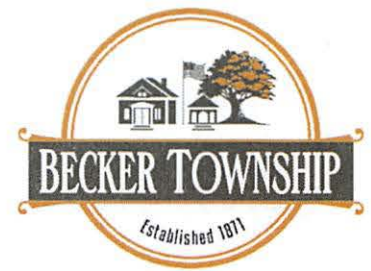


Becker Town Board Meeting
Regular Meeting 7:00 p.m.
Monday, January 24, 2022
12165 Hancock Street



Attending,

- ❖ Board members: Chair Brian Kolbinger, Vice Chair Brad Wilkening, Luke Babler, Robin Boros, Joe Danielson, Treasurer Tanya Danielson, Deputy Clerk Fran Seeley, Clerk Lucinda Messman
- ❖ Absent: none
- ❖ Others: Sgt. Frank – Sherburne County Sheriff’s Department, Wes Davis – Twp. Engineer (online), Damien Toven – Twp. Attorney, Mary Roe – Planner, City of Becker (online), Michelle Moen – Sherburne County Assessor, Mark Kolbinger – *The Patriot*, Roger Wilson, Tony Wruck – Twp. Contractor
- ❖ Zoom platform was available for anyone who wished to call in virtually.

Meeting called to order at 7 pm. Quorum verified by Chair Kolbinger.

Pledge of Allegiance

Request to removal ARPA Resolutions from Consent Agenda. Three items removed.

CONSENT AGENDA ITEMS APPROVED

- Minutes
 - December Regular Town Board Meeting Minutes
- Upcoming electronic fund transfers/automatic payments approval
 - City of Becker – water/sewer
 - Xcel Energy – gas/electric
 - Ace Disposal – Twp maintenance
 - Advanced Disposal –container at Town Hall
 - Midco Business – phone and internet
 - Upcoming EFTS related to payroll: Federal taxes, State taxes and PERA - mandated rates
 - State of MN for building permit surcharge fees
- Correspondence/Information
 - Center Point Energy – Natural Gas Rate Increase Public Hearing Notice
 - Xcel Gas Rate Increase Notice
 - Xcel PUC Notice/Order for Public Hearing – Gas
 - Xcel Energy Rate Information
 - Xcel PUC Notice/Order for Public Hearing – Electric
 - Xcel Rate Request Notice
- Approvals/Signatures
 - Resolution 2022-02: Appointing Election Judges
 - Resolution 2022-03: Appointing the 2022 Absentee Ballot Board
 - Resolution 2022-01: A Resolution Temporarily Closing Certain Town Roads During Winter Months
 - Certificate of Payment of Bounty on Gophers 2021

Motion to approve consent agenda as listed above by Babler. Second by Danielson. Motion carried all voting in favor.

Motion to approve a regular agenda, by Babler. Second by Boros. Motion carried, all voting in favor.

Sheriff's Report – Sgt. Frank

- 177 Calls for service
- 31 Traffic stops
- 12 Accidents – speed related. Asking people to slow down.
- 6 Thefts
- 3 Fraud

Michelle Moen – Sherburne County Assessor

- Brought information (attached) regarding Assessment outlook for 2022.
- Highest time adjustment she has seen in over 20 years
- 15-16% increases expected due to a very aggressive market.
- Wanted to be sure Townships are aware what will be occurring now rather than waiting to present information at the Local Board of Appeals and Equalization meetings.
- Q: if value of home increase, taxes “stay” the same rate as before – correct? A: Yes, everyone shares equally in the increase.
- This aggressive market is being experienced state wide

Sherburne County Public Trail

- County requested some feedback from the board
 - The idea is good, but the cost is pretty high. Not sure how the cost can be justified by the township.
 - Would like to see joint effort going into building this trail
 - Struggle with the third access going into the park as we have a lot of roads already
 - In summary – interested in the idea, more information on making this a joint project with the City of Becker and other funding avenues. Exactly how this could be funded differently should be explored.

Residential Open Forum

Linda Meyer – Carefree Variance Request presented by Wikstrom

- Currently they have a deck on the lakeside
- It is 18' from the Ordinary high water level
- Setbacks today are 150'
- Applicant wants to build a roof over the deck to shade so she can use the deck
- Nothing closer to the water than the current deck
- No need for different footings
- Applicant stated she is learning this process is quite the procedure
- Sun is on the west and applicants wants protection from the sun so she can be outside
- Town Supervisors Recommendation to Sherburne County Planning Commission
 - Nothing out of ordinary, this is a standard request for this area
 - No issues noted
 - Favorable recommendation

PLANNING COMMISSION/JOINT PLANNING BOARD UPDATES – Wikstrom reviewed.

- No public hearings this month
- Working through revising home occupation ordinance due to changes brought on by covid

- Land Use Permit (issued by Sherburne County) fee has increased
 - Used to be \$100, now \$150
 - In the past, the Township has rebated \$100 on their permit applications. Should we increase that rebate to \$150 to match the current fee?
 - Permits operates at very close to zero. Township does not make money on issuing permits, fees are just covering costs.
 - Treasurer and Clerk recommend not increasing the rebate as it would likely create a loss in permitting that would need to be covered by taxpayers.
 - **Motion to leave the rebate at \$100 by Wilkening. Second by Babler. Motion carried, all voting in favor.**
- When looking at fees, it was noted that the County charges \$150 for Ag Building Permits. We do not charge for these, only require the Ag Building Certification Form be filled out and submitted. Does the board wish to match this fee?
 - Q: do we have a lot of these? A: not really
 - Directive – continue process as it is now, do not add a fee.

ENGINEER'S REPORT - Davis

- Partial Payment certifications (Retainage) for 164th and 142nd submitted to the board.
 - **Motion to pay the partial payment for 142nd Street SE in the amount of \$7,902.10 by Boros. Second by Danielson. Motion carried, all voting in favor.**
 - **Motion to pay the partial payment for 164th Avenue SE in the amount of \$11,357.25 by Boros. Second by Wilkening. Motion carried, all voting in favor.**
- 157th Street SE
 - At this time, leave as is.
- 97th Street
 - Draft plans and specs presented to the board
 - Some meetings are coming up to finalize the plans
 - Final draft is expected the end of August
 - Then off to the State for sign off
- Reminder – Bid opening for the four projects this summer on Friday, February 4, 2022 at 11 am at Township Hall.

Supervisor Reports

Fire Board – Supervisor Babler

- Nothing out of the ordinary.

Central Mississippi River Regional Planning Partnership – Supervisor Kolbinger and Planner Sanders

- Restructured for the new year
- Committee Reports are coming back
- There should be more to do as committees meet

Roads – Supervisor Boros

- 67th Street
 - Becker Township says the portion between County Road 11 and Highway 23 is a road. Documentation agrees with this. We do mow the route in the summer as it is minimum maintenance.
 - Commercial business there that uses the road

- Private residence there (and there are more coming in we have heard) on the Santiago side of the township that use the road for access to their home(s).
- Santiago Township says it is not a road – at least that is what we have read in the papers. Clerk has not received any information from Santiago saying this officially.
- Gravel section of road – that was budgeted to be upgraded last year. We agreed to let Santiago Township take the lead on this section. Bids were approved, nothing happened.
 - Santiago says they are going to bid the project again this spring it will be done.
 - Have been told by bus drivers that the gravel section of this road is not getting plowed routinely.
 - It is in the contract that it is Santiago's year to plow.
- Cul-de-sac portion
 - Still in works
 - Clerk has submitted copy of agreement between the two townships to do the work to Sherburne County.
- GPS for Plow Trucks
 - We currently have an item in the snowplowing contract that the Town Board can require GPS in the trucks. Road Supervisors would like to activate this clause
 - Provide positive proof to Sherburne County we are maintaining the roads we claim in our yearly certification via GPS rather than just saying which sections have certain roads.
 - Verify when snow is being cleared so we know if the truck was by when calls come in.
 - Increases records accuracy.
 - **Motion to activate the GPS clause in the Snow Plowing and Sanding Contract by Boros. Second by Danielson. Motion carried, all voting in favor.**
- Fire Signs
 - Pictures of signs shown to board members
 - Supervisor Danielson has requested various quotes for the signs – plan to have next month.
- Mailbox Standards
 - Current mailboxes were ordered to have the longer post, didn't realize the flap was not there.
 - Reviewed standards desired by the Township – the metal plate/flat piece is needed.
 - Go back to the old style swing-away with the plate for the mailbox for future orders.

Town Hall

- Options cleaning service agreement presented to the Board. **Motion to approve using Options, Inc. services for Town Hall cleaning and authorize chair to sign the agreement by Danielson. Second by Boros. Motion carried, all voting in favor.**
- Small shed on concrete pad
 - Lumber to be ordered through Country Lumber
 - High School kids to build the shed this spring

Other

- Sherburne County Broadband Proposal
 - The dollars per house does not sound like responsible spending
 - Proposal does not make sense
 - Map does not help
 - At this time, the answer is no, the Township will not participate
- Score Grant
 - Discussion of setting things up similar to Silver Creek
 - Push to February meeting for approval

- Supervisors to check into possibility of going on own rather than with the city in order to add trash service. Residents still pay for disposal, but having it available has been a request.

Treasurer's Report

- **Motion to approve Treasurer's Report as presented by Babler. Second by Wilkening. Motion carried, all voting in favor.**
- Supervisor Danielson abstaining from voting on payment of warrants as his company has presented an invoice.
 - **Motion to approve payment of Warrants 15334-15368 and PO's 1422-1431, in the amount of \$165,315.38 by Wilkening. Second by Boros. Motion carried 4-0-1, all voting in favor.**
- ARPA funds – current balance shown is prior to any bills this month.

Other

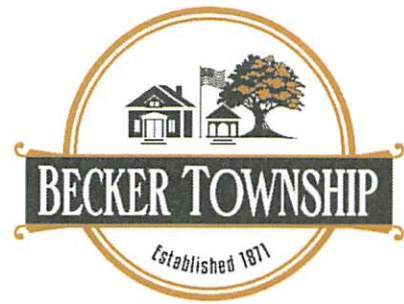
- Tri County – services to be discontinued. Not sure why they sent another contract.
- Board of Audit set for Wednesday, February 23 at 6 pm at Township Hall.
- March 8, 2022 is Township Day (Elections and Annual meeting).
- Clear Lake picture – image of corn binders used at Freedom Days celebration is in Front of Clear Lake Town Hall (incorrectly labeled in History Center Archive). Board consensus to give to Clear Lake Township.

Meeting Adjourned 8:02 pm.


Brian Kolbinger, Chair


Lucinda Messman, Clerk

Bid Opening Town Board Meeting
Special Meeting 11:00 a.m.
February 4, 2022
12165 Hancock Street



Attending in person: Twp Supervisor Robin Boros, Twp Supervisor Joe Danielson, Twp Clerk Lucinda Messman, Twp Engineer Wes Davis, Contractor Representatives

Attending online: Twp Supervisor Brad Wilkening.

Tuesday, April 7, 2020 The Becker Town Board passed Resolution 2020-15: A Resolution Establishing the Ability Conduct Open Meetings by Telephone. The Town Board of Becker Township, Sherburne County, Minnesota, will continue to make available/utilize teleconferencing as requested so long as a health pandemic exists under Minn. Stat. Ch. 12.

Meeting called to order at 11:00 a.m.. Quorum verified. Supervisor Boros led the meeting.

Motion to approve agenda as distributed by Danielson. Second by Wilkening. Motion carried, all voting in favor.

Bids opened and read aloud by the Township Engineer.

	Asphalt Surface Technologies Corporation a/k/a ASTECH Corp.	Duinick, Inc	Knife River Corporation – North Central	Helmin Construction, Inc.	Kraemer Trucking & Excavating	OMb Midwest, Inc. dba Minnesota Paving & Materials	Omann Contracting Companies, Inc.
82 nd Street SE	660,972.14	608,313.78	549,964.52	583,164.41	593,808.61	557,571.44	n/a
Bid Bond?	Yes	Yes	Yes	Yes	Yes	Yes	

127 th /153 rd	342,650.78	334,285.34	297,795.39	315,209.94	329,673.13	312,725.89	n/a
Bid Bond?	Yes	Yes	Yes	Yes	Yes	Yes	

164 th Ave SE	95,199.52	103,467.86	87,278.00	n/a	116,295.13	93,448.35	108,624.00
Bid Bond?	Yes	Yes	Yes		Yes	Yes	Yes

157 th Street	196,408.70	211,633.60	176,725.00	215,201.57	212,662.16	n/a	208,956.80
Bid Bond?	Yes	Yes	Yes	Yes	Yes		Yes

Motion to award contracts to low bidder after Engineer review and certification of quantities by Boros. Second by Danielson. Motion carried, all voting in favor.

Boros – aye

Danielson – aye

Wilkening – aye

Motion to amend previous motion to award each project to low bidder after Engineer review and certification of quantities by Danielson. Second by Wilkening. Motion carried, all voting in favor.

Boros – aye

Danielson – aye

Wilkening – aye

Good to see all bid are tight and within line of our budget and estimates.

Discussion of Joint Project with City of Becker – 127th/153rd. Road Supervisors to meet with Phil Knutson from the City of Becker later as we do not want the new road torn up if a subdivision is going in on the city side of the road.

Quotes on lumber for the building to go out next to town hall received. **Motion to approve the updated quote for \$5,954.10 by Boros. Second by Wilkening. Motion carried, all voting in favor.**

Boros – aye

Danielson – aye

Wilkening – aye

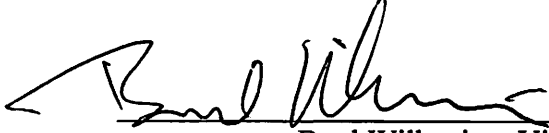
Motion to approve the custom cabinet quote received for the kitchenette by Boros. Second by Wilkening. Motion carried, all voting in favor.

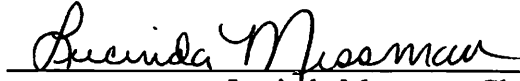
Boros – aye

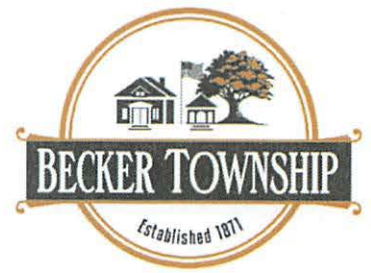
Danielson – aye

Wilkening – aye

Meeting adjourned 11:27 a.m.


Brad Wilkening, Vice-Chair


Lucinda Messman, Clerk



Attending,

- ❖ Board members: Chair Brian Kolbinger, , Luke Babler, Robin Boros, Joe Danielson, Treasurer Tanya Danielson, Deputy Clerk Fran Seeley, Clerk Lucinda Messman
- ❖ Absent: Vice Chair Brad Wilkening
- ❖ Others: Sgt. Frank – Sherburne County Sheriff’s Department, Wes Davis – Twp. Engineer, Damien Toven – Twp. Attorney, Jacob Sanders – Planner, City of Becker (online), , Mark Kolbinger – The Patriot, Phil Knutson – City of Becker
- ❖ Zoom platform was available for anyone who wished to call in virtually.

Meeting called to order at 7 pm. Quorum verified by Chair Kolbinger.

Pledge of Allegiance

CONSENT AGENDA ITEMS APPROVED

- Minutes
 - January 2022 Regular Town Board Meeting Minutes
 - Bid Opening Meeting Minutes February 4, 2022
 - Board of Audit Minutes February 23, 2022
- Upcoming electronic fund transfers/automatic payments approval
 - City of Becker – water/sewer
 - Xcel Energy – gas/electric
 - Ace Disposal – Twp maintenance
 - Advanced Disposal –container at Town Hall
 - Midco Business – phone and internet
 - Upcoming EFTS related to payroll: Federal taxes, State taxes and PERA - mandated rates
 - State of MN for building permit surcharge fees
- Correspondence/Information
 - Midco Federal Contractor Letter
 - Centerpoint Public Hearings information
 - Sherburne County Association of Township Minutes January 12, 2022
 - 2021 and 2022 Taxable Market and NTC numbers from Sherburne County
 - 2022 Actual Tax Capacity Values from Sherburne County
 - Central Applicators, Inc.
 - Minnesota Benefit Association product information handouts
 - Danish Cemetery Donation Request
 - Becker Cemetery Donation Request
 - City of Becker – Parks/Rec Donation Request
 - Sherburne County Senate & House of Representatives Districts
- Approvals/Signatures
 - Resolution 2022-05: Resolution to Spend ARPA Funds on Lost Revenue Replacement Category
 - Resolution 2022-06: Resolution to Spend ARPA Funds on Lost Revenue Replacement Category

Motion to approve consent agenda as listed above by Boros. Second by Danielson. Motion carried all voting in favor.

Motion to approve a regular agenda after pulling fire sign quotes, by Danielson. Second by Boros.
Motion carried, all voting in favor.

Sheriff's Report – Sgt. Frank

- 197 Calls for service
- 80 Traffic stops
- 7 snowmobile stops
- 13 off the road Accidents – speed related
- Thefts have gone down
- Mental health officer now is responding using his own vehicle, making availability more flexible. Excellent Results. Q: will there be additional mental health officers in the future? A: still in trial phase, it has been a benefit for deputies. Typically at least 5-6 mental health calls per day as people are more open to talking about it these days

Residential Open Forum

Dave – Sons of American Legion #193

- Request for Township to sign noise notice as required by the City. Planning their concert again this year August 13, 2022 from 5-10 pm.
- **Motion to approve chair signing by Babler. Second by Danielson. Motion carried, all voting in favor.**

PLANNING COMMISSION/JOINT PLANNING BOARD UPDATES – Wikstrom

- No public hearings this month
- Continuing to work through revising home occupation ordinance
 - Changes coming that loosen some restrictions to help residents
- Xcel CUP coming – moving powerlines from County Road 11 Right-of-way to private property. One condition is that the owners need to be on board with this.

ENGINEER'S REPORT – Davis

- February 4th we opened bids for four projects. Knife River was apparent low bidder on all items.
 - After reviews, everything was accurate and Knife River was the low bidder on all four.
 - Asking board to award the 82nd Street and 164th Street Contracts to Knife River this evening.
 - Postpone awarding the 127th/153rd contract until March 4th so time for the City to complete their award and review what they plan for Fossum Fields in case any direct impact.
 - Recommending to withdraw 157th due to conflicts with utilities. Letter sent to township board regarding this. In conjunction with Road Supervisors have discussed possible hammerhead turn around until the utility issues are able to be addressed. Until we can pave this, post the road at 5 tons for now.
 - **Motion to approve awarding 82nd Street Road Construction project to Knife River by Danielson. Second by Babler. Motion carried, all voting in favor.**
 - **Motion to approve awarding 164th Ave Road Construction project to Knife River by Boros. Second by Danielson. Motion carried, all voting in favor.**
 - **Motion to reject all bids for 157th Street by Babler. Second by Danielson. Motion carried, all voting in favor.**
- 97th Street – all entities will reconvene this summer to get bid ready. Things are moving along.

Supervisor Reports

Fire Board – Supervisor Babler

- Nothing out of the ordinary – standard meeting.

Central Mississippi River Regional Planning Partnership – Supervisor Kolbinger and Planner Sanders

- More later

Roads – Supervisors Boros and Danielson

- Posting Gravel Roads as 5 Ton Roads– Resolution 2022-04 presented to the board.
 - 127th street and 153rd Avenue
 - 157th Street
 - Phil Knutson expressed concern with closing 127th Street.
 - Developer hopes to move in March to avoid road restrictions
 - Turn lane cannot be required
 - 127th is a Collector in the Township and City comprehensive plans
 - City moved off their curb and gutter requirement to get a paved road. Why would the township close it?
 - Supervisor Danielson stated it is still as had been discussed in earlier meetings between Township and City. The current gravel road will not support the truck weights that will be used to haul in material for the new development. The road is not closed, just posted as a 5 ton road. Once the new upgraded and paved road is in place, the 5 ton limit signs can be removed.
 - 153rd Avenue has a thicker gravel base and should be ok, though it is still a 5-ton road by state statute during road restrictions.
 - **Motion to approve Resolution 2022-07: A Resolution posting weight restrictions on certain town roads after removing 153rd Avenue by Danielson. Second by Boros. Motion carried, all voting in favor.**
- GPS – talked with Tony Wruck – should have solution later this week
- Snow policy – add supports to text. **Motion to approve edits to the Becker Township Snow Policy as indicated by Babler. Second by Boros. Motion carried, all voting in favor.**
- Resolution to alter Highway 25 Statutory Language. **Motion to approve Resolution 2204: A Resolution Supporting Modifying Route No. 25 Statutory Language by Boros. Second by Danielson. Motion carried, all voting in favor.**
- Cost Sharing Agreement – 127th Street/153rd Avenue
 - Phil Knutson – all looks good as far as city is concerned
 - Boros – as long as it is passed with no changes, Road Supervisors recommend approval. Meeting planned later this week, after City Council action.

Town Hall

- Clerk looked into Water system and presented a bottled water system option. Supervisors asked about a reverse osmosis system that could be built into plumbing, if possible. Clerk will look into it more.

Other

- Sherburne County Broadband Proposal – Midco – Still answer of No.
- Score Grant
 - Hold event in conjunction with the City again this year.
- North Metro Animal Control – no longer available in our area. Clerk has Tri-County Contract – go ahead with that one and look for more options.

Treasurer's Report

- **Motion to approve Treasurer's Report as presented by Babler. Second by Boros. Motion carried, all voting in favor.**
- Supervisor Danielson abstaining from voting on payment of warrants as his company has presented an invoice.
 - **Motion to approve payment of Warrants 15369-15398 and PO's 1433-1441, in the amount of \$85,491.92 by Boros. Second by Babler. Motion carried 4-0-1, all voting in favor.**
- Deputy Treasurer discussion.
 - Deputy Treasurer will change to Marilyn Danielson. Clerk will have documentation drawn up.
 - Deputy Treasurer to assist Treasurer and Clerk
 - Board set hours and pay. 8-10 hours per week. Deputy pay rate.
- Bank signature cards will need to be changed.

Other

- Election and Annual Meeting the 8th
- April 5th is the Board of Appeal and Equalization
- Friday, March 4 at 9 am is special meeting

Meeting Adjourned 7:52 pm.


Brian Kolbinger, Chair


Lucinda Messman, Clerk

Becker Township Board Annual Meeting | 2022

Attendance: Joe Danielson, Tanya Danielson, Brad Wilkening, Russ Armstrong, Bryan Olson, Mark Swanson, Brian Kolbinger, Marilyn Danielson, Robin Boros, Fran Seeley, Lucinda Messman

Meeting took place immediately following the close of polls for township elections on March 8, 2022.

Clerk Lucinda Messman called the meeting to order at 8:01 p.m..

Nominations for moderator opened. Bryan Olson was nominated for moderator by Brian Kolbinger, Second by Russ Armstrong. Motion carried all voting in favor.

Bryan Olson was elected moderator for the 2022 Becker Township Board Annual Meeting took a seat up front and conducted the meeting.

Motion to accept agenda by Tanya Danielson. Second by Brad Wilkening. Motion carried, all voting in favor.

Motion to dispense with reading of the minutes and approve as distributed by Brian Kolbinger. Second by Tanya Danielson. Motion carried, all voting in favor.

Centra Care Health Annual Report – Mark Swanson is the representative for Becker Township. He stated the handouts were distributed in keeping with the Hospital's Covid-19 policy. The hospital offered to attend a meeting via zoom if any questions come up. Mark also stated people should go look at the hospital if they have not seen lately, many improvements,. Some mental health beds have been added to the emergency area now, the cancer center is expanding, there are no more covid ward in the long term care facility area and there is a nice walk area by the river.

