Board Between The City of Becker and Becker Township. Motion carried, all voting for. G. Hammer and H. Johnson reported on annexation meetings with Becker City. Discussed annexation and rural taxing districts, or same tax if not hooked up to city services.
- TREASURER'S REPORT – H. Johnson moved second L. Olson treasurer's report be approved as distributed. Carried all voting for.
- H. Johnson moved second L. Olson warrants #10174 to 10202 in the amount of \$287,979.28 be paid. Motion carried all voting for.
- H. Johnson moved second L. Olson meeting be adjourned. Carried all voting for.



Judy Shermak
Clerk

NOVEMBER 20, 2006
Agenda

- Minutes of October 16, 2006 Regular Meeting
- Sherburne County Sheriff's Dept.
- Engineer's Report
- Request For Proposals
- Sherburne County Landfill Abatement Legacy Grant – Becker Township is eligible for a one time grant of \$425,100.00.
- Supervisor Reports
- Treasurer's Report
- Approve payment of warrants
- Adjourn

NOVEMBER 20, 2006
BECKER TOWNSHIP BOARD MEETING

Becker Township Board met on Monday, November 20, 2006 at 7:00 p.m. at Becker Township Hall.
Present: Gary Hammer, Lester Olson, Howard Johnson, Mark Limpert, Kyle Johnson Judy Shermak,
Renee Marquette (name change). Absent: None.
Also present: T. Vander Eyk-Engineer.

Chair Gary Hammer called the meeting to order.

- MINUTES – M. Limpert moved second H. Johnson minutes of October 16, 2006 Regular Meeting be approved as distributed. Motion carried all voting for.
- ENGINEER'S REPORT:
 - See Attached Report.
 - K. Johnson moved second M. Limpert to approve payment of \$9,397.00 to Hardrives for the bituminous patch of 82nd St. SE. Carried all voting for.
 - Boulder Crossing – ditch slope seeded, mulching will be checked into.
- REQUEST FOR PROPOSALS FOR BECKER TOWNSHIP COMPREHENSIVE PLAN – M. Limpert led the discussion on RFP's. Eight have been received; the committee will grade and choose three to interview on December 13, 2006 from 4:00 to 7:00 p.m. Plans are to start work on the comprehensive plan next month and have it finished by the end of the moratorium. Discussion on cost and what the township wants to spend. Discussed the commercial and industrial base that is needed to counteract homeowner taxes.
- LEGACY GRANT – K. Johnson will research Sherburne County Landfill Abatement Legacy Grant. Becker Township is eligible for a one time grant of \$425,100.00. Discussion on improvements and mandated changes needed on the Town Hall.
- SUPERVISOR REPORTS – H. Johnson and L. Olson reported on Sherburne County Association of Townships Annual Meeting on October 18, 2006 held at Baldwin Township. H. Johnson and G. Hammer updated the board on the Annexation meeting. Orderly Annexation Agreements were discussed. G. Hammer will represent the Township on the committee meeting for Becker School needs. K. Johnson reported on the Fire Board Meeting.
- TREASURER'S REPORT – R. Marquette asked for the board's direction on funds for non-refundable items in the DA. They will go into the Road & Bridge Fund and transfer from the Cul-de-Sac fund when paying bills. Sealcoat Fund is to be used on developments where monies have been collected. H. Johnson moved second M. Limpert treasurer's report be approved as distributed. Carried all voting for.
- M. Limpert moved second L. Olson warrants #10229 to 10264 in the amount of \$50,175.36 be paid. Motion carried all voting for.
- K. Johnson moved second M. Limpert meeting be adjourned. Carried all voting for.



Judy Shermak
Clerk

Becker Township Mtg Minutes Nov 06

Engineer's Report

1. Centerline striping of the newly overlaid portions of 77th Street SE and 137th Street SE is complete.
2. The Wetlands Fill and Replacement Permit for the shoulder widening along portions of 77th Street SE has been issued by the County TEP. The work will be complete within a week.
3. Payment to Hardrives for the bituminous patch of 82nd Street SE in the amount of \$9,397.00 was recommended for approval. The Township will be holding a five percent retainage over the one year warranty period.
4. The seeding and mulching of the topsoil shouldering portions of the 2006 Overlay Project is currently underway.