Board of Audit Report read by Clerk Lucinda Messman.

2021 Treasurer's report presented in the evening packet - Treasurer Tanya Danielson

- In full disclosure, Treasurer Danielson stated she is an employee of the Sherburne State Bank.
- Depository recommendation for 2022 remains as it was last year, Sherburne State Bank.
- ARPA funds have increased our reserves, but is not a long term source. One time funding.

Open Forum portion of the meeting brought no comments:

- Mark Swanson, School Board Chair stated that since the referendum passed, the bus garage will be moving outside town in the area of CR 67 and 107th Street SE. 107th is a gravel Township road. Other roads abutting the area are county roads. It is a year or so out, but different traffic patterns will be coming and road upgrades may be needed in the area. The school has approved preliminary plans – has the township seen them yet? No. The current bus garage area will become the early childhood center.

Becker Township Board Annual Meeting | 2022

Road Report presented by Supervisor Robin Boros. Information distributed could be read by those in attendance. Discussion topics

- A few roads delayed last year and pushed to this year
- 127th/153rd is cost shared with City of Becker
 - There will be stop signs at intersection
 - Bid prices secured for this year – good due to volatility of world market for oil
- 2023 the 97th Street Joint project (City of Becker and Clear Lake Township) is planned. About ½ the funding from an LRIP grant.

Fire Department preliminary budget numbers were reviewed by Supervisor Brian Kolbinger.

- We have a Joint Powers agreement established with the City of Becker
- Santiago Township contracts with us for services
- Fire department is funded based on Tax Capacity
- Our portion is \$124,055 this year. Levy is recommended at \$120,000 as we continue to use the remaining surplus from prior years.
- Q: is the value of Sherco closing going to impact the Tax Capacity for the City, increasing the Township contribution rate? A: unknown at this time. There are many changes allocations and the decommissioning is not a known factor right now. Yes, it is believed it may impact our share in the future, but we do not know yet.

Permit Report Data distributed in packet was reviewed Supervisor Brad Wilkening.

- 263 permits in 2021
- 21 new homes

Newspaper recommendation – keep as The Patriot. Motion by Joe Danielson. Second by Brian Kolbinger. Motion carried, all voting in favor.

Next Annual meeting set for Tuesday, March 14, 2023 at 8:01 p.m. at Becker Township Hall, 12165 Hancock Street, Becker, MN. Motion by Tanya Danielson. Second by Robin Boros. Motion carried, all voting in favor.

Posting locations recommended as Becker Town Hall, Becker City Hall and Becker Township website www.beckertownship.org. Motion by Mark Swanson. Second by Joe Danielson. Motion carried, all voting in favor.

Town Board Report – Brian Kolbinger, Town Board Chair

- Highlights of the year were reviewed
 - Economy is experiencing inflation
 - ARPA funds are not included in the budget or levy. We are using to complete several updates
 - ADA Compliant restroom
 - Updated FIRE signs for all township addresses – plan to replace this year
 - Federal funds – they just opened up so we can use on roads, so that is where the bulk of that funding will likely be used

Becker Township Board Annual Meeting | 2022

- General Fund levy – recommending 5,000 increase due to costs of business that are increasing
- Road and Bridge Levy – recommending increase of 50,000. From 1,000,000 to 1,050,000.
 - Our CIP is helping to project road expenses
 - Steady increase in this levy each year is needed to stay on track
 - Petroleum and other costs have increased.
- Town Hall fund – recommending hold at \$15,000. That is what is required to maintain/upkeep Township Hall and grounds
- Fire Fund Levy – recommending we increase to \$120,000. We have been using the excess funds and we are almost through using. Have spent last approximate 5 years working to return to balanced level.
- Benchmark recommendations for Townships is to increase levy 4-6% per year to stay on track with inflation and increased costs of maintenance of roads. Our increases fall in that area at 5.81%.

○

Township Levy -


- **8:27 pm General Fund – motion to approve at \$185,000 by Robin Boros. Second by Tanya Danielson. Motion carried, all voting in favor.**
- **8:28 pm Road and Bridge Fund - motion to approve \$1,050,000 by Joe Danielson. Second by Russ Armstrong. Motion carried, all voting in favor.**
- **8:28 pm Town Hall Fund – motion to approve \$15,000 by Brad Wilkening. Second by Mark Swanson. Motion carried, all voting in favor.**
- **8:28 pm Fire Fund – motion to approve \$120,000 by Brad Wilkening. Second by Robin Boros. Motion carried, all voting in favor.**

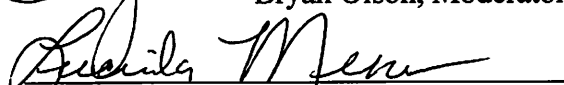
Report of Election – Seat #3 retained by Brad Wilkening See Board of Canvass minutes and website for complete results.

Last call for other topics – none presented.

Moderator Bryan Olson thanked all town officers present for their service in the past.

Becker Township 2022 Annual Meeting adjourned at 8:30 pm.


Bryan Olson, Moderator


Lucinda Messman, Clerk

Bid Opening Town Board Meeting
Special Meeting 9:00 a.m.
March 4, 2022
12165 Hancock Street



Attending in person: Twp Supervisor Robin Boros, Twp Supervisor Joe Danielson, Twp Supervisor Luke Babler, Twp Clerk Lucinda Messman, Deputy Treasurer Marilyn Danielson, Twp Engineer Wes Davis
Attending online: Twp Chair Brian Kolbinger, Twp Supervisor Brad Wilkening

Tuesday, April 7, 2020 The Becker Town Board passed Resolution 2020-15: A Resolution Establishing the Ability Conduct Open Meetings by Telephone. The Town Board of Becker Township, Sherburne County, Minnesota, will continue to make available/utilize teleconferencing as requested so long as a health pandemic exists under Minn. Stat. Ch. 12.

Meeting called to order at 9:00 a.m.. Quorum verified.

1. Construction Agreement/Cost Sharing with the City of Becker for 127th/153rd pavement project discussed. **Motion to approve the cost sharing agreement with the City of Becker for the 127th/153rd Project by Danielson. Second by Babler. Motion carried, all voting in favor.** Kolbinger – aye, Danielson – aye, Babler – aye, Boros – aye, Wilkening - aye.
2. **Motion to award the 127th/153rd Contract to Knife River as the Engineer has reviewed the bids and determined they were the low bidder by Danielson. Second by Boros. Motion carried, all voting in favor.** Kolbinger – aye, Danielson – aye, Babler – aye, Boros – aye, Wilkening - aye.
3. Discussion of fire sign replacement project.
 - a. HIP 10 year warranty
 - b. Diamond 12 year warranty
 - c. **Motion to order the fire signs from Newman signs by Danielson. Second by Wilkening. Motion carried, all voting in favor.** Kolbinger – aye, Danielson – aye, Babler – aye, Boros – aye, Wilkening - aye.
4. Direction to Engineer to have the survey for 97th Street completed
5. Adjourn 9:06 am

A handwritten signature in black ink, appearing to read "B. Kolbinger", written over a horizontal line.

Brian Kolbinger, Chair

A handwritten signature in black ink, appearing to read "Lucinda Messman", written over a horizontal line.

Lucinda Messman, Clerk

Becker Town Board Meeting
Regular Meeting 7:00 p.m.
Monday, March 21, 2022
12165 Hancock Street



Attending,

- ❖ Board members: Chair Brian Kolbinger, Vice Chair Brad Wilkening, Luke Babler, Robin Boros, Joe Danielson, Treasurer Tanya Danielson, Deputy Clerk Fran Seeley, Clerk Lucinda Messman
- ❖ Absent: none
- ❖ Others: Sgt. Frank – Sherburne County Sheriff's Department, Wes Davis – Twp. Engineer, Kelli Bourgeois – Twp. Attorney, Mary Roe – Planner, City of Becker, Mark Kolbinger – *The Patriot*
- ❖ Zoom platform was available for anyone who wished to call in virtually.

Meeting called to order at 7 pm. Quorum verified by Chair Kolbinger.

Pledge of Allegiance

CONSENT AGENDA ITEMS APPROVED

- Minutes
 - February 2022 Regular Town Board Meeting Minutes
- Upcoming electronic fund transfers/automatic payments approval
 - City of Becker – water/sewer
 - Xcel Energy – gas/electric
 - Ace Disposal – Twp maintenance
 - Advanced Disposal – container at Town Hall
 - Midco Business – phone and internet
 - Upcoming EFTS related to payroll: Federal taxes, State taxes and PERA - mandated rates
 - State of MN for building permit surcharge fees
- Correspondence/Information
 - Xcel Energy Pipeline Safety
 - Midco Planned Outage
 - MP Asphalt Maintenance
 - Bertram Asphalt
 - 2021 Sherburne County Report

Motion to approve consent agenda as listed above by Boros. Second by Babler. Motion carried all voting in favor.

Motion to approve a regular agenda after addition of staff memo and Option 7 by Sherburne County, by Babler. Second by Danielson. Motion carried, all voting in favor.

Sheriff's Report – Sgt. Frank

- 174 Calls for service
- 85 traffic
- 3rd Quarter toward zero deaths patrols
- April 1-August 1 – no ATV's in ditches due to migratory bird nesting
-

Residential Open Forum

- None

PLANNING COMMISSION/JOINT PLANNING BOARD UPDATES – Wikstrom

- Planning commission has been reviewing current ordinance requirements for home occupations and home-based businesses. Full draft to board next month. Staff memo outlined [full text on file]:
 - Three base types planned
 - In-Home business – in residence or attached garage, limited employees and trips, no outdoor storage.
 - Site-Based business – predominantly ones that use accessory structures, often in addition to the home. More comprehensive review by staff for an administrative permit. If questionable, staff can move to Planning Commission/Joint Planning Board for review of interim use permit.
 - On-site Business – use outdoor areas in addition to accessory structure. All require approval of an interim use permit by the Planning Commission/Joint Planning Board.
 - Chart being developed to aid in determining which category a business may fall into.
- Xcel Powerline had a high attendance public hearing that has been continued. They want to change poles from 40/50' in ROW along CR11 to 80/100' steel structures on private property outside the ROW.
- Review of Permit fee schedule
 - Above ground pools – remain at \$100 flat rate plus \$30 fee plus surcharge
 - Home Business staff permit - \$100
 - **Motion to approve Resolution 2022-17 [full text on file]: A Resolution Setting Fees and Charges for the Town of Becker by Wilkening. Second by Boros. Motion carried, all voting in favor.**

ENGINEER'S REPORT – Davis

- 97th is still moving along.
 - Coordinating with utilities to move power poles this summer
- Other projects – Pre-con is coming up, not scheduled yet.

Supervisor Reports

Fire Board – Supervisor Babler

- Nothing out of the ordinary – standard meeting.

Central Mississippi River Regional Planning Partnership – Supervisor Kolbinger and Planner Sanders

- More next month

Roads – Supervisors Boros and Danielson

- Working with Engineer to stay on schedule and moving forward with all projects.
- Fire signs – need directive to advertise for quotes. **Motion to proceed with advertising for fire sign project and obtain quotes by Wilkening. Second by Babler. Motion carried, 4-0-1. Supervisor Danielson abstained as his company would likely provide a quote.**
- Woodberry Farms Cul-De-Sac – Supervisor Babler
 - Plans were no more work in the area, but after speaking with company who did the installation, they recommend taking care of a few things this year.
 - Three planned visits at \$375/visit.
 - Only this year recommended for the prairie areas in the cul-de-sacs.
 - **Motion to approve Chair signing forms and paperwork as necessary by Babler. Second by Boros. Motion carried, all voting in favor.**
- 97th Street discussed. Attorney Bourgeois explained processes involved including acquisition of land vacation of any areas no longer needed at the end of the project.
 - **Motion to approve Resolution 2022-11 [full text on file]: A Resolution to Purchase Land for 97th Street SE Realignment by Danielson. Second by Wilkening. Motion carried, all voting in favor.**

Town Hall

- New Paint quote/repair of interior cracks obtained. Board directive to contact and setup to have it completed this summer.
- Cleaning the American Legion every other week in exchange for Township use of the facility as needed during elections discussed. Directive from the board to the clerk to set it up and have the Township billed.

Other

- Sherburne County Broadband Proposal – Midco – Additional information brought in and Township does not have to give \$75,000 towards the project, any amount helps with the grant. Board directive to clerk, have both the County and Midco come in next time to talk and show us why a for profit business needs township assistance.
- Precinct Discussion – split the Township into 2 or leave as 1. Four possible splits from the County presented.
 - 1 commissioner vs. 2 commissioners
 - Is there value to 2 commissioners?
 - Understand the county would help with costs

- Not against commissioners or the cost – what does/would the township gain?
- Discussion of when a county commissioner actually attended a town board meeting – none have been in over past 6+ years.
- **Motion to approve Resolution 2022-08 [full text on file]: A Resolution Reestablishing Precinct and Polling Location by Babler. Second by Danielson. Motion carried, all voting in favor.**

Treasurer's Report

- **Motion to approve Treasurer's Report as presented by Babler. Second by Boros. Motion carried, all voting in favor.**
- Supervisor Danielson abstaining from voting on payment of warrants as his company has presented an invoice.
 - **Motion to approve payment of Warrants 15399-15440, void 15400 and PO's 1442-1447, in the amount of \$121,282.74 by Wilkening. Second by Babler. Motion carried 4-0-1, all voting in favor.**

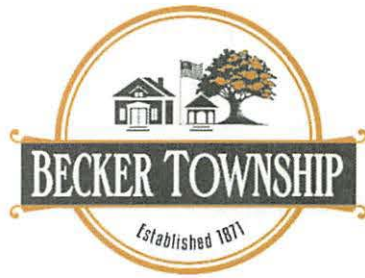
Other

- Review of reminders as listed in the agenda

Meeting Adjourned 8:04 pm.


 Brian Kolbinger, Chair


 Lucinda Messman, Clerk



Local Board of Appeal and Equalization

Tuesday, April 5, 2022

6 pm, 12165 Hancock Street

Meeting held with in person and zoom option

Town Board Members Present: Chair Brian Kolbinger, Vice Chair Brad Wilkening, Supervisor Joe Danielson, Supervisor Luke Babler (online), Supervisor Robin Boros, Clerk Lucinda Messman, Deputy Clerk Fran Seeley

Present in person: David Selbitschka – Deputy County Assessor, David Moore, Residential Appraiser, Thomas & Patty Kosloske

Present on-line: Joel Muelberg, NP Nyguen, Daniel & Cindy Wampach

Tuesday, April 7, 2020 The Becker Town Board passed Resolution 2020-15: A Resolution Establishing the Ability Conduct Open Meetings by Telephone. January 1, 2021, the Town Board of Becker Township, Sherburne County, Minnesota, will continue to use the Zoom platform as an option for meeting attendance as long as a health pandemic exists.

1. Meeting called to order at 6:00 p.m. by Chair Kolbinger. Quorum verified, properly qualified Supervisors verified present.
2. Sherburne County Deputy Assessor Selbitschka and Residential Appraiser Moore reviewed packet material with those present. [attached]
 - a. Very different market today than past years. Numbers shocking to all in **assessor's office as well.**
 - b. Many pieces as to why reviewed with those present in person and online.
 - c. Ag Market similar to others but lesser number of sales. Department of Revenue did not change tillable land value.
 - d. Anyone who has Ag land is encouraged to get enrolled in Green Acres if possible
 - i. Supervisor Babler asked what requirements are
 1. Talk to Kristie Botzack at Sherburne County 763-765-4900.
 2. A few minimums include
 - a. 10+ acres into production
 - i. Fenced and pastured; or
 - ii. Tillable/in production
 - b. If Ag + Homestead = best chance to qualify
3. Open forum –
 - a. Tom Kosloski, 05-401-0320, Wildwood Acres
 - i. Sticker Shock – 2.5 acres
 - ii. 24% increase seems like a huge jump when things are deteriorating at his location
 1. Oak wilt has required removal of 13 mature oak trees

2. No longer the nice wooded lot they purchased
3. Does this go into consideration of property values?
- iii. Selbitschka: unfortunately, in this market it seems to not be taking that type of thing into consideration. No, the tree changes were not taken into account
- iv. Kolbinger: As homeowners in the Township, we are also trying to understand the market. If you look at the Township Market Value on the handouts, you will see it has increased overall by 20% for the township.
- v. Wilkening: Levy/assessed value discussion.
 1. Levy is fixed at this time
 2. Comparatively, if all township assessments increase, your "share" of what you pay towards the levy will not be changing. Things stay relatively the same. If your neighbors assessed value does not increase in a similar manner, then you would be paying a higher percentage.
- vi. Selbitschka: There is no relationship between increased property values and the tax rate. If your taxes increase by 24% like the value of your home, please contact me as that should not happen. Homestead market exclusion also discussed. All present encouraged to contact state representatives with how unfair the current system is.
- vii. Moore: Will check if Oak Wilt is changing values. Touch and go as several good sales are needed before we can make a change on this.
- viii. **Motion for no change in assessed value for this parcel by Wilkening. Second by Danielson.**

Babler – aye

Boros – aye

Danielson – aye

Kolbinger – aye

Wilkening – aye

Motion carried, all voting in favor.

- b. Joel Muehlberg, 05-124-2204, not platted
 - i. Has spoken with assessor who explained the process and value determination to him
 - ii. Concerned with value increases of 22% across the county. Finds it difficult to believe this amount. Any chance of a tiered increase or capita increase?
 - iii. Has the County or Township reached out to the legislature to discuss Homestead exemptions?
 - iv. Selbitschka: the County assessors group NAAO is reaching out to the legislatures as a group. The County has had initial discussions regarding reaching out to legislators, but it has not happened at this time. Tiered valuation is a problem – reasoning discussed.
 - v. **Motion for no change in assessed value for this parcel by Boros. Second by Danielson.**

**Babler – aye
Danielson – aye
Wilkening – aye**

**Boros – aye
Kolbinger – aye
Motion carried, all voting in favor.**

- c. Moore: Several property owners were unable to be present this evening, but we do have some recommended changes to review with the board.

i. Mark Schaefer, 05-407-0110, Oak Crest Estates

1. A decrease in the parcel's estimated value is recommended due to not being able to view the interior of the home for improvements.
2. Decrease of 5,600 due to type and quantity of fireplaces.
3. **Motion to decrease the assessed value for this parcel by 5,600 by Wilkening. Second by Boros.**

**Babler – aye
Danielson – aye
Wilkening – aye**

**Boros – aye
Kolbinger – aye
Motion carried, all voting in favor.**

ii. Daniel Wampach, 05-111-4406, not platted

1. A decrease in the parcel's estimated value is recommended due to not being able to view the interior of the home for improvements.
2. Decrease of 400 due to no heat in the garage.
3. **Motion to decrease the assessed value for this parcel by 400 by Danielson. Second by Babler.**

**Babler – aye
Danielson – aye
Wilkening – aye**

**Boros – aye
Kolbinger – aye
Motion carried, all voting in favor.**

iii. Brian Harkin, 05-449-0124, Eagles Landing

1. A decrease in the parcel's estimated value is recommended due to not being able to view the interior of the home for improvements.
2. Decrease of 700 due to no heat in the garage.
3. **Motion to decrease the assessed value for this parcel by 700 by Babler. Second by Danielson.**

**Babler – aye
Danielson – aye
Wilkening – aye**

**Boros – aye
Kolbinger – aye
Motion carried, all voting in favor.**

iv. Jerry Anderson, 05-451-0135, not platted

1. A decrease in the parcel's estimated value is recommended due to not being able to view the interior of the home for improvements.
2. Decrease of 800 due to type and quantity of fireplaces.
3. **Motion to decrease the assessed value for this parcel by 800 by Wilkening. Second by Boros.**

**Babler – aye
Danielson – aye**


**Boros – aye
Kolbinger – aye**

Wilkening – aye

Motion carried, all voting in favor.

4. No other Township Residents present in person, by zoom or by contact.

Meeting adjourned at 6:56 p.m.



Brian Kolbinger, Chair



Lucinda Messman, Clerk

**2022 Becker Township
Local Board of Appeal and Equalization
April 5, 2022**

Sales from October 1, 2020 to September 30, 2021 were used to determine the estimated market values for the 2022 assessment. Countywide there were 16 good sales of parcels over 34.5 acres used in the study. The Agricultural time trend was 13.848%. The median ratio of these sales after time trend was applied was 69.91%. Tillable and Pasture rates were increased by 50%. There was no change to waste rates. The ending ratio after these changes is 92.9%.

The 2022 methodology utilizes agricultural sales within a region to develop a tillable and non-tillable value to be used for Green Acres in that area. Our Green Acres Region includes the Counties of Anoka, Chisago, Isanti and Sherburne. The Department of Revenue issued a memo which indicated that the average per acre value for tillable land was to be \$3,600 (no change from 2021) and the average for non-tillable was to be \$2000 (up \$200 per acre from 2021).

Township Averages as Reported to the Department of Revenue for the 2022 Assessment

2022 Estimated Market Values

2a Tillable 6100/ac

2a/2b Pasture 5500/ac

-Same values have been applied to Rural Preserve and CRP land

Waste 750/ac

Wetlands 750/ac

2022 Green Acres Values

2a Tillable 3700/ac

2a Pasture 2400/ac

Waste 750/ac

-Same values have been applied to Rural Preserve and CRP land

Becker Township Local Board of Appeal and Equalization

April 05, 2022 6:00 p.m.

Year End Summary – 20221 Assessment

Re-Assessment

Residential	474
Commercial/Industrial/exempt	37
Agriculture	68

Residential Statistics – 3 year history

Item	2021	2020	2019
New Homes	19	24	18
Misc Permits	231	387	305
Decks/bsmt finish/additions			
Total Sales	111	66	55
Median Sale Price	\$446,900	\$337,000	\$339,000
Median Market Value	\$402,900	\$320,200	\$324,800

2022 Assessment Adjustments

Vacant Land Adjustments	+20
Residential Home Adjustments	+15%

Sherburne County Assessor

Sherburne County Government Center

13880 Business Center Dr NW

Elk River, MN 55330-1692

Phone: (763)765-4900

FAX: (763)765-4905

2022 BECKER TOWNSHIP ASSESSMENT **Spring PRISM Report**

Residential and Seasonal values increased in overall market value by approximately 15.1%. The property value increases are the result of 57 township sales used in our sales ratio study and 1,544 sales county-wide.

Assessment Years		Study Ratio	Overall Change
2018	72 sales	86.5% x 1.078% = 93.27% adjusted ratio	
2019	60 sales	89.5% x 1.064% = 95.22% adjusted ratio	
2020	55 sales	91.7% x 1.045% = 95.8% adjusted ratio	
2021	66 sales	89.0% x 1.067% = 95.0% adjusted ratio	
2022	57 sales	78.2% x 1.194% = 93.3% adjusted ratio	

Commercial and Industrial County-wide there were 17 sales, 12 Commercial and 5 Industrial. Our combined median ratio started as 81.9% and final ratio is 91.1%

Total Taxable New Construction

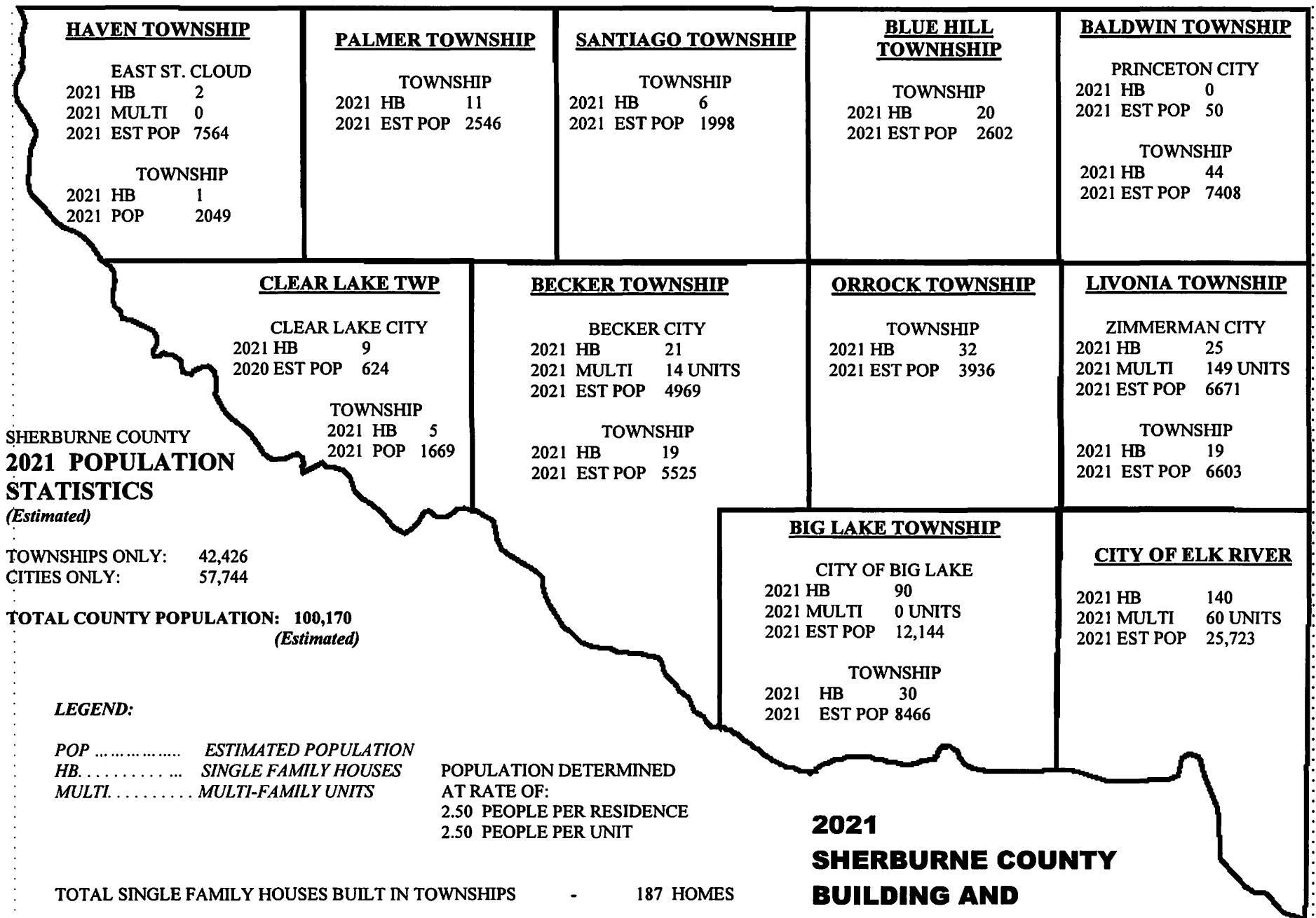
Assessment Years

2018	\$ 8,824,400
2019	\$ 6,690,400
2020	\$ 6,377,500
2021	\$ 8,833,737
2022	\$ 8,092,000

Total Township Estimated Market Value

Assessment Years

2018	\$ 600,896,000
2019	\$ 638,062,400
2020	\$ 672,540,000
2021	\$ 732,893,100
2022	\$ 924,553,200



TOTAL SINGLE FAMILY HOUSES BUILT IN TOWNSHIPS - 187 HOMES

TOTAL SINGLE FAMILY HOUSES BUILT IN CITIES - 287 HOMES

MULTI-FAMILY UNITS: - 223 UNITS

SHERBURNE COUNTY
ESTIMATED 2021 POPULATION
100,170

Townships only - 42,426

Cities only - 57,744

(Figures determined at a rate of 2.5 people per residence or multi-family unit)

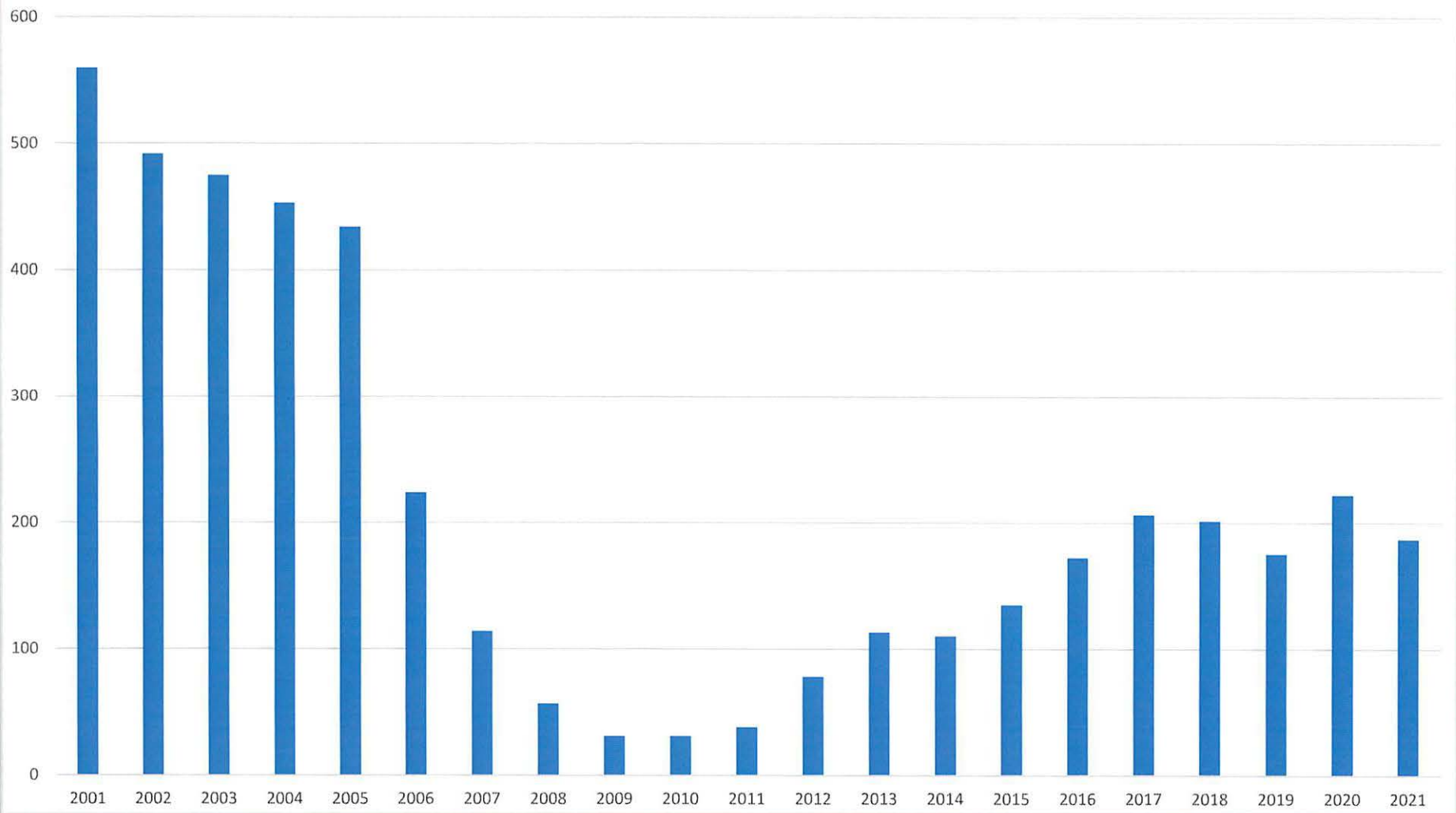
PERMITS ISSUED IN THE TOWNSHIPS OF SHERBURNE COUNTY

TOWNSHIP	NEW HOME PERMITS & VALUATIONS		ALL OTHER BUILDING PERMITS & VALUE (Does not include Solar Farms)		SEPTIC UPGRADES	NEW SEPTICS (Does not include hook-ups to cluster systems)
BALDWIN	44	8,710,000	228	1,758,000	48	45
BECKER	19	6,292,321	235	5,380,692	30	17
BIG LAKE	30	8,062,000	266	1,644,000	56	28
BLUE HILL	20	3,936,000	88	712,000	12	21
CLEAR LAKE	5	1,334,000	62	1,787,000	11	8
HAVEN	1	219,000	62	1,112,000	11	2
LIVONIA	19	4,486,000	231	1,946,000	21	20
ORROCK	32	7,133,000	124	604,000	18	5
PALMER	11	2,099,000	113	829,000	22	13
SANTIAGO	6	1,403,000	37	189,000	19	6
TOTALS	187	43,674,321	1446	15,961,692	248	165

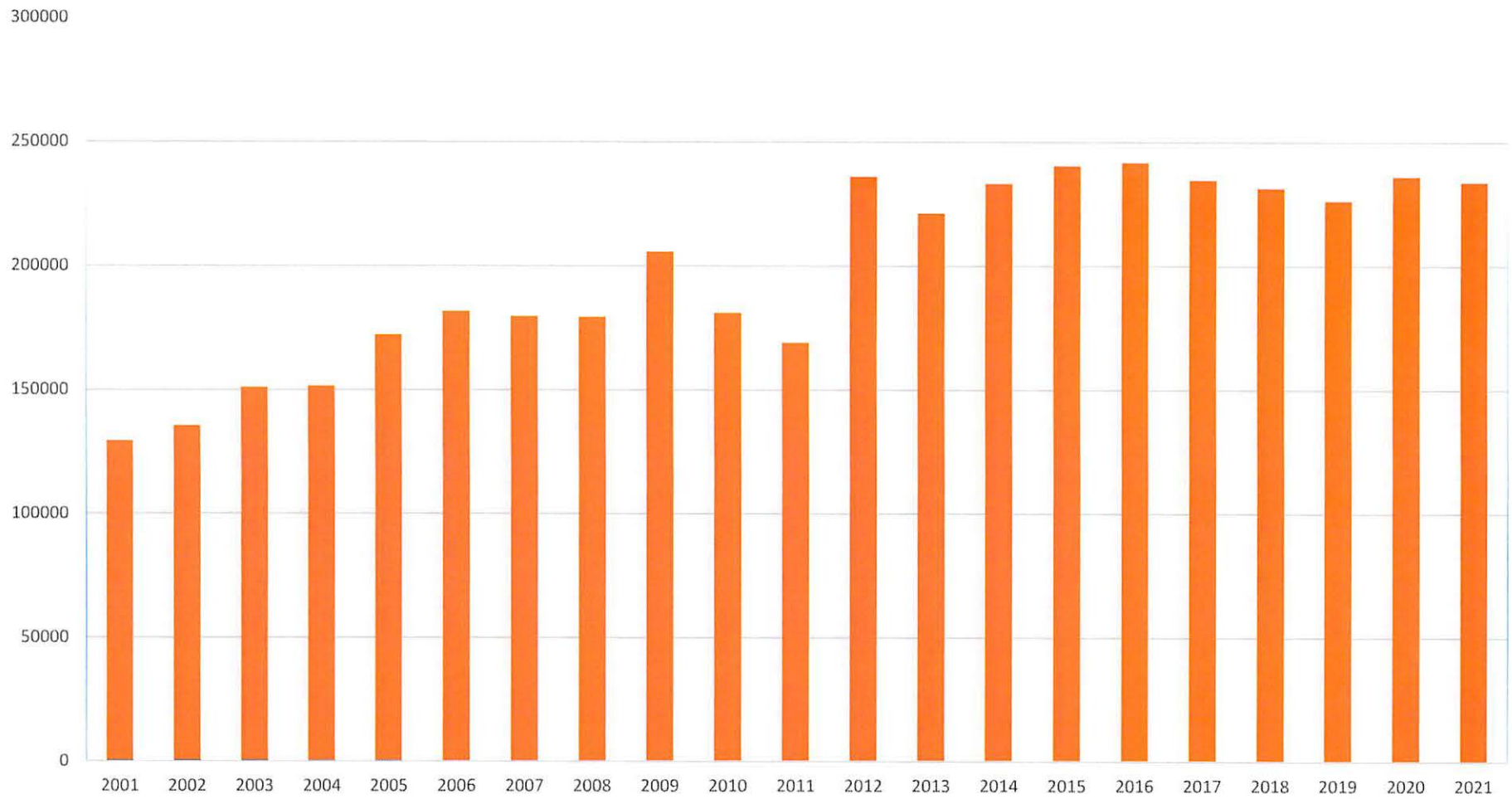
**NEW HOME / MULTI-FAMILY UNIT PERMITS
ISSUED IN THE CITIES OF SHERBURNE COUNTY**

CITIES	NEW SINGLE-FAMILY HOMES	MULTI-FAMILY UNITS
EAST ST. CLOUD	2	0
PRINCETON	0	0
ZIMMERMAN	25	149
BECKER	21	14
CLEAR LAKE	9	0
BIG LAKE	90	0
ELK RIVER	140	60
TOTALS	287 New Homes	223 Units

New Home Permits



Average New Home Valuation



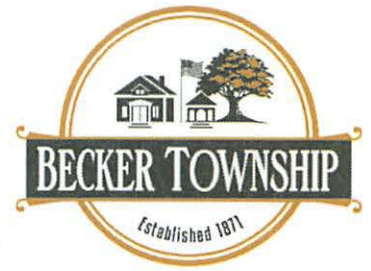
SHERBURNE COUNTY
RECORDED PLATS
TOWNSHIPS ONLY

1969	10 PLATS	-	193 Residential lots	1997	54 PLATS	-	517 Residential lots
1970	10 PLATS	-	224 Residential lots	1998	38 PLATS	-	612 Residential lots
1971	11 PLATS	-	162 Residential lots 7 (COMMERCIAL LOTS)	1999	52 PLATS	-	523 Residential lots 2 (COMMERCIAL LOTS)
1972	24 PLATS	-	563 Residential lots 36 (COMMERCIAL LOTS)	2000	43 PLATS	-	383 Residential lots 17 (COMMERCIAL LOTS)
1973	21 PLATS	-	575 Residential lots 49 (COMMERCIAL LOTS)	2001	46 PLATS	-	446 Residential lots 4 (COMMERCIAL LOTS)
1974	18 PLATS	-	292 Residential lots	2002	54 PLATS	-	461 Residential lots 3 (INDUSTRIAL LOTS) 1 (COMMERCIAL LOTS)
1975	3 PLATS	-	10 Residential lots 3 (COMMERCIAL LOTS)	2003	47 PLATS	-	531 Residential lots 10 (COMMERCIAL LOTS)
1976	6 PLATS	-	143 Residential lots	2004	57 PLATS	-	579 Residential lots 6 (INDUSTRIAL LOTS)
1977	8 PLATS	-	149 Residential lots	2005	46 PLATS	-	406 Residential lots
1978	7 PLATS	-	174 Residential lots	2006	30 PLATS	-	404 Residential lots
1979	12 PLATS	-	227 Residential lots	2007	20 PLATS	-	187 Residential lots 21 (COMMERCIAL LOTS)
1980	4 PLATS	-	106 Residential lots	2008	11 PLATS	-	23 Residential lots
1981	1 PLAT	-	4 Residential lots	2009	5 PLATS	-	5 Residential lots
1982	2 PLATS	-	21 Residential lots	2010	4 PLATS	-	8 Residential lots
1983	1 PLAT	-	49 Residential lots	2011	7 PLATS	-	10 Residential lots 1 (INDUSTRIAL LOT)
1984	3 PLATS	-	18 Residential lots	2012	5 PLATS	-	5 Residential lots
1985	6 PLATS	-	44 Residential lots	2013	3 PLATS	-	3 Residential lots
1986	5 PLATS	-	72 Residential lots	2014	10 PLATS	-	18 Residential lots 3 (COMMERCIAL LOTS)
1987	8 PLATS	-	133 Residential lots	2015	9 PLATS	-	25 Residential lots
1988	8 PLATS	-	131 Residential lots	2016	4 PLATS	-	16 Residential lots 2 (INDUSTRIAL LOTS)
1989	7 PLATS	-	75 Residential lots	2017	9 PLATS	-	28 Residential lots
1990	9 PLATS	-	69 Residential lots 3 (COMMERCIAL LOTS)	2018	13 PLATS	-	53 Residential lots
1991	5 PLATS	-	73 Residential lots	2019	18 PLATS-		151 Residential lots
1992	10 PLATS	-	168 Residential lots	2020	10 PLATS-		36 Residential lots
1993	21 PLATS	-	303 Residential lots	2021	21 PLATS-		87 Residential lots
1994	14 PLATS	-	260 Residential lots				
1995	34 PLATS	-	268 Residential lots				
1996	68 PLATS	-	487 Residential lots 30 (COMMERCIAL LOTS)				

**SHERBURNE
2021 PLATTED/UNPLATTED ACRES
TOWNSHIPS ONLY**

TOWNSHIP	# PLATS RECORDED IN 2021	# PLATTED LOTS	ACRES PLATTED	ACRES ANNEXED	TOTAL PLATTED ACRES	TOTAL UNPLATTED ACRES	% OF ACRES PLATTED
BALDWIN	11	66	311	56 (M&B)	6,823	15,349	31%
BECKER	3	6	55	0	4,915	28,952	15%
BIG LAKE	0	0	0	85 (M&B)	6,217	19,495	24%
BLUE HILL	1	3	10	0	2,371	20,981	10%
CLEAR LAKE	0	0	0	0	1,403	22,168	6%
HAVEN	0	0	0	0	1,298	20,421	6%
LIVONIA	5	9	88	198 (M&B)	5,783	14,520	28%
ORROCK	0	0	0	0	3,670	19,544	16%
PALMER	0	0	0	0	1,401	21,937	6%
SANTIAGO	1	3	40	0	1,341	22,013	6%
TOTALS	21	87	504	339	35,222	205,380	14%
	Plats Recorded in 2021	Lots Platted in 2021	Acres Platted in 2021	Acres Annexed in 2021	Total Platted acres in Sherburne	Total Unplatted acres in Sherburne	% of Acres Platted

Becker Town Board Meeting
Regular Meeting 7:00 p.m.
Monday, April 4, 2022
12165 Hancock Street



Attending,

- ❖ In Person Supervisors: Brian Kolbinger, Robin Boros, Joe Danielson
- ❖ In Person: Clerk Lucinda Messman, Deputy Clerk Fran Seeley
- ❖ In Person Others: Jeff Peterson (left at 7:20)
- ❖ Zoom Attendees: Supervisor Luke Babler

Tuesday, April 7, 2020 The Becker Town Board passed Resolution 2020-15: A Resolution Establishing the Ability Conduct Open Meetings by Telephone. The Town Board of Becker Township, Sherburne County, Minnesota, will utilize teleconferencing as requested so long as a health pandemic exists or a peacetime emergency is declared under Minn. Stat. Ch. 12.

Meeting called to order at 7 pm. Clerk took roll call of those in attendance. Quorum verified by Chair Kolbinger.

Opening Quotes – Fire Signs – Phase I

Company	Amount of Quote
J & L Services	20,895.00
Joe's Bobcat & More	35,437.50
Superior Traffic Control	25,000.00
Wruck Excavating	22,680.00

Contract to be awarded after review of quotes received. Scheduled for award on Monday, April 18, 2022.

Application for Bingo (Gambling) at Carefree Country Club presented. They cannot hold their four bingo games without approval from the Township. **Motion to approve the gambling application as presented by Boros. Second by Danielson. Motion carried, all voting in favor.**

Kolbinger – aye	Babler – aye
Danielson – aye	Boros - aye

Yearly Reorganizational Items

These are items completed after newly elected officers have been installed.

Adoption of the 2023 Town Levy. Figures as approved by the voters at the Annual Meeting March 9, 2021

\$ 180,000	General Fund - this total includes the following line items: 20,000 for donations and 500 for employee recognition.
\$ 1,050,000	Road and Bridge Fund
\$ 15,000	Town Hall Fund
\$ 120,000	Fire Fund
\$ 1,365,000	Total Levy for 2022

Motion to approve the 2023 town levy as listed by Babler. Second by Boros. Motion carried, all voting in favor.

Kolbinger – aye	Babler – aye
Danielson – aye	Boros - aye

Donations Request for 2022 – totaling 18,950.

Requested By	Amount	Approved/Denied	Amount Approved
Becker Parks & Rec	16,500	Approved	16,500
Danish Cemetery Association	750	Approved	800
Snake River Cemetery Association	750	Approved	800
Becker Cemetery Association	800	Approved	850

Motion to approve donations as indicated above by Danielson. Second by Babler. Motion carried, all voting in favor.

Kolbinger – aye
Danielson – aye

Babler – aye
Boros - aye

Yearly Appointments

Position	Motion by	Second	Abstaining?	Motion Carried?	Who was appointed
Town Board Chair	Danielson	Boros	None	Yes, all in favor Kolbinger-aye Babler-aye Danielson-aye Boros-aye	Brian Kolbinger
Town Board Vice Chair	Babler	Danielson	None	Yes, all in favor Kolbinger-aye Babler-aye Danielson-aye Boros-aye	Brad Wilkening
TPC Alternate	Kolbinger	Danielson	None	Yes, all in favor Kolbinger-aye Babler-aye Danielson-aye Boros-aye	Luke Babler
JPB Alternate	Kolbinger	Danielson	None	Yes, all in favor Kolbinger-aye Babler-aye Danielson-aye Boros-aye	Luke Babler
Fire Board members (need 2)	Boros	Danielson	None	Yes, all in favor Kolbinger-aye Babler-aye Danielson-aye Boros-aye	Luke Babler Brian Kolbinger
CMRP & Alternate (2 needed)	Danielson	Boros	None	Yes, all in favor Kolbinger-aye Babler-aye Danielson-aye Boros-aye	Brian Kolbinger Brad Wilkening, Alt

Position	Motion by	Second	Abstaining?	Motion Carried?	Who was appointed
Road Supervisors (need 2) Resolution 2022-16	Boros	Danielson	None	Yes, all in favor Kolbinger-aye Babler-aye Danielson-aye Boros-aye	Joe Danielson Robin Boros
Road Supervisor use of Vendors, Resolution 2021-12					
Weed Inspector	Kolbinger	Danielson	None	Yes, all in favor Kolbinger-aye Babler-aye Danielson-aye Boros-aye	Luke Babler
Electronic Funds Transfer Designated Authority	Boros	Babler	None	Yes, all in favor Kolbinger-aye Babler-aye Danielson-aye Boros-aye	Tanya Danielson

Items requiring yearly adoption

Item	Motion by	Second	Abstaining	Motion Carried?	What was adopted
Adoption of Regular Meeting Schedule	Babler	Danielson	None	Yes, all in favor Kolbinger-aye Babler-aye Danielson-aye Boros-aye	As presented
Resolution 2022-17: Town Board does not Recognize Columbus Day as an official Holiday	Danielson	Boros	None	Yes, all in favor Kolbinger-aye Babler-aye Danielson-aye Boros-aye	Adopted – Columbus Day and office will be open.
Designation of Official newspaper	Danilesen	Boros	None	Yes, all in favor Kolbinger-aye Babler-aye Danielson-aye Boros-aye	<i>The Patriot</i> , Becker, MN
Township Posting Locations	Danielson	Babler	None	Yes, all in favor Kolbinger-aye Babler-aye Danielson-aye Boros-aye	Town Hall Becker City Hall Township Website: www.BeckerTownship.org
Town Depository	Boros	Babler	None	Yes, all in favor Kolbinger-aye Babler-aye Danielson-aye Boros-aye	Sherburne State Bank. Note: to maintain transparency, Treasurer stated she works there
Gopher Bounty Resolution 2022-19	Danielson	Babler	None	Yes, all in favor Kolbinger-aye Babler-aye Danielson-aye Boros-aye	\$2.50 per set of paws

Conflict of Interest Issues

Item	Motion	Second	Abstaining	Motion Carried?	Notes
Joe's Bobcat & More Contract, Conflict Resolution 2022-18	Boros	Kolbinger	Danielson	Yes, 3-0-1 Kolbinger-aye Babler-aye Boros-aye	Resolution authorizing contract with interested officer under Minn. Stat. §471.88, subd. 5
Resolution 2022-13 Contract with interested officer Joe Danielson	Babler	Boros	Danielson	Yes, 3-0-1 Kolbinger-aye Babler-aye Boros-aye	For quick response to maintenance needs for various township roads.
Resolution 2022-14 Contract with interested officer Robin Boros	Babler	Danielson	Boros	Yes, 3-0-1 Kolbinger-aye Babler-aye Danielson-aye	For quick response to maintenance needs for various township roads.
Resolution 2022-15 Contract with interested officer Luke Babler	Boros	Danielson	Babler	Yes, 3-0-1 Kolbinger-aye Boros-aye Danielson-aye	For quick response to maintenance needs for various township roads.