To Do

1. We are to work up a cost analysis for a township-wide comparison of cul-de-sac snow removal compared to mainline snow removal.
2. We are to provide copies of the Certificate of Survey for the old fire hall to the Board at the December Meeting.
3. We are to draft language for addition to the Developer's Agreement regarding snow-plowing by Township Forces of subdivision roads not yet accepted by the Township if not attended to by the Developer

OCTOBER 16, 2006
Agenda

- Minutes of September 18, 2006 Regular Meeting
- Sherburne County Sheriff's Dept.
Sherburne County Emergency Operations Director – John Olson
- ~~Philip Henneman – request to move driveway in Hidden Haven~~
- Kolbinger Acres – Simple Plat, 3 lot split – Comment to Zoning
- Pillar Brothers, Inc. – Cory Walsh – Preliminary & Final Plat Review – Comment to Zoning
- Engineer's Report
- Appoint Election Judges for November 7, 2006 General Election from list of Certified Trained Township Judges
- Connections – Tim Erickson phoned and would like to be advised on Road Projects for 2007 (763-262-4364)
- Sherburne County Landfill Abatement Legacy Grant – Becker Township is eligible for a one time grant of \$425,100.00.
- Sherburne County Association of Townships Annual Meeting is Wednesday, Oct. 18, 2006 at Baldwin Township Hall, 30239 128th St., Princeton.
- Supervisor Reports
- Treasurer's Report
- Approve payment of warrants
- Adjourn

OCTOBER 16, 2006
BECKER TOWNSHIP BOARD MEETING

Becker Township Board met on Monday, October 16, 2006 at 7:00 p.m. at Becker Township Hall.
Present: Gary Hammer, Lester Olson, Howard Johnson, Mark Limpert, Judy Shermak, Renee Clasen.
Absent: Kyle Johnson.
Also present: Harold Kolbinger, Brian Kolbinger, Matt Westin, Corey Walsh, Todd Schendzielos, Sgt. Don Starry, T. Vander Eyk-Engineer.

Chair Gary Hammer called the meeting to order.

- MINUTES – H. Johnson moved second L. Olson minutes of September 18, 2006 Regular Meeting be approved as distributed. Motion carried all voting for.
- KOLBINGER ACRES – Harold and Brian Kolbinger presented Kolbinger Acres Plat for Preliminary and Final Plat Review. Location is in Sec. 16-Twp. 34-Rg. 28, 3 lots, 20.13 acres, being split for family members. M. Limpert moved, second H. Johnson to forward favorable recommendation to county zoning, with comment that the township engineer will need to review, and Low Floor Elevations and Low Entry Elevations need to be shown on plat. Motion carried all voting for.
- PILLAR BROTHERS – Matt Westin and Cory Walsh requested approval of Preliminary and Final Plat of Pillar Acres with one lot and two outlots in Sec.8-Twp. 33-Rg.28, 11.75 acres. Discussion on previously submitted document of 9/18/06 wherein Pillar Brothers requested the township to sign a statement regarding moratorium and their Conditional Use Permit for self-storage facility. The township attorney's opinion (see attached) stated he advised the board to decline to execute the document. Pillar Brothers stated they only presented it because the County Zoning Administrator requested a document signed by the board. The June 19th approval of sketch plan was reviewed. G. Hammer stated this plat is not the same as the one presented in June as there is no road, and it has three separate driveways. Matt said changes were made because of town board and county requests. There is an easement for a road. The township does not want it and the county will not take it. Matt stated he feels Hammer is calling them on a technicality and wanted to argue the point. At this time Hammer stepped down from the meeting and H. Johnson took over as Chair. Cory Walsh called for a vote on this plat. The board members opinions included:

Limpert – the PUD with Conditional Use Permit is on the entire property with mini-storage on one lot. Very confusing – the original vote was on the CUP for entire property. There is a lack of clarification on Highway PUD and lot splits. Other two lots will have to wait until after moratorium is lifted, mini-storage is ok. Jon Sevald, County Zoning, called him regarding cul-de-sac in the plat. Would like to do a Preliminary Review, not Final Review.

H. Johnson – Two lots are not buildable until moratorium is over.

L. Olson moved to approve Preliminary Plat, and review Final Plat at a future time. Matt Westin strongly objected as they felt this would add too much time to the process. Lengthy discussion held. L. Olson rescinded the motion and moved to approve Preliminary and Final plat. M. Limpert seconded with comments:

- 1) Land use approval for mini-storage on Lot 1 only.
- 2) No land use approval for remaining lots until Becker Township moratorium is lifted.
- 3) No land use approval on easement on east side of property until Becker Township moratorium is lifted.

Voting for: H. Johnson, L. Olson, M. Limpert. Motion carried.
At this point Hammer returned to the meeting.

October 16, 2006

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- SHERIFF'S DEPT. – Sgt. Don Starry gave report of incidents for Becker Township for September, 2006 from Sheriff's Dept., that involved 144 incidents. This included 4 burglaries and 1 felony theft.
- ELECTION JUDGES – M. Limpert moved second H. Johnson to appoint election judges for General Election, Nov. 7, 2006, from list of Certified Judges in township. Carried all voting for.
- LANDFILL ABATEMENT LEGACY GRANT – Becker Township is eligible for a one time grant from the county of \$425,100.00. The proposal will be forwarded to K. Johnson for review.
- ENGINEER'S REPORT:
 - See Attached Report.
 - H. Johnson moved second M. Limpert to approve Partial Pay of \$237,941.48 to Bauerly Companies for 2006 paving projects. Carried all voting for.
 - M. Limpert moved second H. Johnson to approve partial release of security deposit for Turnquist Farms of \$145,225.31. Carried all voting for.
 - M. Limpert moved second L. Olson to approve partial release of security deposit for Snake River Estates of \$53,361.00. Carried all voting for.
- SUPERVISOR REPORTS – G. Hammer reported on 107th St. town line road (golf course road). He is working with City on sharing cost of maintenance. M. Limpert updated on Request for Proposals. He has put the request on League of Minn. Cities website with November 17, 2006 deadline. The committee will review submitted proposals at 5:00 on November 20, 2006. L. Olson reported on Fire Board.
- TREASURER'S REPORT – L. Olson moved second H. Johnson treasurer's report be approved as distributed. Carried all voting for.
- H. Johnson moved second L. Olson warrants #10203 to 10228 in the amount of \$455,244.18 be paid. Motion carried all voting for.
- M. Limpert moved second H. Johnson meeting be adjourned. Carried all voting for.

Judy Shermak
Clerk

Becker Township Minutes, October 06

Engineer's Report

1. A partial pay to Bauerly Bros., Inc. in the amount of \$237,941.48 for the Becker Twp. 2006 Paving Project was recommended. Earth shouldering and seeding remains to be completed.
2. The 82nd Street patch was completed by Hardrives. We expect a partial pay request for the November Mtg.
3. A partial release of the security deposit for Turnquist Farms in the amount of \$171,837.83 was requested. In accordance to the terms of the Developer's Agreement, a release of \$145,225.31 is authorized at this time. The latter amount was recommended.
4. A partial release of the security deposit for Snake River Estates for \$53,361.00 was requested and recommended.
5. A tabulation of the 2006 Becker Twp. Road Inventory was presented to the Board. This report had been submitted to the County Highway Department earlier in the month.
6. An estimate for the re-grading and gravel surfacing of Filly Trail was presented to the Board. Filly Trail is 1.5 miles in length and the estimate to re-construct it to Twp. Standards, (minus bituminous surfacing), is \$246,235.00.
7. 77th Street was overlaid this summer under the 2006 Paving Project. Portions of the 77th Street embankment are deficient in cross-section, having inadequate width for shouldering placement. The length of embankment in need of shoulder widening is along a wetlands area. The shoulder widening will necessarily involve a limited amount of wetlands encroachment. We will perform a cross-section survey and prepare an application to the County TEP for wetlands fill and replacement. The work will be completed this week.
8. The grading plan for Pillar Bros. has been reviewed for the fourth time.
9. Ditch regrading along 87th Street at the west side of Boulder Crossing are to be completed this week.
10. We are to make arrangements with the Twp. Treasurer and Bauerlys to be invoiced and to pay for the aggregate base for 87th Street west of Boulder Crossing.
11. The drainage issues for the Mallat property along ~~103rd~~^{130th} Avenue, (fka Mallard Drive), has been resolved.
12. K. Johnson is reviewing the history and issues regarding 122nd Street for purposes of a school bus turn-around.

To Do

1. Contact the BPA Becker Office regarding the simple plat of Kolbinger's Acres.
2. Arrange the payment discussed under item 10 above.
3. 77th Street work described under item 7 above.
4. Check into striping 137th Street and 77th Street.
5. K. Johnson has requested that we prepare draft language and discuss implementation of provisions for the snow-plowing, by Twp. Forces, of new subdivision roads, not yet accepted by the Twp., should the Developer fail to do so. This is to be discussed at the November Mtg.

DECEMBER 18, 2006

Agenda

- Minutes of November 20, 2006 Regular Meeting
- Sherburne County Sheriff's Dept.
- Leo Offerman, Connexus – Snake River Estates Street Lights
- Engineer's Report
- Request For Proposals
- Animal Control – Monticello prices have increased. A proposal was received from Tri-County Humane Society.
 - Monticello – Boarding fees from \$12 to \$13 per day (\$65 for 5 days), disposition fee from \$32 to \$35
 - Tri-County – Boarding fees \$10 per day (\$50 for 5 days), disposition fee \$25
- Sherburne County Public Works – FYI – 2006 aerial photography received. See letter for specifics.
- Supervisor Reports
- Treasurer's Report
- Approve payment of warrants
- Adjourn

DECEMBER 18, 2006
BECKER TOWNSHIP BOARD MEETING

Becker Township Board met on Monday, December 18, 2006 at 7:00 p.m. at Becker Township Hall.

Present: Gary Hammer, Mark Limpert, Kyle Johnson, Lester Olson, Howard Johnson, Judy Shermak, Renee Marquette. Absent: None.