Adoption of Amended Policies

Internal Control Policy	Babler	Boros	None	Yes, all in favor Kolbinger-aye Babler-aye Danielson-aye Boros-aye	
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The following items were verified by the Town Clerk

- Town Ordinance book is in good order
 - copies delivered to County Law Library as required
 - copies posted at the local library as required
 - publications and filings of ordinances is completed within 20 days
- Town Resolution book is in good order
- Town Minutes Book is in good order
- Compliance with the 60 day rule for Planning and Zoning is being met
 - All zoning fees are managed and accounted for properly
 - All reports required are filed in a timely manner
- Annual GAAP Audit has been scheduled and will be filed with the State Auditor as required
- Other required reports are being filed as required
 - MN DOR Property Tax Report
 - CARES Reports
- Township RA for Data Requests is the Town Clerk

Compensation

- Cell phone usage reimbursement for Supervisors, Clerk, Treasurer, Deputy Clerk and Deputy Treasurer.
Motion to approve a monthly amount of \$30 for cell phones by Boros. Second by Danielson.
Motion carried, all voting in favor.

Kolbinger – aye
Danielson – aye

Babler – aye
Boros - aye

- Supervisors
 - meeting rate **Motion to keep meeting rate at \$100 per meeting by Kolbinger. Second by Babler. Motion carried, all voting in favor.**

Kolbinger – aye
Babler – aye,

Danielson – aye
Boros - aye
 - hourly rate. **Motion to approve Supervisor hourly rate at \$30 by Kolbinger, second by Danielson. Motion carried, all voting in favor.**

Kolbinger – aye
Babler – aye

Danielson – aye
Boros - aye
- Clerk and Treasurer
 - Hourly rate. **Motion to approve Clerk and Treasurer hourly rate at \$33/hour by Danielson. Second by Kolbinger. Motion carried, all voting in favor.**

Kolbinger – aye
Babler – aye

Danielson – aye
Boros – aye
- Deputy Clerk and Deputy Treasurer
 - Hourly rate. **Motion to approve Deputy Clerk and Deputy Treasurer hourly rate at \$29/hour by Danielson. Second by Boros. Motion carried, all voting in favor.**

Kolbinger – aye
Babler – aye

Danielson – aye
Boros – aye
- Mileage reimbursement to be IRS Standard. **Motion to approve IRS Standard rate by Boros, second by Babler. Motion carried, all voting in favor.**

Kolbinger – aye
Babler – aye

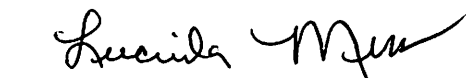
Danielson – aye
Boros – aye

Miscellaneous

- Insurance Policies - fine
- Handbook – when updated, order new for all board members
- Noxious weed books - Good on these for now
- Township Law book – in the clerk's office
- Gravel Road book in clerk's office
- Township & Zoning Ordinances books in the office
- Election materials/guides – clerk maintains
- Officers – all need to verify information for MAT mailings.

Meeting Adjourned 7:43 pm.


 Brian Kolbinger, Chair


 Lucinda Messman, Clerk

Becker Town Board Meeting
Regular Meeting 7:00 p.m.
Monday, April 18, 2022
12165 Hancock Street



Attending,

- ❖ Board members: Chair Brian Kolbinger, Vice Chair Brad Wilkening, Luke Babler, Robin Boros, Joe Danielson, Treasurer Tanya Danielson, Clerk Lucinda Messman, Deputy Clerk Fran Seeley, Deputy Treasurer Marilyn Danielson
- ❖ Absent: none
- ❖ Others: Joel Brott – Sherburne County Sheriff's Department, Wes Davis – Twp. Engineer, Kelli Bourgeois – Twp. Attorney, Ben Wikstrom – Township Planner, Jacob Sanders – Planner, City of Becker, Mark Kolbinger – *The Patriot*, Tony Wruck – Township Maintenance Contractor, Dave Anderson, Leroy Weeves, Dennis Barthel, Nellie Sipson, Ron Simpson, Don Hansen, Jeff O'Neil, Deb Johnson, John Riebel, Mark Swanson, Kyle Waltor, Jeff Peterson, John Blowers, Chad Kolstad, Chuck Meyer
- ❖ Zoom platform was available for anyone who wished to call in virtually. One online, Mark – no other name.

Meeting called to order at 7 pm. Quorum verified by Chair Kolbinger.

Pledge of Allegiance

CONSENT AGENDA ITEMS APPROVED

Minutes

- a. Special Town Board Meeting Bid Opening Minutes – February 4, 2022
- b. Special Town Board Meeting Bid Award Minutes – March 4, 2022
- c. Regular Town Board Meeting Minutes – April 4, 2022
- d. Local Board of Appeal and Equalization Minutes – April 5, 2022
- e. Regular Town Board Meeting Minutes – March 21, 2022

Upcoming electronic fund transfers/automatic payments approval

- a. City of Becker – water/sewer
- b. Xcel Energy – gas/electric
- c. Ace Disposal – Twp maintenance
- d. Advanced Disposal – container at Town Hall
- e. Midco Business – phone and internet
- f. Upcoming EFTS related to payroll: Federal taxes, State taxes and PERA - mandated rates
- g. State of MN for building permit surcharge fees

Correspondence/Information

- a. True-Up Adjustment Xcel Energy
- b. Xcel Energy Minor Alteration of 115kV Transmission line 0827
- c. Recycle Day Notice
- d. MN PUC Public Hearing Notice – Xcel Transmission Lines for Sherco Solar Project/EAW
- e. Sherburne County Gopher Bounty 2022
- f. Actual Tax Capacity Values 2022

- g. Actual Tax Rates 2022
- h. Nature Talks - SWCD
- i. Attorney Ordinance Validation

Motion to approve consent agenda as listed above by Babler. Second by Boros. Motion carried all voting in favor.

Motion to approve a regular agenda by Wilkening. Second by Danielson. Motion carried, all voting in favor.

Annual Sheriff's Report [presentation attached to minutes] – Sheriff Brott

- Review of 2021 and comparison with past years
- Crisis Intervention Co-Response Initiative discussed – working well
- Several Accreditations due to following best practices/policies. Continuous improvement
 - Commission on Accreditation for Law Enforcement Agencies
 - Commission on Accreditation for Corrections
 - American Correctional Association Re-Accreditation
 - National Commission on Correctional Health Care
- Board: Thank you – we appreciate what the Sheriff's department does for the Township.

Residential Open Forum

- Kyle – ICS – re: New Becker Public Schools Transportation Facility
 - Plans shown, location, and mentioned working through Annexation at this point so will be applying to the Town Planning Commission
 - Drawing of Transportation facility presented to the board as well as showing location on the township zoning map and a certificate of survey.
 - Wikstrom reviewed the processes we are following as the facility is not a fit in General Rural at this point
 - Amendment of General Rural District Ordinance to allow the facility
 - Conditional Use Permit will be required
 - Preliminary and Final Plat required. Ingress/Egress will be on the county road, not 107th Street SE
 - O'Neil (Interim City of Becker Administrator) stated it is up to the school if the facility will remain in the township or request annexation into the city. The city has spent nearly 1,000,000 on that corner to serve the region.
 - City will be meeting with the school district to figure this out.
 - Looking at the use of city services, such as water.
 - While it is not adjacent to the City limits, the property to the North of this one is owned by the City of Becker. Since they own the parcel, they can annex. Then, this parcel would be adjacent to city limits and could be annexed on its own.
- Deb Johnson – Variance Application Comments – Carefree Country Club
 - Wikstrom reviewed packet from Sherburne County with the Town Board.
 - A 77' setback variance from the Ordinary High Water Level has been requested.

- Review of site photos and packet materials [full text on file] from Sherburne County
 - This is a typical request for Carefree Country Club Residents. Today requirements would be different, but Carefree was built when things were allowed at their current locations.
 - Looking at the specific photos, she is not requesting a larger setback than the location has already.
 - **Motion to recommend approval of the variance request by Wilkening. Second by Danielson. Motion carried, all voting in favor.**
- American Legion Post 193
 - John Riebel, Commander
 - Would like a long term lease on the building from the City of Becker
 - At issue, the Township owns the land where the offices are located
 - This creates a stumbling back
 - Post started 101 years ago – Veterans may have changed, but we are still here
 - Can the land be leased from the Township?
 - They care for the building, but roof needs replacing. They should qualify for grant assistance, but without a long term lease they do not.
 - Building is used as site for many community events including voting for the Township.
 - Attorney Bourgeois
 - Would like to see a lease as an expired lease could force a building to be sold or cleared.
 - Clerk reviewed minutes
 - The original lease, according to minutes, started in 1908. Text reads, “The village council appeared before the Board asking for a lease out that covers of the Township lot laying between Hancock St, Central Ave, and the Town Hall on the Southwest side of the Hall. It was moved second and carried to lease said ground to the Village for a period of ninety nine years from the date for the enception [sic] of a fire house and maintenance of other fire apparatuses and that when said Village ceases to use said ground for said purposes said lease is void.”
 - Technically the lease ended approximately 2003 when the new fire station was built.
 - No lease exists in Township records. Recall that the Village and Township both used the upstairs of the original Town Hall as offices. In 1911, the Town Hall burnt down in the Becker Fires that year. Minutes and Treasurers books were at the homes of the respective officers. This is the reason we have them. There were a few odds and ends of documents in the books, but no lease. Neither entity has such document. Many things done on handshake back in the early 1900’s.
 - Legion has a month to month lease with the City of Becker at this time.
 - Mark Swanson

- It will cost approximately 180,000 to remove the building
 - The American Legion was the only bid quite a few years back when the City offered it up for purchase
- Does the building on Township land have value? Yes, that is where the Legion meetings are held.
- Latest with the City of Becker? They spoke last week. Maybe a planning meeting could be done, but they need to hear from the Township or they will not agree to anything.
- O'Neil – it is quite a conundrum. There are mixed reviews on what the City wants to do with the building. Is there a vision for the parcel? Can a committee make a recommendation?
- Babler
 - It is important to form a committee made up of both Town Supervisors and City Council members to determine what should be done.
 - He is willing to be on the committee and help out.
 - Look at what the veterans have done for us. The least we can do to help them is make sure they have a building in which to meet.
 - The building also houses Boy Scouts and other community groups as well as Township Elections.
 - We cannot replace this building for 250,000
 - Want to see this facility used for the community
 - The Township won't hold things up due to land ownership.
 - Township is not planning to say get rid of the building.
- Q: if the Township gives the Legion a 99 year lease, would that help? A: the land is not the issue for this board. This board is willing to lease. It is the building use at issue.
- Becker Township will commit to a meeting to try and solve this issue for the American Legion
- O'Neil – The City of Becker will commit to a meeting.
- Boros – How soon can we start a process?
- Bourgeois – the board cannot make a motion at this time, but can come to consensus
- Town Board Consensus: Willing to provide a long term lease to the American Legion if we can work out something regarding the building for the Legion (old fire hall) that is located partially on our property.
- Babler and Boros will facilitate getting this meeting going with the city
- American Legion would like to continue the lease for the entire area where the building is located as the whole thing is used.
- 2 emails given to clerk for contacts

PLANNING COMMISSION/JOINT PLANNING BOARD UPDATES – Wikstrom

- March Joint Planning Board
 - G & M Outdoor Site Plan was approved. It was required by their CUP that any changes go through the approval process.
- April Planning Commission
 - Xcel Energy – public hearing continued again

- 60 day rule in play so it was extended, in writing, for 60 days
- Xcel wants to change powerlines from Vonco along and down County Road 11, moving them out of the ROW and onto private property.
- Planning Commission/Joint Planning Board has no control over towers, only can require that Xcel come to agreements with private land owners.
- Xcel hasn't talked to all the landowners yet
- Planning Commission cannot approve at this time and they are not negotiators for this CUP.
- Home Business Ordinance Amendments – continued with public hearing. Improves ordinance and allows some businesses in the township while keeping primary use as residential
- Hickman Acres Preliminary and Final Plats
 - 40 acre parcel and outlot of Big Oak Estates. Splitting the two to form a new roughly 3 acre parcel for a single family home.
- May
 - Becker Public Schools Transportation Facility

Other Planning Related – O'Neil

- Solar update provided
- Public hearing on the 20th
- Brian Kolbinger, Tracy Bertram, Mary Roe, Phil Knutson, Jeff O'Neil met with Sherco Solar's Chris Clark at a luncheon.
- Sherco wanted a Joint Resolution to pull out the 250 acres from the original application and the City of Becker Agreed
- It is important to note that Sherco Solar is about 1/3 of the solar coming
 - What are impacts to community
 - What are impacts to feel of the community
- One question was asked at luncheon - if the City and Township would do an overlay of where solar should go/guide it in the community, would Xcel support these restrictions? Xcel representative stated it was a good idea. We are all in uncharted territory here due to size and scale and community support would be appreciated.
- Goal – form a committee to decide solar planning with the City of Becker providing a starting point for the discussion. A subcommittee with a proposal to the Joint Boards would get things going and ID the stakeholders. Then various paths would be explored. If we can shape a good document, we can go to the legislature and possibly make some changes so the PUC isn't 'running' over everyone, but considering the community planning efforts. Where to put solar? Agree it is good, but lets put thought into the process and make solid plans for good locations without causing harm to community.
- Discussion of many leases throughout the township now
- Board: while we are unsure how the results will work, we need to try.
- Sanders: remember, when we say we, we mean both the City and the Township, not just the city. We are stronger together.
- Kolbinger: we need to move fast on this. If the board is supportive.
 - Board reactions
 - Unaware Kolbinger had met and talked about the 250 acres.
 - Support of venture

- Is there a size where we can/cannot give input/say over location?
- We want this guided if at all possible
- Need to protect local interests
- 50Megawatts is the size – once that point, PUC is in charge
- Concerns that Xcel is telling us what we want to hear
- O’Neil – due to supply chain issues, installation is moving back approximately 1 year. Keep in mind that 1MW requires approximately 7 acres.
- Integrated resource plan – get word out at state level to have representatives sponsoring a bill to give more authority.
- First meeting is to be the two boards.

ENGINEER’S REPORT – Davis

- 2022 projects – pre-construction meetings are coming up
- 164th Street – Peterson is working on the planting timeline
- 97th Street Update
 - Attorney Bourgeois: LRIP response did arrive.
 - It is very expensive to plat property. Purchase agreements have been negotiated. Permanent easements are recommended rather than platting
 - MnDOT does allow ROW by permanent easement for this grant
 - Many roads are easements anyway so it works fine
 - Even Sherburne County has gone to permanent easements when possible
 - Which does the board want? Platted or permanent easement? You will get adequate right-of-way either way
 - **Motion to obtain permanent easements for the 97th Street project rather than platting the entire road by Wilkening. Second by Danielson. Motion carried, all voting in favor.**
- Township’s quantifying and rating of roads was reviewed with auditor. Various stress levels shown in booklet handed out. It gives instructions on how to quantify the roads.

Supervisor Reports

Fire Board – Supervisor Babler

- Becker Lions donated \$5,000 to fire department
- Conversations about processes
- ARPA funds – the Chief asked for ARPA funds for a response vehicle SUV. When calls are cancelled, someone still has to check. 600 calls last year with 5-10 being false alarms. Need to look at ordinance for charges if they are called for numerous alarms to try and force some fixes.

Central Mississippi River Regional Planning Partnership – Supervisor Kolbinger and Planner Sanders

- Meeting postponed. There will be a report in May regarding where the group will be heading.

Roads – Supervisors Boros and Danielson

- **Motion to award J & L Services the Fire Sign Contract as they had the low quote by Boros. Second by Wilkening. Motion carried, Boros, Babler, Kolbinger and Wilkening voting in favor. Danielson abstained from bidding as his company had provided a quote.**
- Cluster signs at ends of roads. There are multiples of these in the township, result of shared driveways/easements/access/private roads. Had to remove from private property. Emergency Services and Supervisors would like to place new at end of road and move the old ones up to the houses or where driveways split to better guide emergency personnel. Legally, can we do this? Attorney Bourgeois to review.
- Autumn Ridge is a private road, but most have signs by their homes and the cluster isn't at the end of the road as it should be. Consistency is a goal with this project.
- Babler – please keep everyone up to date on problems. Also, aware there is a pile of old signs at Jeff Peterson's. The board has never said what to do with them. The fire sign contract is specific that signs are to be returned to the Township. What do we want to do with the old ones? Board directive to Peterson – you keep the signs to scrap. The old signs at your place are yours. All future contracts will spell out what is to become of old signs.
- Peterson – if replacing stop signs posts, do you want me to use only new posts, or is it ok to use good straight, used posts? Board: good old ones are fine.
- Spring Road Tour
 - Garden Grove held up
 - Davis – do we get a quote for another layer?
 - Wruck – first few times it was plowed with pickup truck, used the regular plow after that
 - Dates – Saturday, April 30th. Leave town at 7:30 am
- Dust Control
 - Getting quotes to get some done
 - Bonding agent for gravel roads discussed
- Garden Grove Chip seal – do overlay? Wes is getting information to protect our investment
- Quotes on 67th Street in packets. Joint Project with Santiago Township. While not stated, both include installation and cost of the culvert
 - MN Paving at \$89,539.
 - Knife River at \$112,715.
 - Santiago has not accepted either one yet, they want us to accept first.
 - **Motion to award the contract to MN Paving in the amount of \$89,539.00 by Danielson. Second by Wilkening. Motion carried, all voting in favor.**
- Trees and potholes are being handled by general maintenance contractor

Town Hall

- Painting will occur between Monday, May 23 and be wrapped up by June 10th. Will need all furniture moved to center of room.
- Shed has been started

Other

- Animal Control Contract
 - If board approves, new contract is here to execute
 - **Motion to approve using Monticello Animal Control again by Danielson. Second by Babler. Motion carried, all voting in favor.**
- Joe's Bobcat owns a piece of equipment the Township could use to help with post removal. Equipment rental is not in the contract, so amendment required.
 - **Motion to approve amendment of Joe's Bobcat and More Contract to include equipment rental by Wilkening. Second by Boros. Motion carried, voting in favor Babler, Boros, Kolbinger and Wilkening. Danielson abstained as it is his company.**
 - **Motion to approve Resolution Authorizing Contract with Interested Officer under Minn. Stat. §471.88, subd. 5 by Wilkening. Second by Babler. Motion carried, voting in favor Babler, Boros, Kolbinger and Wilkening. Danielson abstained as it is his company.**

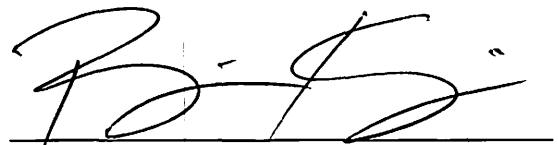
Treasurer's Report

- **Motion to approve Treasurer's Report as presented by Babler. Second by Boros. Motion carried, all voting in favor.**
- **Motion to approve payment of Warrants 15441-15473 and PO's 1447a-1454, in the amount of \$87,205.72 by Wilkening. Second by Babler. Motion carried. Voting in favor: Babler, Boros, Kolbinger and Wilkening. Danielson abstained as his company had submitted an invoice.**
- Outstanding Checks from 2021 that are over one year old
 - Per auditor recommendation (MN Statute §345.41) would like to
 - Re-issue Monticello Animal Control (3 checks mailed to wrong address and never received). They have been verified unpaid.
 - Void check for \$54 from 2019 that has never been cashed.
 - **Motion to approve handling checks as indicated above by Babler. Second by Boros. Motion carried, all voting in favor.**

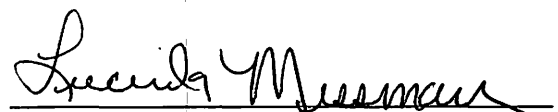
Other

- Board consensus for Clerk, Deputy Clerk and Deputy Treasurer to attend training on May 25th. The Town Hall office will be closed that day.

Meeting Adjourned 8:52 pm.



Brian Kolbinger, Chair



Lucinda Messman, Clerk



Local Board of Appeal and Equalization

Tuesday, April 5, 2022

6 pm, 12165 Hancock Street

Meeting held with in person and zoom option

Town Board Members Present: Chair Brian Kolbinger, Vice Chair Brad Wilkening, Supervisor Joe Danielson, Supervisor Luke Babler (online), Supervisor Robin Boros, Clerk Lucinda Messman, Deputy Clerk Fran Seeley

Present in person: David Selbitschka – Deputy County Assessor, David Moore, Residential Appraiser, Thomas & Patty Kosloske

Present on-line: Joel Muelberg, NP Nyguen, Daniel & Cindy Wampach

Tuesday, April 7, 2020 The Becker Town Board passed Resolution 2020-15: A Resolution Establishing the Ability Conduct Open Meetings by Telephone. January 1, 2021, the Town Board of Becker Township, Sherburne County, Minnesota, will continue to use the Zoom platform as an option for meeting attendance as long as a health pandemic exists.

1. Meeting called to order at 6:00 p.m. by Chair Kolbinger. Quorum verified, properly qualified Supervisors verified present.
2. Sherburne County Deputy Assessor Selbitschka and Residential Appraiser Moore reviewed packet material with those present. [attached]
 - a. Very different market today than past years. Numbers shocking to all in **assessor's office as well.**
 - b. Many pieces as to why reviewed with those present in person and online.
 - c. Ag Market similar to others but lesser number of sales. Department of Revenue did not change tillable land value.
 - d. Anyone who has Ag land is encouraged to get enrolled in Green Acres if possible
 - i. Supervisor Babler asked what requirements are
 1. Talk to Kristie Botzack at Sherburne County 763-765-4900.
 2. A few minimums include
 - a. 10+ acres into production
 - i. Fenced and pastured; or
 - ii. Tillable/in production
 - b. If Ag + Homestead = best chance to qualify
3. Open forum –
 - a. Tom Kosloski, 05-401-0320, Wildwood Acres
 - i. Sticker Shock – 2.5 acres
 - ii. 24% increase seems like a huge jump when things are deteriorating at his location
 1. Oak wilt has required removal of 13 mature oak trees

2. No longer the nice wooded lot they purchased
3. Does this go into consideration of property values?
- iii. Selbitschka: unfortunately, in this market it seems to not be taking that type of thing into consideration. No, the tree changes were not taken into account
- iv. Kolbinger: As homeowners in the Township, we are also trying to understand the market. If you look at the Township Market Value on the handouts, you will see it has increased overall by 20% for the township.
- v. Wilkening: Levy/assessed value discussion.
 1. Levy is fixed at this time
 2. Comparatively, if all township assessments increase, your "share" of what you pay towards the levy will not be changing. Things stay relatively the same. If your neighbors assessed value does not increase in a similar manner, then you would be paying a higher percentage.
- vi. Selbitschka: There is no relationship between increased property values and the tax rate. If your taxes increase by 24% like the value of your home, please contact me as that should not happen. Homestead market exclusion also discussed. All present encouraged to contact state representatives with how unfair the current system is.
- vii. Moore: Will check if Oak Wilt is changing values. Touch and go as several good sales are needed before we can make a change on this.
- viii. **Motion for no change in assessed value for this parcel by Wilkening. Second by Danielson.**

Babler – aye

Boros – aye

Danielson – aye

Kolbinger – aye

Wilkening – aye

Motion carried, all voting in favor.