Also present: Frank Kasowski, Jr., Todd Schendzielos, County Commissioner John Riebel, T. Vander Eyk-Engineer.

Chair Gary Hammer called the meeting to order.

- MINUTES – M. Limpert moved second K. Johnson Board Minutes November 20, 2006 be approved as distributed. Motion carried all voting for.

- ENGINEER'S REPORT –
 - Rod Dragsten reported vandalism problems in one of his new developments and asked if he could barricade, for the winter, a section of road where there were no houses built yet. The board instructed Eyk to inform him that they would not approve blocking the road in the event of an emergency situation.
 - Snow Removal Cost Analyses prepared by Eyk reviewed (copy attached). No action taken at this time.
 - Fire Hall Survey – property lines between the Town Hall and Old Fire Hall reviewed. Discussion on future parking, purchasing and removing the house on Lot 4, Fridley's Second Addition. Survey indicated the township lot line is between the office section and garage section of the old fire hall.
 - Developer's Agreement – snow removal language on roads not yet accepted by the township already exists in the DA so no changes need to be made.
- REQUEST FOR PROPOSALS – M. Limpert reported on interviews held on Dec. 13, 2006 with NAC, BIKO, and Loucks. Scores received were NAC – 287.4 points, bid of \$28,500; Loucks – 288.7 points, bid of \$16,800; BIKO – 288.8 points, bid of \$22,540. The committee recommended BIKO, and asked the board to approve changing the proposal from working with the CAC (Community Action Committee) to using the stakeholder interview process. The board approved. M. Limpert moved second H. Johnson BIKO be chosen to prepare the Comprehensive Plan for Becker Township. Motion carried all voting for.
- ROAD MAINTENANCE – Discussion with Todd Schendzielos on plowing and sanding, and Todd asked if he needed someone from the board to order sanding or if he should continue as he is now, checking the weather and roads and sand as warranted. The board advised him to continue as he has been doing.
- DOG ORDINANCE – Monticello Animal Control prices have increased. A proposal was received from Tri-County Humane Society, St. Cloud. Since they're prices are lower the clerk was asked to check with Tri-County on their services.
- SUPERVISOR REPORTS – K. Johnson reported on the Landfill Abatement Legacy Grant and discussion on improvements needed, such as a new roof, basement dug, storage room, mandated code changes. L. Olson reported on the Fire Board Meeting, Santiago Township Contract, and Fire Chief Evaluation.

December 18, 2006

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- TREASURER'S REPORT – H. Johnson moved second K. Johnson treasurer's report be approved as distributed. Motion carried all voting for.
- L. Olson moved second M. Limpert warrants #10265 through 10283, in the amount of \$13,080.69 be paid. Motion carried all voting for.
- M. Limpert moved second H. Johnson meeting be adjourned. Motion carried all voting for.



Judy Shermak
Clerk

Snow Removal Cost Analysis: Mainline vs. Cul-de-Sac

14 Dec 06

This analysis does not include salt/sand applications.

The typical snowfall depth is 2" occurring weekly from December thru March, approximately 16 per year.

Parameters

Current Maintained Mileage (miles)	60.99
Current Maintained # of Cul-de-Sacs (each)	48.00
Cul-de-Sac Mileage (miles)	1.00
Mainline Mileage (miles)	59.99
Typical Snowplow Production Rate, Mainline (mph)	3.00
Typical Snowplow Production Rate, Cul-de-Sac(per hour)	3.00

Assume 2 tandems dispatched to Becker Twp. for a typical snow event @ \$70.00/hr each.

Mainline Time per Snow Event (hour)	20.00
Cul-de-Sac Time per Snow Event (hour)	16.00
Average Mainline Cost per Snow Event	\$1,399.77
Average Cul-de-Sac Cost per Snow Event	\$1,120.00
Average Annual Mainline Cost	\$22,396.27
Average Annual Cul-de-Sac Cost	\$17,920.00
Total Average Annual Snow Removal Cost	\$40,316.27
Average Annual Cul-de-Sac Cost per Each	\$373.33
Present Value of Cul-de-Sac Snow Removal @ 5% Interest Over 20 Year Maintenance Period	\$4,652.56

- a) Road Status. The Developer agrees to maintain all roads within the Plat in a safe and passable condition on and after the date of the approval of said plat until the date of final inspection by Developer's Engineer and acceptance by the Town Board of all said work included within the Plan A Improvements. It is further agreed between the Developer and the Town that, in the event that such roads are not maintained in a safe and passable condition, as determined by the Town Board, that the Town shall have the right to perform such work, and in that event the Developer shall reimburse the Town for all costs incurred in the maintenance thereof from the security escrow deposit. The Town Board reserves the right to delay the acceptance of said proposed (road)s for maintenance until such time that there is a minimum of 50% occupied residences.