- b. Joel Muehlberg, 05-124-2204, not platted
 - i. Has spoken with assessor who explained the process and value determination to him
 - ii. Concerned with value increases of 22% across the county. Finds it difficult to believe this amount. Any chance of a tiered increase or capita increase?
 - iii. Has the County or Township reached out to the legislature to discuss Homestead exemptions?
 - iv. Selbitschka: the County assessors group NAAO is reaching out to the legislatures as a group. The County has had initial discussions regarding reaching out to legislators, but it has not happened at this time. Tiered valuation is a problem – reasoning discussed.
 - v. **Motion for no change in assessed value for this parcel by Boros. Second by Danielson.**

**Babler – aye
Danielson – aye
Wilkening – aye**

**Boros – aye
Kolbinger – aye
Motion carried, all voting in favor.**

- c. Moore: Several property owners were unable to be present this evening, but we do have some recommended changes to review with the board.

- i. Mark Schaefer, 05-407-0110, Oak Crest Estates

1. A decrease in the parcel's estimated value is recommended due to not being able to view the interior of the home for improvements.
2. Decrease of 5,600 due to type and quantity of fireplaces.
3. **Motion to decrease the assessed value for this parcel by 5,600 by Wilkening. Second by Boros.**

**Babler – aye
Danielson – aye
Wilkening – aye**

**Boros – aye
Kolbinger – aye
Motion carried, all voting in favor.**

- ii. Daniel Wampach, 05-111-4406, not platted

1. A decrease in the parcel's estimated value is recommended due to not being able to view the interior of the home for improvements.
2. Decrease of 400 due to no heat in the garage.
3. **Motion to decrease the assessed value for this parcel by 400 by Danielson. Second by Babler.**

**Babler – aye
Danielson – aye
Wilkening – aye**

**Boros – aye
Kolbinger – aye
Motion carried, all voting in favor.**

- iii. Brian Harkin, 05-449-0124, Eagles Landing

1. A decrease in the parcel's estimated value is recommended due to not being able to view the interior of the home for improvements.
2. Decrease of 700 due to no heat in the garage.
3. **Motion to decrease the assessed value for this parcel by 700 by Babler. Second by Danielson.**

**Babler – aye
Danielson – aye
Wilkening – aye**

**Boros – aye
Kolbinger – aye
Motion carried, all voting in favor.**

- iv. Jerry Anderson, 05-451-0135, not platted

1. A decrease in the parcel's estimated value is recommended due to not being able to view the interior of the home for improvements.
2. Decrease of 800 due to type and quantity of fireplaces.
3. **Motion to decrease the assessed value for this parcel by 800 by Wilkening. Second by Boros.**

**Babler – aye
Danielson – aye**


**Boros – aye
Kolbinger – aye**

Wilkening – aye

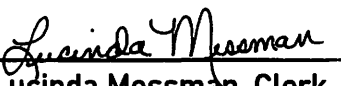
Motion carried, all voting in favor.

4. No other Township Residents present in person, by zoom or by contact.

Meeting adjourned at 6:56 p.m.



Brian Kolbinger, Chair



Lucinda Messman, Clerk

**2022 Becker Township
Local Board of Appeal and Equalization
April 5, 2022**

Sales from October 1, 2020 to September 30, 2021 were used to determine the estimated market values for the 2022 assessment. Countywide there were 16 good sales of parcels over 34.5 acres used in the study. The Agricultural time trend was 13.848%. The median ratio of these sales after time trend was applied was 69.91%. Tillable and Pasture rates were increased by 50%. There was no change to waste rates. The ending ratio after these changes is 92.9%.

The 2022 methodology utilizes agricultural sales within a region to develop a tillable and non-tillable value to be used for Green Acres in that area. Our Green Acres Region includes the Counties of Anoka, Chisago, Isanti and Sherburne. The Department of Revenue issued a memo which indicated that the average per acre value for tillable land was to be \$3,600 (no change from 2021) and the average for non-tillable was to be \$2000 (up \$200 per acre from 2021).

Township Averages as Reported to the Department of Revenue for the 2022 Assessment

2022 Estimated Market Values

2a Tillable 6100/ac

2a/2b Pasture 5500/ac

-Same values have been applied to Rural Preserve and CRP land

Waste 750/ac

Wetlands 750/ac

2022 Green Acres Values

2a Tillable 3700/ac

2a Pasture 2400/ac

Waste 750/ac

-Same values have been applied to Rural Preserve and CRP land

Becker Township Local Board of Appeal and Equalization

April 05, 2022 6:00 p.m.

Year End Summary – 20221 Assessment

Re-Assessment

Residential	474
Commercial/Industrial/exempt	37
Agriculture	68

Residential Statistics – 3 year history

Item	2021	2020	2019
New Homes	19	24	18
Misc Permits	231	387	305
Decks/bsmt finish/additions			
Total Sales	111	66	55
Median Sale Price	\$446,900	\$337,000	\$339,000
Median Market Value	\$402,900	\$320,200	\$324,800

2022 Assessment Adjustments

Vacant Land Adjustments	+20
Residential Home Adjustments	+15%

Sherburne County Assessor

Sherburne County Government Center

13880 Business Center Dr NW

Elk River, MN 55330-1692

Phone: (763)765-4900

FAX: (763)765-4905

2022 BECKER TOWNSHIP ASSESSMENT **Spring PRISM Report**

Residential and Seasonal values increased in overall market value by approximately 15.1%. The property value increases are the result of 57 township sales used in our sales ratio study and 1,544 sales county-wide.

Assessment Years		Study Ratio	Overall Change
2018	72 sales	86.5% x 1.078% = 93.27% adjusted ratio	
2019	60 sales	89.5% x 1.064% = 95.22% adjusted ratio	
2020	55 sales	91.7% x 1.045% = 95.8% adjusted ratio	
2021	66 sales	89.0% x 1.067% = 95.0% adjusted ratio	
2022	57 sales	78.2% x 1.194% = 93.3% adjusted ratio	

Commercial and Industrial County-wide there were 17 sales, 12 Commercial and 5 Industrial. Our combined median ratio started as 81.9% and final ratio is 91.1%

Total Taxable New Construction

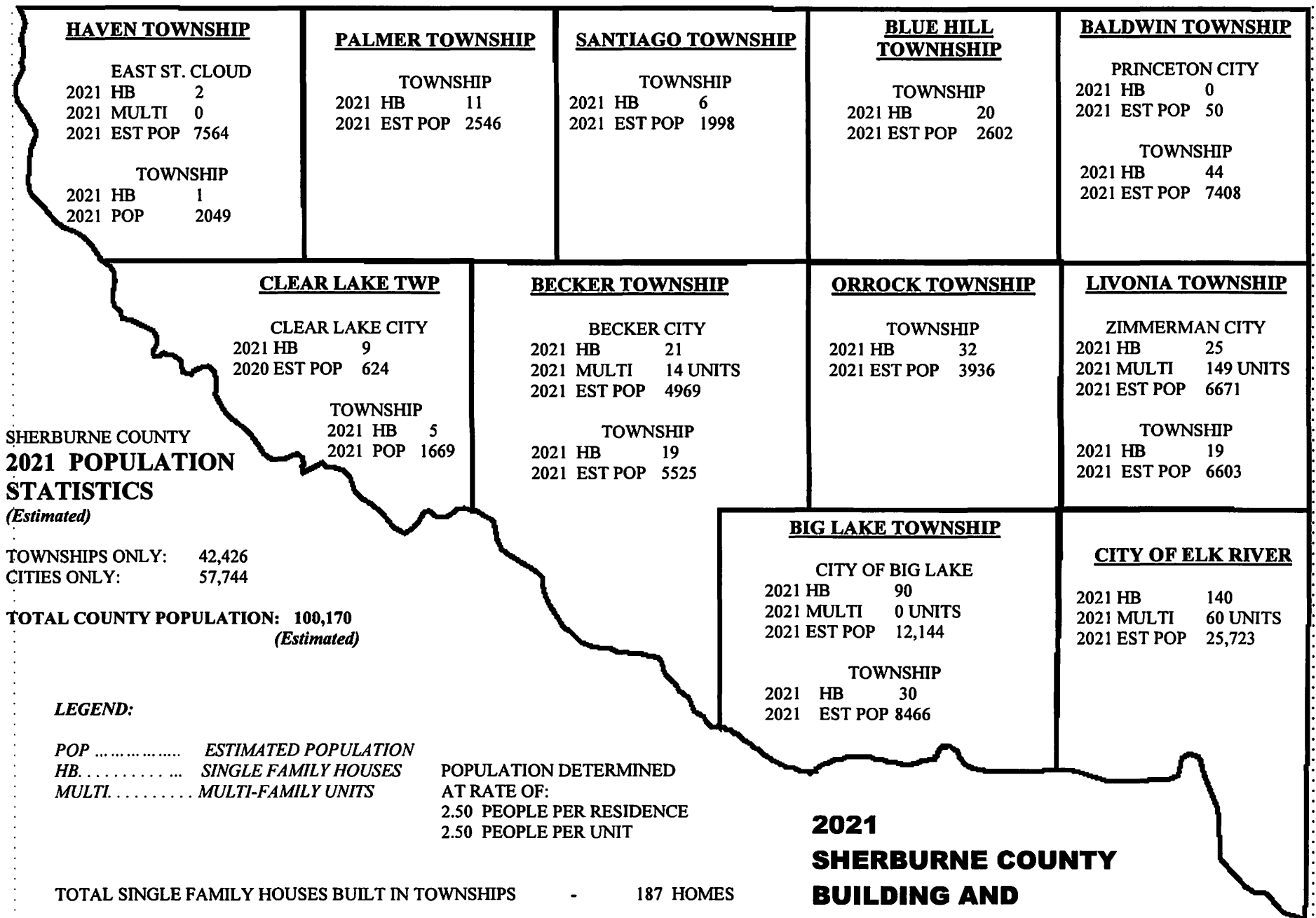
Assessment Years

2018	\$ 8,824,400
2019	\$ 6,690,400
2020	\$ 6,377,500
2021	\$ 8,833,737
2022	\$ 8,092,000

Total Township Estimated Market Value

Assessment Years

2018	\$ 600,896,000
2019	\$ 638,062,400
2020	\$ 672,540,000
2021	\$ 732,893,100
2022	\$ 924,553,200



SHERBURNE COUNTY
ESTIMATED 2021 POPULATION
100,170

Townships only - 42,426

Cities only - 57,744

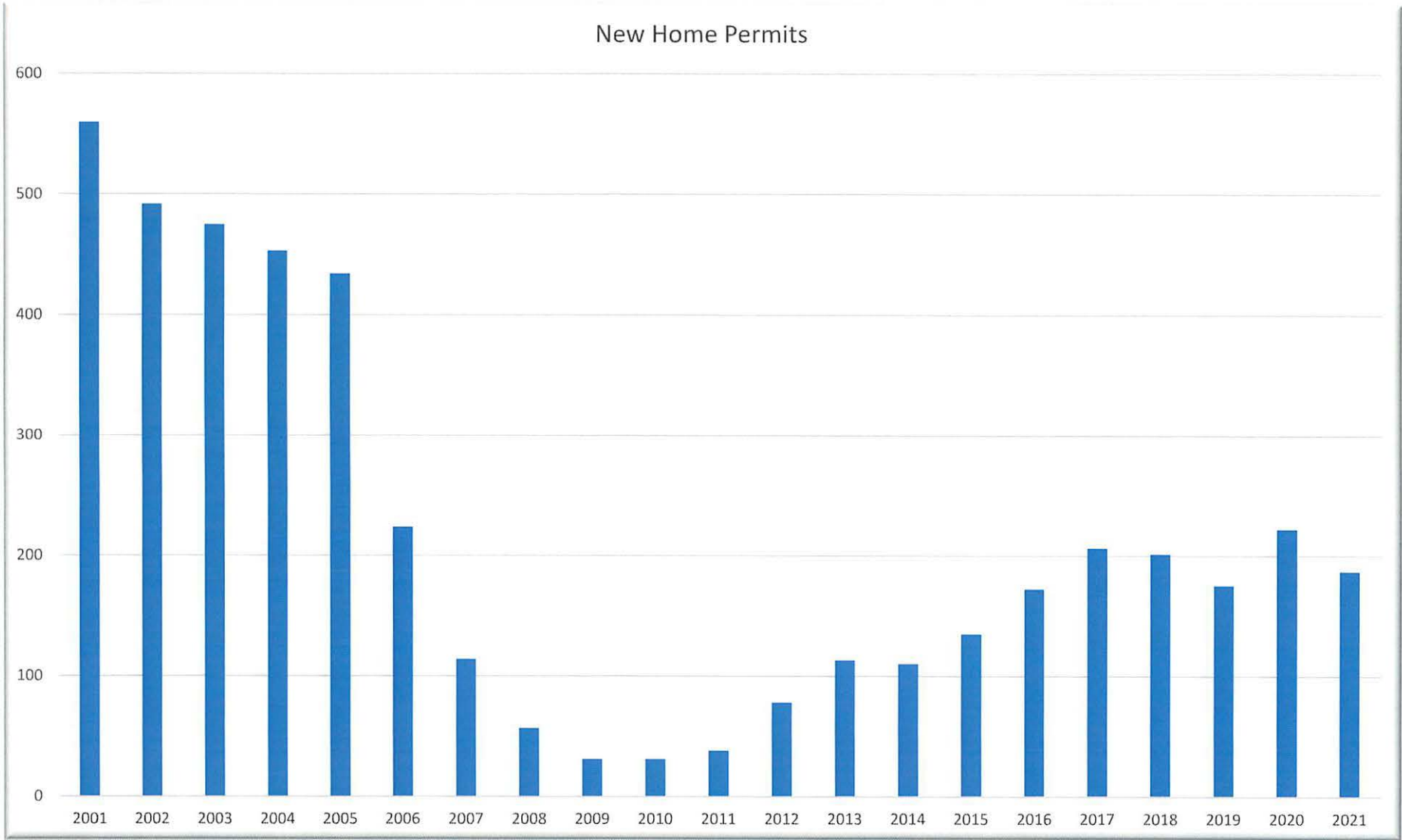
(Figures determined at a rate of 2.5 people per residence or multi-family unit)

PERMITS ISSUED IN THE TOWNSHIPS OF SHERBURNE COUNTY

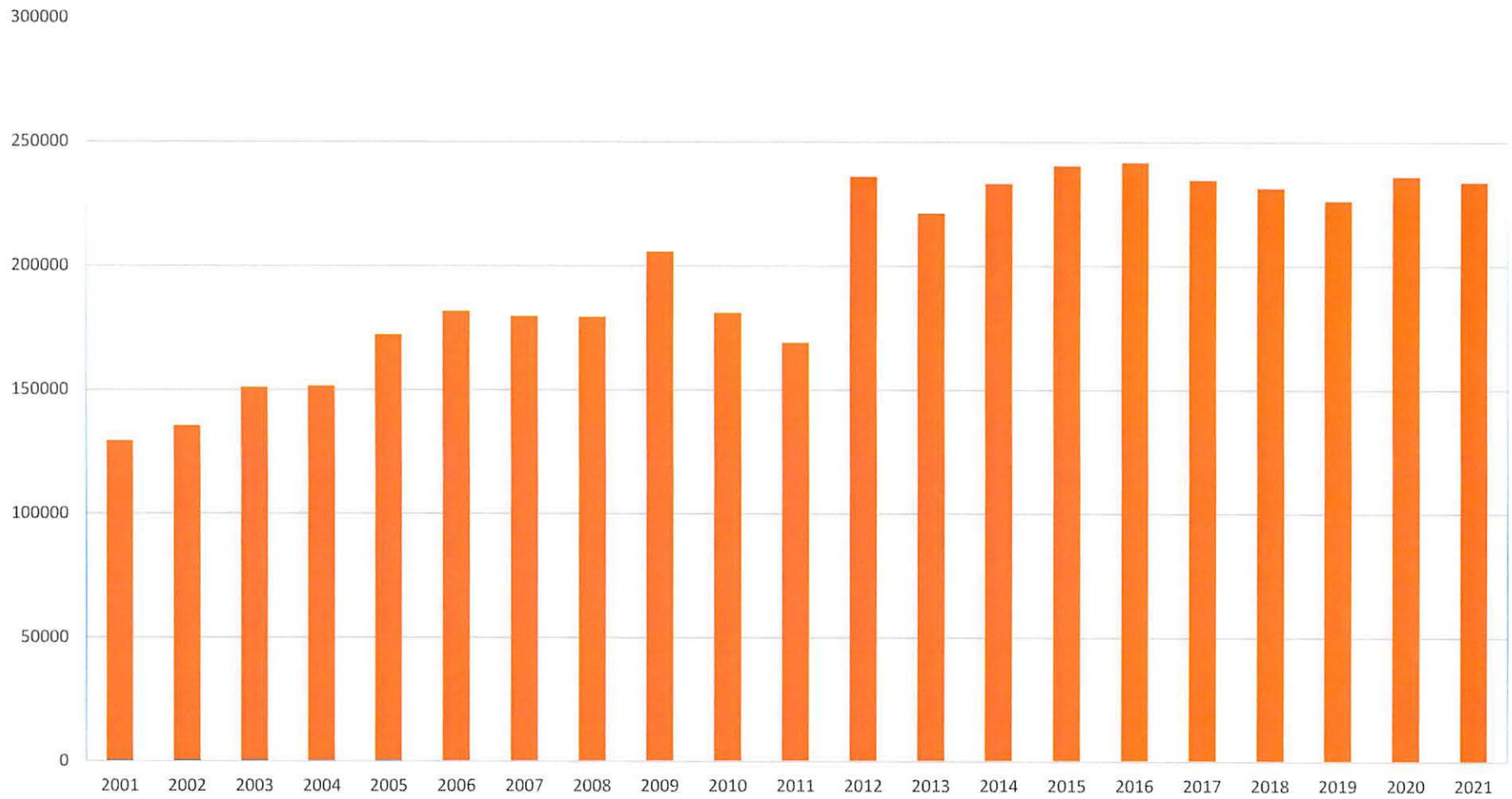
TOWNSHIP	NEW HOME PERMITS & VALUATIONS		ALL OTHER BUILDING PERMITS & VALUE <small>(Does not include Solar Farms)</small>		SEPTIC UPGRADES	NEW SEPTICS <small>(Does not include hook-ups to cluster systems)</small>
BALDWIN	44	8,710,000	228	1,758,000	48	45
BECKER	19	6,292,321	235	5,380,692	30	17
BIG LAKE	30	8,062,000	266	1,644,000	56	28
BLUE HILL	20	3,936,000	88	712,000	12	21
CLEAR LAKE	5	1,334,000	62	1,787,000	11	8
HAVEN	1	219,000	62	1,112,000	11	2
LIVONIA	19	4,486,000	231	1,946,000	21	20
ORROCK	32	7,133,000	124	604,000	18	5
PALMER	11	2,099,000	113	829,000	22	13
SANTIAGO	6	1,403,000	37	189,000	19	6
TOTALS	187	43,674,321	1446	15,961,692	248	165

**NEW HOME / MULTI-FAMILY UNIT PERMITS
ISSUED IN THE CITIES OF SHERBURNE COUNTY**

CITIES	NEW SINGLE-FAMILY HOMES	MULTI-FAMILY UNITS
EAST ST. CLOUD	2	0
PRINCETON	0	0
ZIMMERMAN	25	149
BECKER	21	14
CLEAR LAKE	9	0
BIG LAKE	90	0
ELK RIVER	140	60
TOTALS	287 New Homes	223 Units



Average New Home Valuation

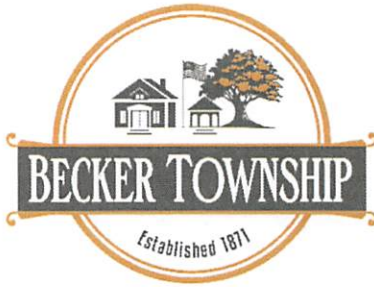


SHERBURNE COUNTY
RECORDED PLATS
TOWNSHIPS ONLY

1969	10 PLATS	-	193 Residential lots	1997	54 PLATS	-	517 Residential lots
1970	10 PLATS	-	224 Residential lots	1998	38 PLATS	-	612 Residential lots
1971	11 PLATS	-	162 Residential lots 7 (COMMERCIAL LOTS)	1999	52 PLATS	-	523 Residential lots 2 (COMMERCIAL LOTS)
1972	24 PLATS	-	563 Residential lots 36 (COMMERCIAL LOTS)	2000	43 PLATS	-	383 Residential lots 17 (COMMERCIAL LOTS)
1973	21 PLATS	-	575 Residential lots 49 (COMMERCIAL LOTS)	2001	46 PLATS	-	446 Residential lots 4 (COMMERCIAL LOTS)
1974	18 PLATS	-	292 Residential lots	2002	54 PLATS	-	461 Residential lots 3 (INDUSTRIAL LOTS) 1 (COMMERCIAL LOTS)
1975	3 PLATS	-	10 Residential lots 3 (COMMERCIAL LOTS)	2003	47 PLATS	-	531 Residential lots 10 (COMMERCIAL LOTS)
1976	6 PLATS	-	143 Residential lots	2004	57 PLATS	-	579 Residential lots 6 (INDUSTRIAL LOTS)
1977	8 PLATS	-	149 Residential lots	2005	46 PLATS	-	406 Residential lots
1978	7 PLATS	-	174 Residential lots	2006	30 PLATS	-	404 Residential lots
1979	12 PLATS	-	227 Residential lots	2007	20 PLATS	-	187 Residential lots 21 (COMMERCIAL LOTS)
1980	4 PLATS	-	106 Residential lots	2008	11 PLATS	-	23 Residential lots
1981	1 PLAT	-	4 Residential lots	2009	5 PLATS	-	5 Residential lots
1982	2 PLATS	-	21 Residential lots	2010	4 PLATS	-	8 Residential lots
1983	1 PLAT	-	49 Residential lots	2011	7 PLATS	-	10 Residential lots 1 (INDUSTRIAL LOT)
1984	3 PLATS	-	18 Residential lots	2012	5 PLATS	-	5 Residential lots
1985	6 PLATS	-	44 Residential lots	2013	3 PLATS	-	3 Residential lots
1986	5 PLATS	-	72 Residential lots	2014	10 PLATS	-	18 Residential lots 3 (COMMERCIAL LOTS)
1987	8 PLATS	-	133 Residential lots	2015	9 PLATS	-	25 Residential lots
1988	8 PLATS	-	131 Residential lots	2016	4 PLATS	-	16 Residential lots 2 (INDUSTRIAL LOTS)
1989	7 PLATS	-	75 Residential lots	2017	9 PLATS	-	28 Residential lots
1990	9 PLATS	-	69 Residential lots 3 (COMMERCIAL LOTS)	2018	13 PLATS	-	53 Residential lots
1991	5 PLATS	-	73 Residential lots	2019	18 PLATS-		151 Residential lots
1992	10 PLATS	-	168 Residential lots	2020	10 PLATS-		36 Residential lots
1993	21 PLATS	-	303 Residential lots	2021	21 PLATS-		87 Residential lots
1994	14 PLATS	-	260 Residential lots				
1995	34 PLATS	-	268 Residential lots				
1996	68 PLATS	-	487 Residential lots 30 (COMMERCIAL LOTS)				

**SHERBURNE
2021 PLATTED/UNPLATTED ACRES
TOWNSHIPS ONLY**

TOWNSHIP	# PLATS RECORDED IN 2021	# PLATTED LOTS	ACRES PLATTED	ACRES ANNEXED	TOTAL PLATTED ACRES	TOTAL UNPLATTED ACRES	% OF ACRES PLATTED
BALDWIN	11	66	311	56 (M&B)	6,823	15,349	31%
BECKER	3	6	55	0	4,915	28,952	15%
BIG LAKE	0	0	0	85 (M&B)	6,217	19,495	24%
BLUE HILL	1	3	10	0	2,371	20,981	10%
CLEAR LAKE	0	0	0	0	1,403	22,168	6%
HAVEN	0	0	0	0	1,298	20,421	6%
LIVONIA	5	9	88	198 (M&B)	5,783	14,520	28%
ORROCK	0	0	0	0	3,670	19,544	16%
PALMER	0	0	0	0	1,401	21,937	6%
SANTIAGO	1	3	40	0	1,341	22,013	6%
TOTALS	21	87	504	339	35,222	205,380	14%
	Plats Recorded in 2021	Lots Platted in 2021	Acres Platted in 2021	Acres Annexed in 2021	Total Platted acres in Sherburne	Total Unplatted acres in Sherburne	% of Acres Platted



Road Tour Minutes

Saturday, April 30, 2022

Town Board Members Present: Brian Kolbinger, Supervisor, Brad Wilkening, Supervisor Joe Danielson, Supervisor Luke Babler, Supervisor Robin Boros, Clerk Lucinda Messman.

1. Started 7:30 am
2. ID 107th Street SE
 - a. ID 4750 = all fine
 - b. ID 4717 = fine, viewed the way the fire signs looked, discussed making others in township consistent with this view.
 - c. ID 4718 = fine
 - d. ID 6500 = fine, viewed end of road (by 9 button) looked ok
 - e. The private 'road' looking area north of 143rd Ave Southeast does not have an orange sign. Not a worry as it is a private driveway, not a road.
3. ID 4753 Greenview Road Southeast = viewed, no score change
4. ID 1445, 6931, 6932 = 97th Street SE. Scheduled for replacement in 2023. Viewed areas where curves will be changing. Discussion of progress.
 - a. ID 6931 trees by south side of 97th/TH 25 may need to be trimmed back a bit further. Will be reviewed during staking prior to project.
5. Private Road Autumn Ridge – fire signs discussed.
 - a. All residents good with signs going on their private driveways in addition to the ones that are standard at end of driveway (aka 97th/Autumn Ridge).
 - b. Individual living on the private road contacted Supervisor Babler and wondered about having the same company who the Township Contracts with for the upgrading of 97th street doing their private road as well. While they have to contract independently, that information can be passed along.
6. Boulder Crossing
 - a. ID's 5913, 5912, 5911, 6680, 5910, 5909 – all roads in poor shape due to many cracks. Discussions of options, length of road, etc.
7. ID 7286 77th Street no changes to score
8. ID 4760, 4765, 4766, 6680, 670, 7562, 7563 – 82nd Street SE. Viewed, to be replaced this year. It is in bad shape. New mailbox supports as well.
9. ID 4762, 4764, 4761, 4763 – Beatrice (east and west) viewed. Patches holding up well, dips don't seem to be worse.
10. Looked at culvert that is in bad shape off 82nd street (8820 125th Ave SE). Private culvert on a private drive. Not installed correctly – owner to handle.
11. Viewed Elkwood – ID 1743, 6279, 5293, 4047, 7170 – roads looked fine, however there is a hole north of 9287 Riverview Dr. that needs to be filled in.
12. Fire Sign replacement discussed again – there will be a pre-con meeting at Town Hall once the signs arrive.
13. Wildwood Acres
 - a. ID 4767 84th Street – no changes

- b. ID 6487 Oak Lane viewed
 - c. Cartway in Wildwood acres viewed
- 14. ID 1000000 77th Street – viewed front and looked ok. Mailboxes and fire signs moved to in front of homes
- 15. Viewed parcels along CR 127/140th Ave SE (County Road) that have submitted a survey for boundary changes.
- 16. Viewed parcels near Sherburne County 05-107-3402, 137th Ave and CR 23 where easement accesses have been granted by variance to see if things look ok in the area.
- 17. 67th Street
 - a. ID 1131 and 3773 – viewed prior to changeover in maintenance (Becker Township assumes in May) and video was recorded.
 - b. ID 7548 viewed, but not traveled due to extreme rain (approx. 2") evening/going on and the vehicle being driven.
 - c. ID 7284 viewed end of CDS – is pedestal in the ROW? Possibly but not on the Becker side of road. We did not grant a utility permit for the location.



- 18. ID 5107 viewed ok 83rd Street
- 19. ID 3217 and 7246 viewed – ok. 148th Ave SE. At end where road was reclaimed looks good. (Reclaimed portion added to ID 4740 length)
- 20. ID 4744 70th Street SE viewed
- 21. ID 4736 and 4737 – 77th Street viewed ok
- 22. ID 1679 175th Avenue – tree trimming needed in this area and north. Crackfilling along all of 175th Ave needed (ID's 1304, 1305, 1679, 1680)
- 23. 94th – private road, appears numbers are by homes. Just add the fire signs on 173rd Ave for Emergency response. (ID 1682, 1683)
- 24. ID 2080 and 2081 viewed – roads ok
- 25. ID 4661 112th Street – viewed ok
- 26. ID 6485 road is all sand. Discussion regarding gravel
- 27. ID 1444 122nd Street SE – end of road has three mailboxes. Verify numbers match or if additional needed. Are fire signs in appropriate location?

- 28. Clerk to call and ask for 5ton signs to be taken down as road restrictions end on Monday, May 2, 2022 (Becker is now considered Metro on MnDOT maps for road restrictions)
- 29. ID 7195 127th Avenue – viewed. Very poor condition. Replacement with paved this summer.
- 30. ID 7424, 2000000, 4000000 Garden Grove Road and Georgia Circle – viewed chip seal after winter. Road held up. Future – it was not graded/prepped correctly before the skim was placed. See the dips/humps and improper crown.



- a. Allied (installer) recommends another coat.
 - b. Astech recommends let it sit a few years then tear out and redo properly. The dips/humps will get bigger if it is re-skimmed.
 - c. Board determined to leave it a few years and see how it goes
31. ID 1442 Peggy Place. Road has a breaking up area (image from March 23, 2022). Complaints that a business there broke it up, but based on location and position, not able to confirm that is cause. Pavement was installed in 1994 and seal coated in 2011.



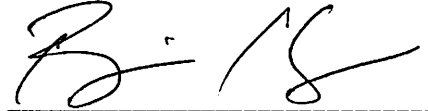
32. ID 3576, 6774, 6775, 6776 142nd Street SE viewed. Looks good. Some crackfilling otherwise good to go.
33. ID 8 164th Ave SE – currently gravel. Looks good after winter. Paving this summer.
34. ID 7246, 7249, 3382 – 149th Street SE viewed. Looks fine
35. 166th Street – private road – verify fire sign placement is correct
36. ID 7262 172nd Ave SE – road blow out this spring. Discussion of patching vs replacement of section.
- a. Patching estimates arrived, viewed rest of road. The rest looks like it is about to go as well.
 - b. How roads breakup discussed and causes leading to issues like this
 - c. Check into pricing for replacing entire section this summer – via change order with current contractor. Get numbers by May meeting.
 - d. Images from March 25, 2022 as sent in by residents. Worse looking now






- 37. ID 1906, 7265 172nd Ave SE viewed where the large rocks were removed. It does not appear vehicles are crossing through the section.
- 38. ID 1020, 7261 170th Street SE viewed – ok
- 39. ID 7264 174th Ave SE viewed – ok
- 40. ID 1905, 32914 173rd Ave SE viewed – ok
- 41. ID 7255 165th Street SE viewed – ok
- 42. ID 2846 157th Street SE viewed – ROW discussion took place. Monday get the drawing for cul-de-sac at end and permanent easement paperwork.
- 43. ID 3577 137th Street SE – viewed

- a. On East side the median installed for a quiet crossing. It is not proper and is not a quiet crossing
- b. As go west, road is getting to be in tough shape. Within the next 10 years it will need to be redone. It is ½ city for the west 2600 feet.

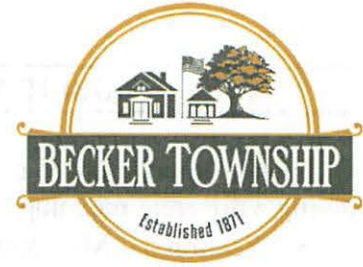


Brian Kolbinger, Chair



Lucinda Messman, Clerk

Becker Town Board Meeting
Regular Meeting 7:00 p.m.
Monday, May 16, 2022
12165 Hancock Street



Attending,

- ❖ Board members: Chair Brian Kolbinger, Vice Chair Brad Wilkening, Luke Babler, Robin Boros, Joe Danielson, Treasurer Tanya Danielson, Clerk Lucinda Messman, Deputy Clerk Fran Seeley, Deputy Treasurer Marilyn Danielson
- ❖ Absent: none
- ❖ Others: – Sherburne County Sheriff's Department, Wes Davis – Twp. Engineer, Kelli Bourgeois – Twp. Attorney, Ben Wikstrom – Township Planner, Mary Roe – Planner, City of Becker, Tony Wruck – Township Maintenance Contractor
- ❖ Zoom platform was available for anyone who wished to call in virtually.

Meeting called to order at 7 pm. Quorum verified by Chair Kolbinger.

Pledge of Allegiance

CONSENT AGENDA ITEMS APPROVED

Minutes

- a. Road Tour Minutes April 30, 2022
- b. Regular Town Board Meeting Minutes April 18, 2022

Upcoming Electronic Fund Transfers/automatic payments for approval

- a. City of Becker – water/sewer
- b. Xcel Energy – gas/electric
- c. Ace Disposal – Twp maintenance
- d. Advanced Disposal – Twp hall
- e. Midco Business – phone/internet
- f. Related to payroll: Federal payroll taxes, state payroll taxes, PERA
- g. State of MN for building permit surcharge fees

Motion to approve consent agenda as listed above by Boros. Second by Babler. Motion carried all voting in favor.

Motion to approve a regular agenda by Babler. Second by Boros. Motion carried, all voting in favor.

Sheriff's Report – Aaron Sturm

- 250 Calls for service
- 131 Traffic Stops
- 10 accidents
- Fairly standard month

PUBLIC HEARING – BUILDING CODE AMENDMENT

Ordinance amendment to cleanup and streamline the permit process. A few parts get redundant giving a different meaning than intended.

- Section 5 – Maximum depth below grade
 - Delete as shown:
 - The lowest floor shall be set at or above the Lowest Floor Elevation (LFE) ~~or a minimum of one (1) foot above mottling (based on a soil boring), whichever is higher~~, and shall be shown on a certificate of survey to be submitted with building permit applications.
 - Add as shown:
 - Residential buildings, **building additions, and accessory structures** exempt from Certificate of Survey requirements, as stated in Section 6, Subd. 1. B., shall be required to submit **a soil boring data**. Additionally, a proposed LFE and soil boring data shall be shown relative to a published benchmark.
 - Engineer Davis created a chart for staff to use for both LFE and COS. Streamlines and allows staff to answer questions easier.
- Section 6 Certificate of Survey Requirement
 - Add/Delete as shown
 - All applications for building permits for properties ~~in~~ **on** which a new structure ~~is being built~~ or an addition ~~is being added~~ that changes an existing building footprint **is being built**, with the exception of Subd. 1 below, must be accompanied with a registered certificate of survey including all of the information contained in Subd. 2 below.
 - **Subd. 1. Exemptions.** The following building permit applications shall be exempt from the above certificate of survey requirements.
 - **A.** Structures that are constructed to allow for the passage of storm water, and **do not force drainage onto adjoining parcels**, ~~does not change the site topography or drainage patterns~~, including but not limited to decks, gazebos, **accessory structures, additions**, and driveways, provided all of the required setbacks are met.
 - **B.** Residential buildings, **additions, and accessory structures** on five (5) acres or more where the property lines can be clearly identified and the setbacks clearly met as determined by the Zoning Administrator or Building Official. A House Staking Town of Becker Building Code Ordinance | Page 2 of 4 Certificate (Site Plan), signed by a Registered Land Surveyor and showing the proposed building relative to the most restrictive setback and most restrictive physical feature and a minimum of one (1) foot above mottling based on a soil boring, shall be required.
 - **C.** Residential building addition provided the following:
 - 1. The project does not change the site topography
 - ~~2. The project does not change drainage patterns~~
 - 2. The project does not force drainage onto adjoining properties
 - 3. The site is not located within the 100-year floodplain

- 4. The building addition complies with all zoning district setbacks, and easements of record.
- 5. In place of a registered survey, a detailed site plan showing the following items must be submitted with the building permit application.
 - a. Scale of drawing, north arrow, and a legal description of the property
 - b. Dimensions of all lot lines, and all easement of record
 - c. Names of all abutting streets
 - d. Location of all existing and proposed buildings, accessory structures, and future garage and deck locations on the lot
 - e. Outside dimensions of the existing structure and proposed addition including decks, porches, stairways, fireplaces, bay and bow windows.
 - f. If necessary, should the proposed addition be set close to an apparent lot line, and the Building Official and/or Zoning Administrator is not able to determine the setback, the applicant is responsible (via property corners or a registered land surveyor) to prove the exact location of the existing lot line, and that the structure will not encroach within the required setback area.
- ~~D. Accessory structures on lots where the property line is clearly identified and the setback requirements are clearly met as determined by the Zoning Administrator or Building Official.~~
- D. Accessory structures not requiring a building permit shall meet all setback, easement of record, and other zoning and site requirements of the applicable zoning district. Should the proposed structure be set close to an apparent lot line, and the Building Official and/or Zoning Administrator is not able to determine the setback, the property owner is responsible (via property corners or a registered land surveyor) to prove the exact location of the existing lot line, and that the structure will not encroach within the required setback area. Or the structure must be moved to a location that is clearly outside the required setback area.
- No public comment received
- **Motion to close the public hearing by Wilkening. Second by Babler. Motion carried, all voting in favor.**

Discussion:

- Makes sense and burns less time if borings are not necessary, but clear when they are. Saves time for Contractors/Engineers/Planners
- **Motion to approve Ordinance 2022-01: An Ordinance Amending Section 5 and Section 6 of Ordinance 2019-01: Building Code, Construction Licensing, Permits and Regulations by Wilkening. Second by Boros. Motion carried, all voting in favor.**

- **Motion to approve Summary Ordinance 2022-01: An Ordinance Amending Section 5 and Section 6 of Ordinance 2019-01: Building Code, Construction Licensing, Permits and Regulations by Wilkening. Second by Babler. Motion carried, all voting in favor. 5-0.**

Midco Grant Request

Dan Weber, Sherburne County and Melissa Wolf, Midco Government Relations presented information via zoom to the Town Board members.

- Sherburne County has a grant program utilizing ARPA funds.
- Midco applied.
- If Township will not contribute some level of funding, the project dies.
- Over the past several months, there have been questions from the Township and answer has been no funding will be provided.
- Midco
 - These are listed as underserved areas. Looked where they are located and some federal funds are available
 - 2021 did a build out using federal funds (Bridgeview and other areas south of highway 10)
 - Federal fund areas shown in blue and purple (map retained in packets folder for this month)
 - Midco will build all green areas shown over next few years. Orange is township and county fund they are looking for. These are not densely populated areas.
 - Goal is to provide affordable connectivity
 - 49 in the orange area
 - 72 homes in green area
 - 121 total – cost to run service to these is \$403,385
 - Grant request for \$257,000
 - Midco will pay difference
 - Q: what is breakdown per home that is township financed? A: estimate 8,200. Midco will typically spend up to \$3,000 to provide service, what is over that is not covered.
 - Q: if the township foots the bill for this amount, do the residents receive a discount on their service? A: No
 - Town Supervisor comments
 - Seems like Midco is benefiting rather than our residents.
 - What type of speeds are they going to get?
 - Offers will be 1 Gb up/down for just under \$100/month
 - 50/50 mb approx. 50/month
 - 25/25 mb (economic package) = 14.95 per month
 - Unsure if 2 or 5 GB service will be available in these areas
 - We hear 4 unserved and 45 underserved. How many of the residents in this area want this? A: do not know. All this does is make the service available to them. Rates above are

estimates at this time, not firm. There are 121 total addresses in both the green and orange areas.

- So if the Township gives no money, Midco will not do any of the 121 addresses? A: Correct. Midco will do the blue areas, but not the green or orange
- Weber: it is a ripple effect once the infrastructure is in place. Fiber lets fiber continue to do extensions.
- Q: Does our participation impact Santiago Twp? It stated it would originally. A: No, we separated the requests
- Using 121 homes, gets it to 1500/home
- Q: what is the build-out time? A: anticipate 2023 Black areas are 2022, Green would be 2023 if township assists in funding
- What is participation? Prior to ARPA, used MN Deed Border to Border. Since ARPA, partnered with 4 counties, some townships and some cities.
- Q: No discount to customers if we participate by providing some funding? A: No.
- Giving money to a public company seems like it is not helping our residents, just getting them to a faster speed if they choose to take it.
- Timeline: County board in June (after the Town Board June meeting) – not a rush. While \$75,000 was requested, even if the township would participate at as low as \$5,000 it would assist.
- No one attending is in an area looking for higher speeds.

Board members thanked those attending for their information. This is something the Town Supervisors will need to talk through and they wish to talk to some homeowners in the area and see if they want this. No action will be taken this evening.

Residential Open Forum

- None

PLANNING COMMISSION/JOINT PLANNING BOARD UPDATES – Wikstrom

- Activity
 - 2.5 Acre Lot plat
 - Finalization of Home Business Ordinance with three tiers
 - Xcel Energy pulled their CUP along County Road 11 and will remain in the ROW
 - Becker Public Schools Transportation Facility along county Road 67 was reviewed this month. Township is in the process of amending its ordinance to allow this use. The land has been slated for the school use in the comp plan. Preliminary and Final plat of the land as well. Planning Commission has recommended approval of ordinance, use and plat.
 - No major issues

- Engineer letter of response – they are working to provide requested information
- Staff level design standards with Planning Commission Chair Wilkening unanimously approved
- Cole Johnson Variance application off 137th. Similar to the Chad Dalheimer request a few months back.

ENGINEER'S REPORT – Davis

- Working with Knife River to setup pre-con
- 97th Utility relocates this summer and easements for permanent land easements
 - Working through planset so it is ready to mesh with City in June
 - Working with Clear Lake Eyk/Gary Gray
- Preliminary 157th Drawing with legals
- Road Tour – viewed 170th street

Supervisor Reports

Fire Board – Supervisor Babler

- Met with City of Becker regarding American Legion building next door
- 20 years ago engineering said bad. Looking at cost of \$1,000 to have engineer check out now. Would like Township to pay ½ the cost. City would pay other ½. **Motion to approve the Cost of \$1,000 to have engineer review the building by Danielson. Second by Babler. Motion carried, all voting in favor.**

Central Mississippi River Regional Planning Partnership – Supervisor Kolbinger and Planner Sanders

- Back to basics – meeting restructuring
- Questions back to state to find out how we get back to goal of bridge crossing

Roads – Supervisors Boros and Danielson

- Fire signs shown to Town Board – they arrived
 - Private roads – they will be at end of drive in cluster
 - If owners grant access – they will be in front of driveways as well to facilitate emergency responders
- 170th at Bridgeview – 2 quotes received
 - MN Paving @ \$91,642.50
 - Knife River @ \$91,324.00
 - Cannot do as a change order. Road needs to be upgraded.
 - Contract?
 - **Motion to approve apparent low bidder by Wilkening. Second by Danielson. Motion carried, all voting in favor.**
- 67th Street
 - Attorney recommendation – no one signs anything as it is not clear. Does current quote reflect the work to be completed? Santiago needs to sign any contracts.

That is what the Township contract with them states. They are doing the contracting, not Becker Township.

- Issues: missing items – rip rap at flares is included now and concern with size of culvert – is it large enough? Historical discussion
- Supervisors Boros and Danielson to attend the next Santiago board meeting to clarify.
- Gravel Portion of 67th that was not done last year – plan to get quotes by their meeting and ask for participation. Will report back after their meeting.
- General Maintenance – would like to modify next year's contract with GPS requirement

Other

- Tobacco license renewal. **Motion to approve and send favorable comment by Wilkening. Second by Danielson. Motion carried, all voting in favor.**
- Trimble Maps – ok for clerk to send information
- All Nigh Grad Party – **Motion to approve awarding the remaining balance in donation budget of \$1,050. Recommend they turn in request sooner next year. By Wilkening. Second by Boros. Motion carried, all voting in favor.**

Treasurer's Report

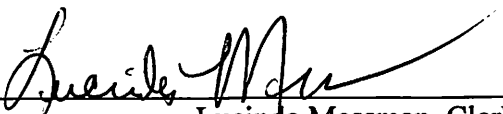
- **Motion to approve Treasurer's Report as presented by Wilkening. Second by Babler. Motion carried, all voting in favor.**
- **Motion to approve payment of Warrants 15474-15506 and PO's 1455-1460, in the amount of \$123,529.90 by Babler. Second by Wilkening. Motion carried. Voting in favor: Babler, Boros, Kolbinger and Wilkening. Danielson abstained as his company had submitted an invoice.**

Other

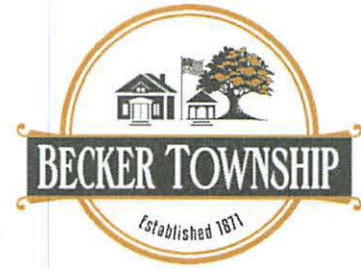
- **Motion to increase carbonite backup space as necessary by Kolbinger. Second by Wilkening. Motion carried, all voting in favor.**

Meeting Adjourned 8:08 pm.


Brian Kolbinger, Chair


Lucinda Messman, Clerk

Becker Town Board Meeting
Regular Meeting 7:00 p.m.
Monday, June 20, 2022
12165 Hancock Street



Attending,

- ❖ Board members: Chair Brian Kolbinger, Vice Chair Brad Wilkening, Luke Babler, Robin Boros, Joe Danielson, Treasurer Tanya Danielson, Clerk Lucinda Messman, Deputy Treasurer Marilyn Danielson
- ❖ Absent: Deputy Clerk Fran Seeley
- ❖ Others: – Sherburne County Sheriff's Department, Wes Davis – Twp. Engineer, Kelli Bourgeois – Twp. Attorney, Ben Wikstrom – Township Planner, Mary Roe – Planner, City of Becker, Tony Wruck – Township Maintenance Contractor, Jeff & Lynn Peterson
- ❖ Zoom platform was available for anyone who wished to call in virtually.

Meeting called to order at 7 pm. Quorum verified by Chair Kolbinger.

Pledge of Allegiance

CONSENT AGENDA ITEMS APPROVED

Minutes

- a. Road Tour Minutes May 2022

Upcoming Electronic Fund Transfers/automatic payments for approval

- a. City of Becker – water/sewer
- b. Xcel Energy – gas/electric
- c. Ace Disposal – Twp maintenance
- d. Advanced Disposal – Twp hall
- e. Midco Business – phone/internet
- f. Related to payroll: Federal payroll taxes, state payroll taxes, PERA
- g. State of MN for building permit surcharge fees

Correspondence/Information

- a. Changes to Truth in Taxation Notice
- b. Municipal Fee & Expense Report 2021
- c. 2021 Population & Household estimates
- d. Danish Cemetery Thank you
- e. Snake River Cemetery Thank you
- f. LTAP Newsletter
- g. Sherburne History Center Newsletter

Approval/Acceptance

- a. 6-14-2022 Records Destruction Report
- b. Updated IRS Mileage Rate beginning 7/1/2022 @ \$ 0.625

Motion to approve consent agenda as listed above by Babler. Second by Boros. Motion carried all voting in favor.

Motion to approve a regular agenda by Wilkening. Second by Danielson. Motion carried, all voting in favor.

Sheriff's Report – Aaron Sturm

- 212 Calls for service
- 101 Traffic Stops
- Traffic Task Force is working with departments from Sherburne, Wright and Stearns Counties in a cooperative effort.
- Deer on the move, increased number of accidents.

Residential Open Forum

- G & M Outdoor Services – Marlana
 - Inquiry regarding 157th Street Plans – will it be paved?
 - Not at this time, there is a gas valve in the way holding things back. Conflicting utilities placed – large regional power pole – Xcel energy and GRE Power Poles, and a Gas line
 - Board is still figuring out options for the area. There will be improvements to the road to incorporate a turn around.
 - MnDOT and the Railroad want to see changes
 - The county wants changes
 - All entail private land so not sure when this will happen
 - Maintenance discussion regarding dust control. It will be determined this week an clerk to contact.
- 127th Street – statutory at 55 mph, Option for Rural Residential, but the driveways are > 300' apart so it cannot drop to 35 mph. If driveways were consecutively <300' for ¼ mile or more it could be decreased.
- Blake Angel
 - Wishes to dig out the man made pond on his property
 - It is not DNR listed
 - It is marshy and smelly – he wants it deeper (6' or so to get rid of cattails) and a bit larger
 - **Motion to allow the enlargement of the pond by working in the drainage and utility easement around the pond by Babler. Second by Danielson. Motion carried, all voting in favor.**

PLANNING COMMISSION/JOINT PLANNING BOARD UPDATES – Wikstrom

- Activity
 - No Planning Commission meeting earlier this month. There will be a special one for Sherburne County IUP prior to the Joint Planning Board
 - Cole Johnson Variance and the School Bus Transportation Facility were heard, recommended, and approved last month.
- Annexation – Roe

- Map displayed showing City of Becker owned parcels. The city intends to annex these into the city in the coming months as allowed by the Orderly Annexation Agreement. No developments planned at this time, mainly housekeeping.
- Purpose at this time, make sure the Town knows of plans
- Bus Transportation Facility is not included at this time due to infrastructure needs. Potentially it may be annexed in the future. At issue, roads and who installs them as well as volume/flow issues for their needs.

ENGINEER'S REPORT – Davis

- 97th meeting was moved off due to personal conflict of City Engineer.
- Easement consent forms, need ownership by township. Connexus and MnDOT yet to respond. Others have been received.
 - **Motion to allow payments to be made as established in purchase agreements and authorization for checks to be drafted if paperwork is complete prior to the next meeting by Danielson. Second by Boros. Motion carried, all voting in favor.**
 - **Motion to allow either the Chair or the Road Supervisor to sign any paperwork necessary to conclude the transactions by Wilkening. Second by Babler. Motion carried, all voting in favor.**
- 2022 Road projects – start date August 1 for 127/153 and 82nd.
- 164th Paving to be completed prior to August 1. Working with Farm in the area to be sure all works well

Supervisor Reports

Fire Board – Supervisor Babler

- Sold engine that was replaced last year to North Carolina
- Working on Budget
- American Legion Building
 - Met with City representatives earlier this week
 - Structural report came back from Duffy Engineering that the building is in good shape if the roof is replaced.
 - Eventually the legion has indicated they wish to purchase
 - Phil Knutson from City of Becker stated the city is looking at the cost of roof repair
 - When digging into documentation there appear to be
 - some discrepancies with contracts and equity
 - 2008 house where land was Fire Departments and it changed to City with a quiet title action
 - Working through these items to figure out what is up/what happened
 - City concern of Legion using the facility and other entities are benefiting as well since the Legion lets them use it. They want it stopped.

Central Mississippi River Regional Planning Partnership – Supervisor Kolbinger and Planner Sanders

- Getting ready to refocus on bridge and what is needed to get funding for something as large as the additional crossing. Getting prepared/learning what processes are required in order to obtain funding.

Roads – Supervisors Boros and Danielson

- 67th Street Culvert is in. Looks good, has been seeded. Attended pre-con for the bituminous.
- Attended Santiago Town Board meeting regarding gravel. Presented the two quotes for 4" aggregate, 30' wide, approximately 3,025 tons class 5 aggregate, laid in compaction, watering
 - TS Dirtworks \$50,160.00
 - Helmin \$45,267.25
 - Santiago approved going with Helmin/paying ½ and want it done as soon as possible.
 - Need this board approval as well to get things moving.
 - Engineer reviewed and recommends Helmin.
 - **Motion to agree with engineers recommendation of Helmin Construction for the gravel contract by Danielson. Second by Babler. Motion carried, all voting in favor.**
 - Board request for someone on site at job to check aggregate received, take photographs, etc..
- Discussed West 67th part and signing the agreement where the culvert was. Asked for ½ the invoice and we will pay as agreed in the contract.
- Dust Control – 157th Street - Wruck Excavating
 - 1.50 per foot
 - 2.50 for water/pack/grate
 - Estimating about 900 feet long
 - Planning this week or next
 - 18' wide
 - Area in front of business very sandy. Prior to that location, looks typical of gravel road.
 - Board approved what is needed to prep and dust control the road.
 - It may take up to two weeks to complete
- Fire Signs – Jeff Peterson
 - Replacement off to a good start
 - Signs were to be by the road, they are not, they are everywhere.
 - Taking a lot more time in loading and running to get the signs ready for placement.
 - Signs were to be by the road.
 - How many signs was board anticipating could not be changed? Didn't have firm number, that is why contract was to be like for like. If bolted to wooden posts/additional bolts beyond the typical we were not to change.
 - Since starting, some posts have been changed/updated to new posts with the old signs that will allow replacement. Concern thinking this is an alteration of contract. Images were to be taken, even if cannot replace the

signs. Now there are posts we can install the signs. Is this a change of the contract? Doesn't feel like it is working out for us.

- Contract was for the 1800 signs (roughly)
 - Q: Did you anticipate only putting up 75%, now you are putting up more like 90%?
 - At this point, Jeff is ahead of where the fire post replacements were done.
 - Q: Where are the signs that are not done – contract says daily? Jeff: Just dropped off tonight, will do more often in the future. Will drop off at least weekly.
 - Silver posts are how to tell new posts rather than just taking photos of the old posts. How to tell what was there verses changes.
 - New posts were to simplify things.
 - Clerk to count the silver posts from those submitted.
 - At this point, no more posts in front going forward, alteration of contract? Will review everything.
- Mowing – 2 passes – this week and next week.

Town Hall

- Paint and crackfilling of walls looks good. Things are getting back to normal.
- Water filter has been put in, water is better.
- New cabinet estimate will come later – at least 6 months out before it can be installed (one to hold chairs). Supervisors approve of the idea and like the idea of keeping same contractor as did the other cabinetry.
- Shed is done, other than large door. Will be here soon.
- Sidewalk to new pad? How is this going? Will be installed once the shed and dumpster are in place. Then it will go all along the building to allow for an actual sidewalk all the way to the front of the building.
- Insurance adjuster here today and said he saw a lot of damage to the roof. Town Hall has more damage than the Gazebo – found spots along all the windows and the roof. Said one window in very bad condition, clerk reviewed with supervisors. Also a spot on gazebo that needs attention. Mentioned it seems that the buildings are being maintained very well. Supervisor Danielson said he would take care of sealing up the window issue to be sure no further damage.
- Photo of group who built the shed was taken. Can put into scrapbook. Photo on wall without names for now.
- Midco decision needed. If we do not contribute, Santiago's won't happen. Long discussion. Santiago participated, but not in the full amount. Households – 42. After much discussion, Treasurer suggested 100 per home contribution. Supervisors have a hard time giving a public company grant money and the homeowners will not receive a break in their rates. Much discussion. **Motion by Kolbinger to give \$5,000 to this. Second by Danielson. Motion carried, all voting in favor.**
- Hearing Loop – with current design, if someone sits on the grate, they may not hear perfectly. Discussion with Wes and Mary regarding how hearing loops work and their experiences with them. Loop Minnesota asked if the board would mind using their building to show people how it works, board said that is fine. No recarpeting is necessary, it will just be a loop around the room. Clerk to verify if it is going under the

carpet and to ask what timing would be available for installation. **Motion to approve estimate received for \$3,375 by Danielson. Second by Babler. Motion carried, all voting in favor.**

- Recycle Day Report – only 57 people this year. Much lower than past years. Suggestions of different locations have been made.
- Software – order what is necessary

Treasurer's Report

- **Motion to approve Treasurer's Report as presented by Babler. Second by Boros. Motion carried, all voting in favor.**
- **Motion to approve payment of Warrants 15507-15541 and PO's 1461-1468, and void PO 1449, 14441, 14530, 14969 (they were already reissued as needed) in the amount of \$110,355.94 by Wilkening. Second by Bablers. Motion carried. Voting in favor: Babler, Boros, Kolbinger and Wilkening. Danielson abstained as his company had submitted an invoice.**

Other

- **Motion to cancel June 27th meeting as it is not needed by Kolbinger. Second by Wilkening. Motion carried, all voting in favor.**
- Next Town Board meeting July 18, 2022.

Meeting Adjourned 8:22 pm.



Brian Kolbinger, Chair



Lucinda Messman, Clerk

Becker Town Board Meeting
Regular Meeting 7:00 p.m.
Monday, July 17, 2022
12165 Hancock Street



Attending,

- ❖ Board members: Chair Brian Kolbinger, Vice Chair Brad Wilkening, Luke Babler, Robin Boros, Clerk Lucinda Messman, Deputy Clerk Fran Seeley, Deputy Treasurer Marilyn Danielson
- ❖ Absent: Supervisor Joe Danielson, Treasurer Tanya Danielson,
- ❖ Others: Sgt Frank – Sherburne County Sheriff’s Department, Wes Davis – Twp. Engineer, Damien Toven – Twp. Attorney, Ben Wikstrom – Township Planner (Online), Mary Roe – Planner, City of Becker (Online), Gregg Felber, Trevor Hickman, Gary & Bonita Host, Jon Archer – Schlenner Wenner & Co. – Township Audit Firm
- ❖ Zoom platform was available for anyone who wished to call in virtually.

Meeting called to order at 7 pm. Quorum verified by Chair Kolbinger.

Pledge of Allegiance

CONSENT AGENDA ITEMS APPROVED

Minutes

- a. Regular Town Board Meeting Minutes, June 2022

Upcoming Electronic Fund Transfers/automatic payments for approval

- a. City of Becker – water/sewer
- b. Xcel Energy – gas/electric
- c. Ace Disposal – Twp maintenance
- d. Advanced Disposal – Twp hall
- e. Midco Business – phone/internet
- f. Related to payroll: Federal payroll taxes, state payroll taxes, PERA
- g. State of MN for building permit surcharge fees

Correspondence/Information

- a. Sherburne County Comprehensive Land Use Kickoff Email
- b. District 7 MAT Notice
- c. ARCA Search Rate Increase Notice
- d. MATIT Endorsement Change

Approval/Acceptance

- a. Resolution 2022-22 [Full text on file]: A Resolution to Spend ARPA Funds on Lost Revenue Replacement Category
- b. Resolution 2022-23 [Full text on file]: A Resolution Appointing Election Judges

Motion to approve consent agenda as listed above by Babler. Second by Boros. Motion carried all voting in favor.

Motion to approve a regular agenda after adding Gary Host by Wilkening. Second by Babler. Motion carried, all voting in favor.

Sheriff's Report – Aaron Sturm

- 201 Calls for service
- 89 Traffic Stops
- 12 medical last month. Responder has been very busy
- August 1st it will be ok to ride ATV's in ditches
- Q: If the medical health officer continues to be successful, will it expand? At this time we do not know, but do hope so.

Schlenner Wenner & Co – Audit Report

Jon Archer

Report attached to minutes

Overall audit went well. Substantially complete, some signatures are still required. No issues. Audit Standards have changed and some items have been rearranged, but the content is still the same. Most handled remote.

Residential Open Forum

- Gary Host
 - Safety of Road.
 - Grass and dirt on his parcel are currently higher than the road. It needs to be lowered. Neighbor to the South and Mr. Host talked. He would like to change things himself. Working together is good. The slope needs to be redone so the water runs off the road in the appropriate directions.
 - Homeowner is allowed to do on his own, but if it does not work, the township needs to come in and fix since it is in the right of way. The Township is not asking Mr. Host to do anything. Letter was to notify him of work that would be completed.
 - Mr. Host left his number so he can talk with Supervisor Boros.
- Greg Felber stopped by to introduce himself. He is running for District 3 County Commissioner.

PLANNING COMMISSION/JOINT PLANNING BOARD UPDATES – Wikstrom

- Activity
 - Sherburne County renewed IUP for Crushing/Recycling Operation off CSAH 4
 - This month Xcel energy has a CUP for a single property on County Road 11. It was approved by Planning Commission and moving to Joint Planning Board next week.
 - Next month the first Home Business IUP – Llama Farm Retail Activity

ENGINEER'S REPORT – Davis

- Reviewed Becker Transportation Facility Building and Documentation
- 67th Street gravel contract went to Helmin. Will be on site for Precon this Friday at 2 pm.
- 97th Update meeting August 3rd
- 127/153, 82nd St, 164th Str are still scheduled to begin the first part of August

- Allied Blacktop, release of retainage requested. Boros: impressed with how the Chip Seal is holding up despite unfortunate grading.
- **Motion to release retainage for the Garden Grove project by Wilkening. Second by Boros. Motion carried, all voting in favor.**

Supervisor Reports

Fire Board – Supervisor Babler

- Joint Fire Board Report
 - Documentation needs to be updated/process starting
 - Legion and City want to meet tomorrow, so no update at this time

Central Mississippi River Regional Planning Partnership – Supervisor Kolbinger and Planner Sanders

- Nothing at this time

Roads – Supervisors Boros and Danielson

- 67th
 - Gravel next week
 - John Herbst on west/paved portion – having issues finding grinder to complete the project
- 157th dust control turned out nice
- Garden Grove Double chip seal
 - If base had been good, would be a lot better
- Fire Signs – moving along well. Milestones are being met.

Town Hall

- Insurance – letter arrived stating that coverage is not what adjuster indicated it would be. Request to have contractor assist us in navigating this.
- Hearing Loop – new estimate. Offer to help with funding in amount of \$1,000. Board consensus – continue.

Treasurer's Report

- **Treasurer's report – next month**
- **Motion to approve payment of**
 - **Warrants 15545-15581**
 - **Void 15542-15544**
 - **Void 15350-15351**
 - **Void 15572 and 15564**
 - **Pay PO 1469-1472**
 - **In amount of \$56,719.36 by Wilkening. Second by Babler. Motion carried.**
- All voting in favor**


Other

- Election judge training going on now
- Primary is August 9, 2022

Meeting Adjourned 7:40 pm.

Handwritten signature of Brian Kolbinger in black ink.

Brian Kolbinger, Chair

Handwritten signature of Lucinda Messman in blue ink.

Lucinda Messman, Clerk

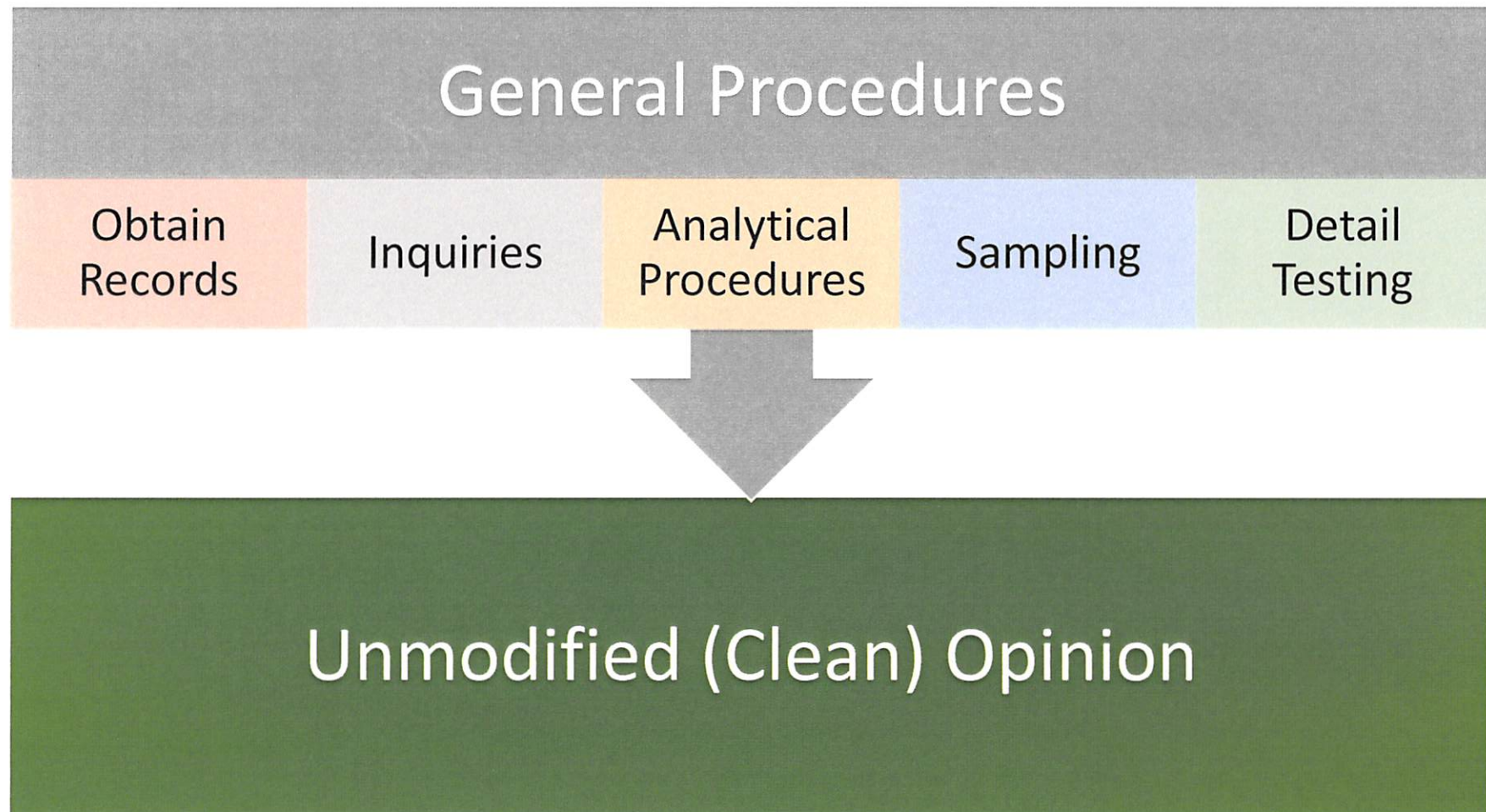


Becker Township, Minnesota

Presentation of the Audited Financial Statements

Fiscal Year Ended December 31, 2021

Audit Process and Opinion



Required Communications



Audit went smoothly



Positive Working Relationship with
Management



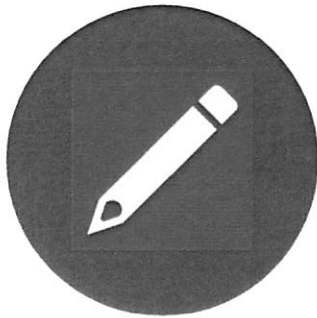
Nothing unusual noted in terms of recorded
transactions or accounting
policies/treatments



Significant estimates for
- Modified Approach For Infrastructure Assets
- Net Pension Liability/Balances

Internal Controls Over Financial Reporting

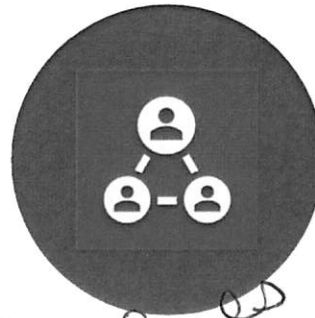
High level Review



AUDIT ADJUSTMENTS

- We proposed several audit adjustments, however, only two were material to the financial statements

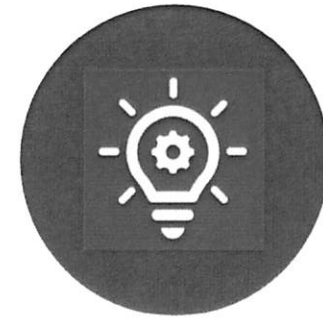
*No findings
No issues*



SEGREGATION OF DUTIES

- Your Township has a lack of proper segregation of duties, which is very common for a Township of your size

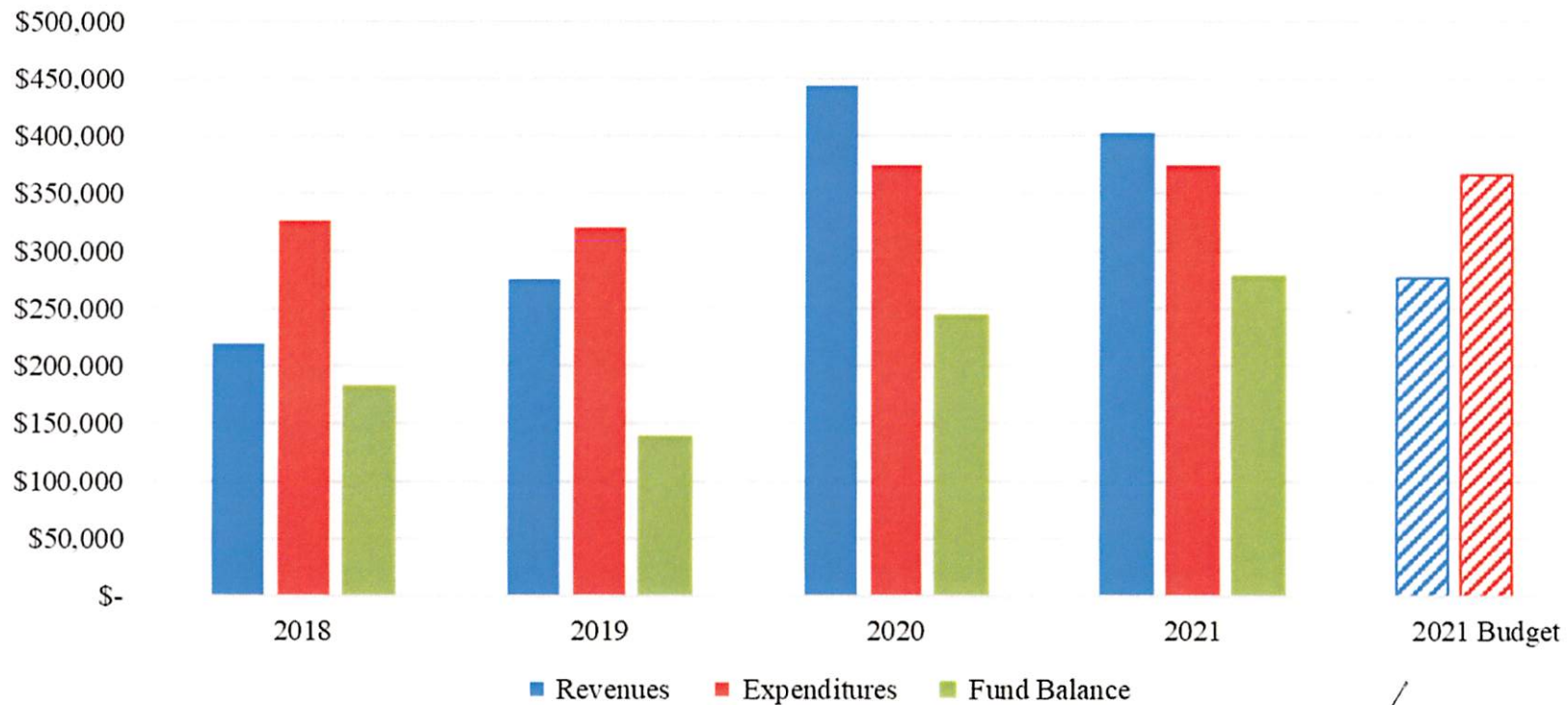
*- Allocation Cash between funds
- interfund
- Cares*



MINNESOTA LEGAL COMPLIANCE

- No instances of noncompliance were identified as a result of our procedures

General Fund - Trend Analysis & Budgetary Comparison

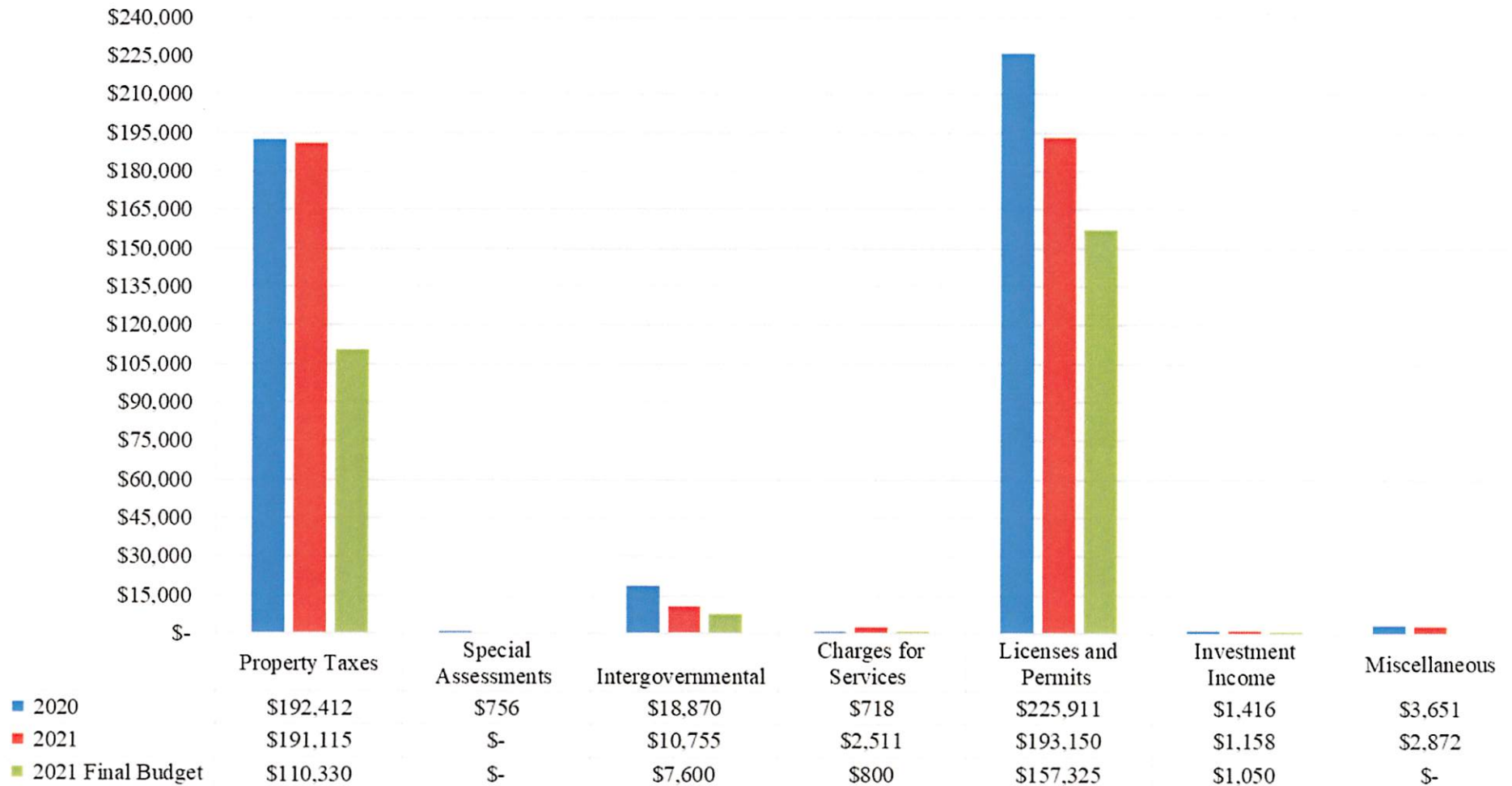


- ❑ Actual expenditures were above budget, primarily due to unbudgeted costs for general government purposes
- ❑ Revenues were above budget, primarily due to greater license and permit fees and property tax collections compared to budget

	2020	2021	2021 Budget
Revenues	\$ 443,734	\$ 401,561	\$ 277,105
Expenditures	374,561	373,962	366,125
Other Financing Sources	36,791	5,775	-
Change in Fund Balance	105,964	33,374	(89,020)
Fund Balance	\$ 244,030	\$ 277,404	N/A

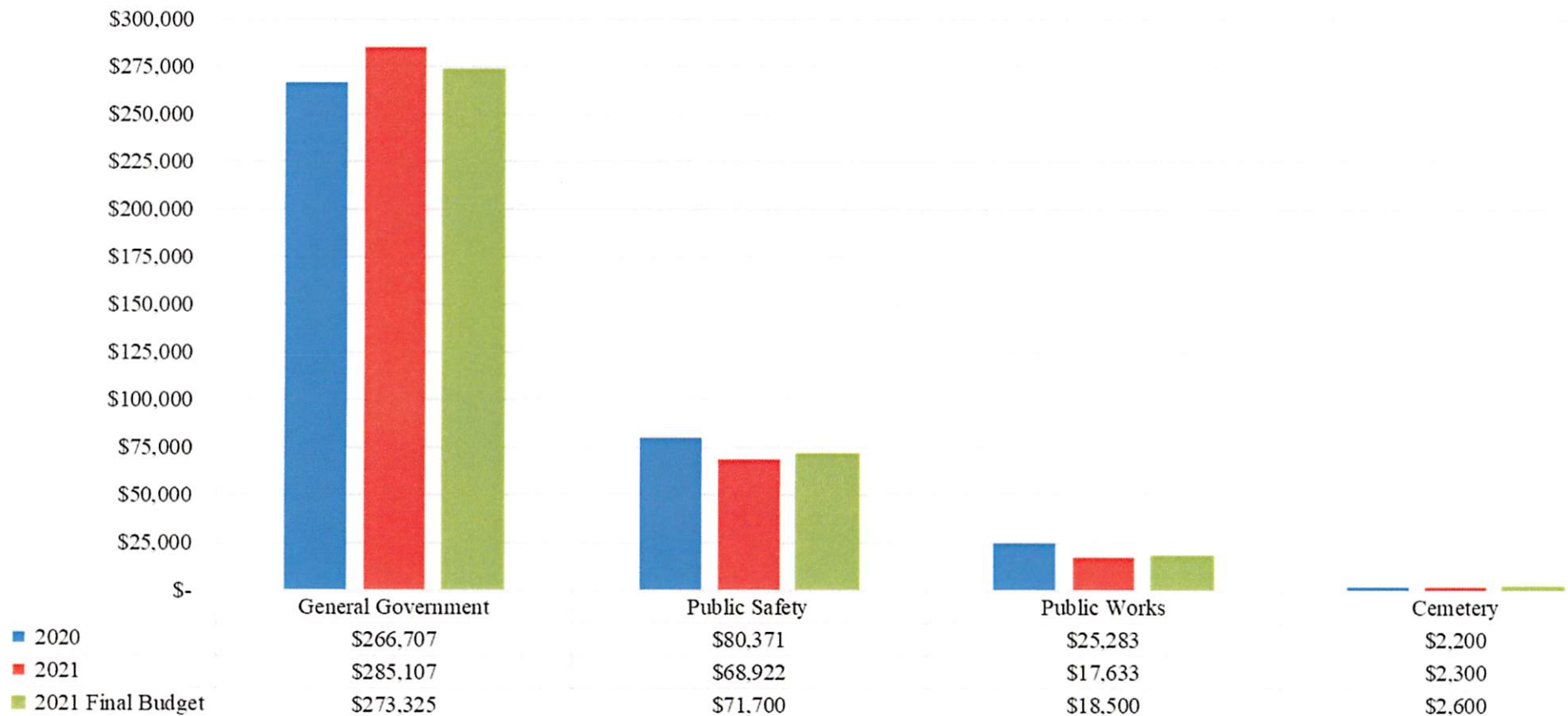
General Fund

Detailed Revenue Analysis



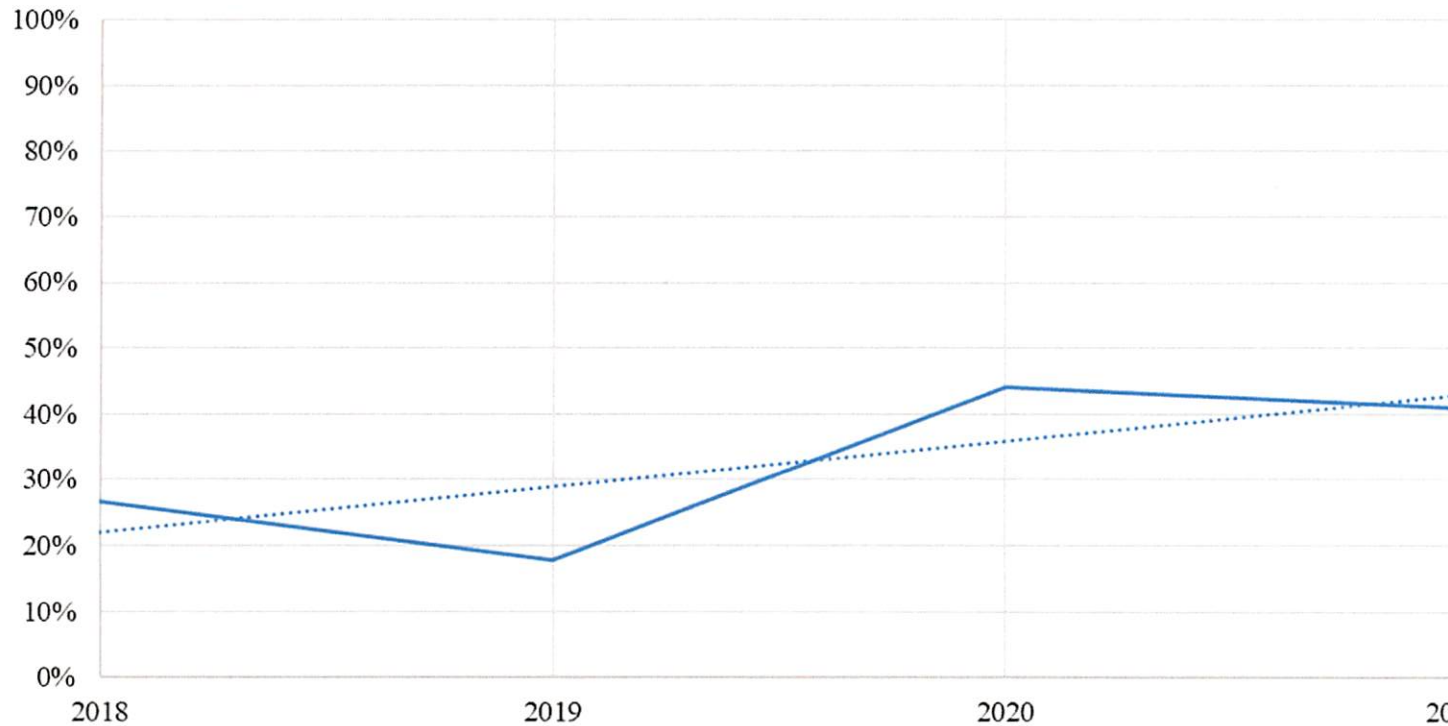
General Fund

Detailed Expenditure Analysis



True
Tuning

Unassigned General Fund Balance as a Percentage of the Annual Township Budget



277K fund
some non-spend
163K spendable
Relative to top
swing = 4170
Fund was 50% so policy = a bit low

- Fund balance policy is to maintain a minimum of approximately six months of Township budgeted operating expenditures in the unassigned fund balance.

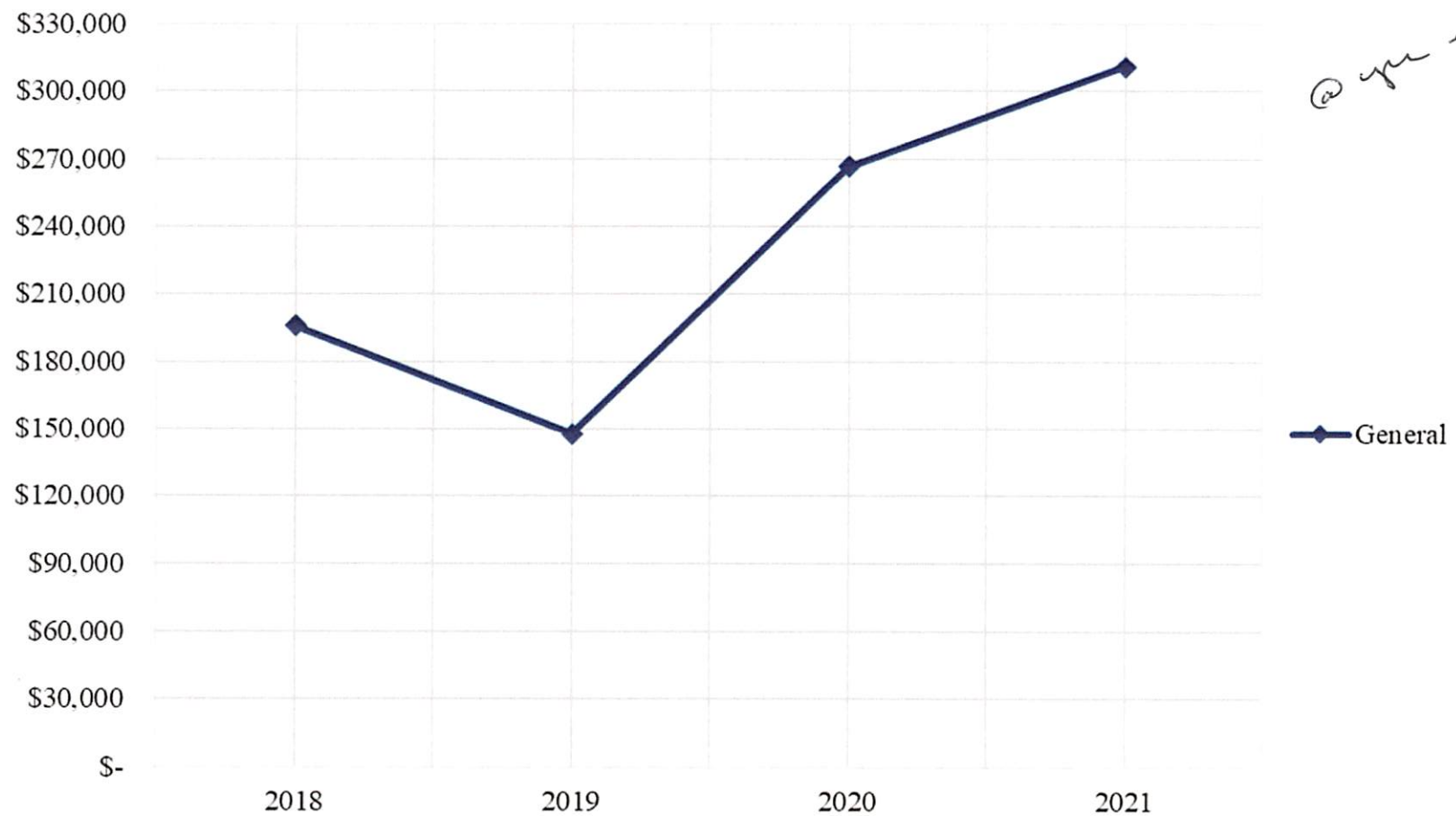
- Decrease in ratio is due to an increase in budgeted expenditures.

Year	Percentage
2018	26.5%
2019	17.9%
2020	44.1%
2021	41.5%

Year	Budgeted Expenditures (6 Months)	Unassigned Fund Balance
2018	\$ 176,776	\$ 93,835
2019	\$ 152,163	\$ 54,404
2020	\$ 156,788	\$ 138,376
2021	\$ 183,063	\$ 151,850

General Fund

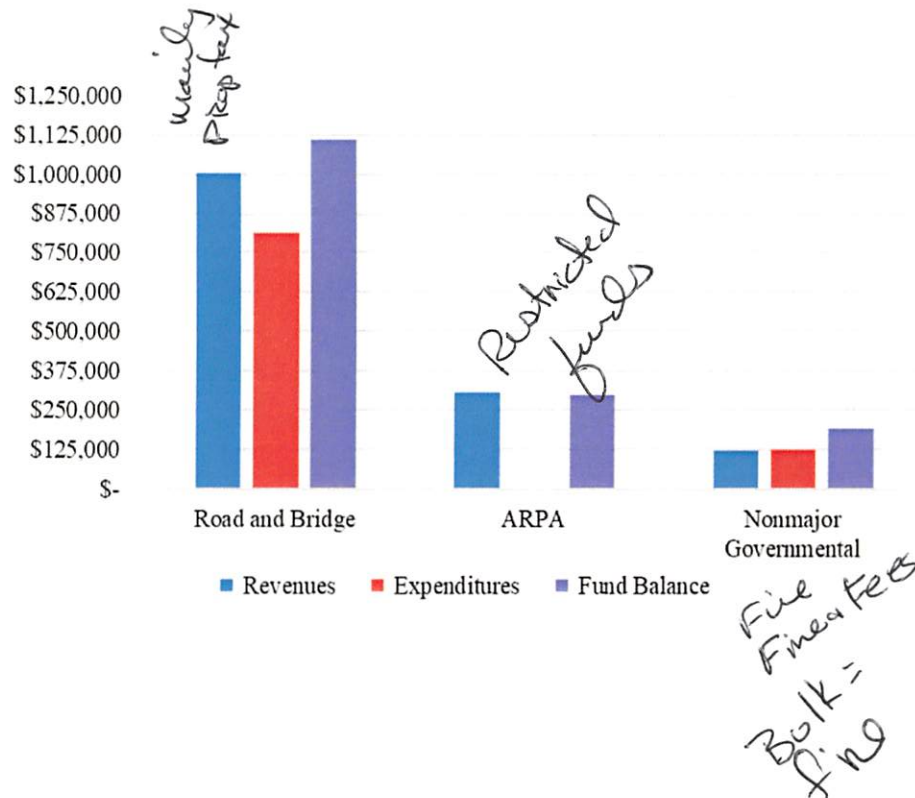
Cash Trend Analysis



@ you end

Financial Highlights

Remaining Governmental Funds

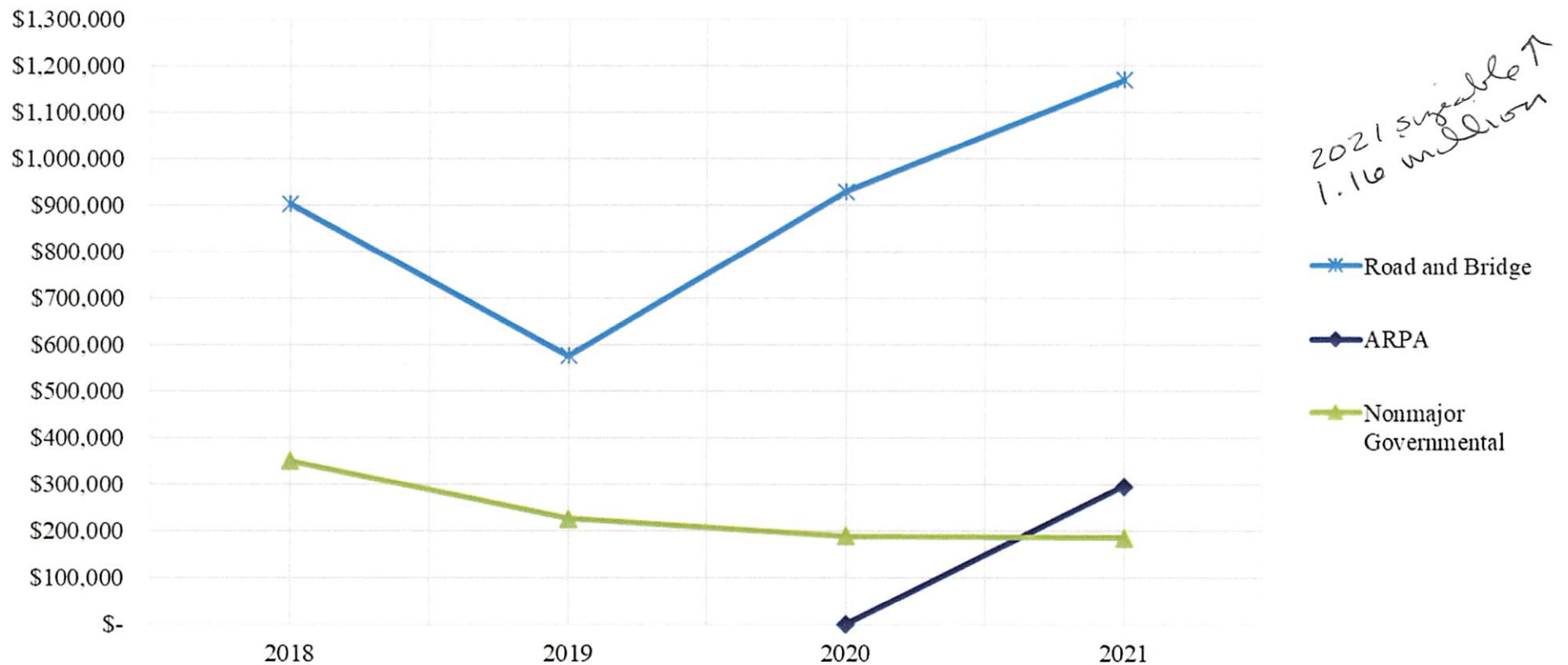


	Road and Bridge	ARPA	Nonmajor Governmental
Revenues	\$ 1,004,356	\$ 305,502	\$ 122,243
Expenditures	815,357	3,587	126,063
Other Sources (Uses)	1,140	(6,915)	-
Change in Fund Balance	190,139	295,000	(3,820)
Fund Balance	\$ 1,109,894	\$ 295,000	\$ 190,002

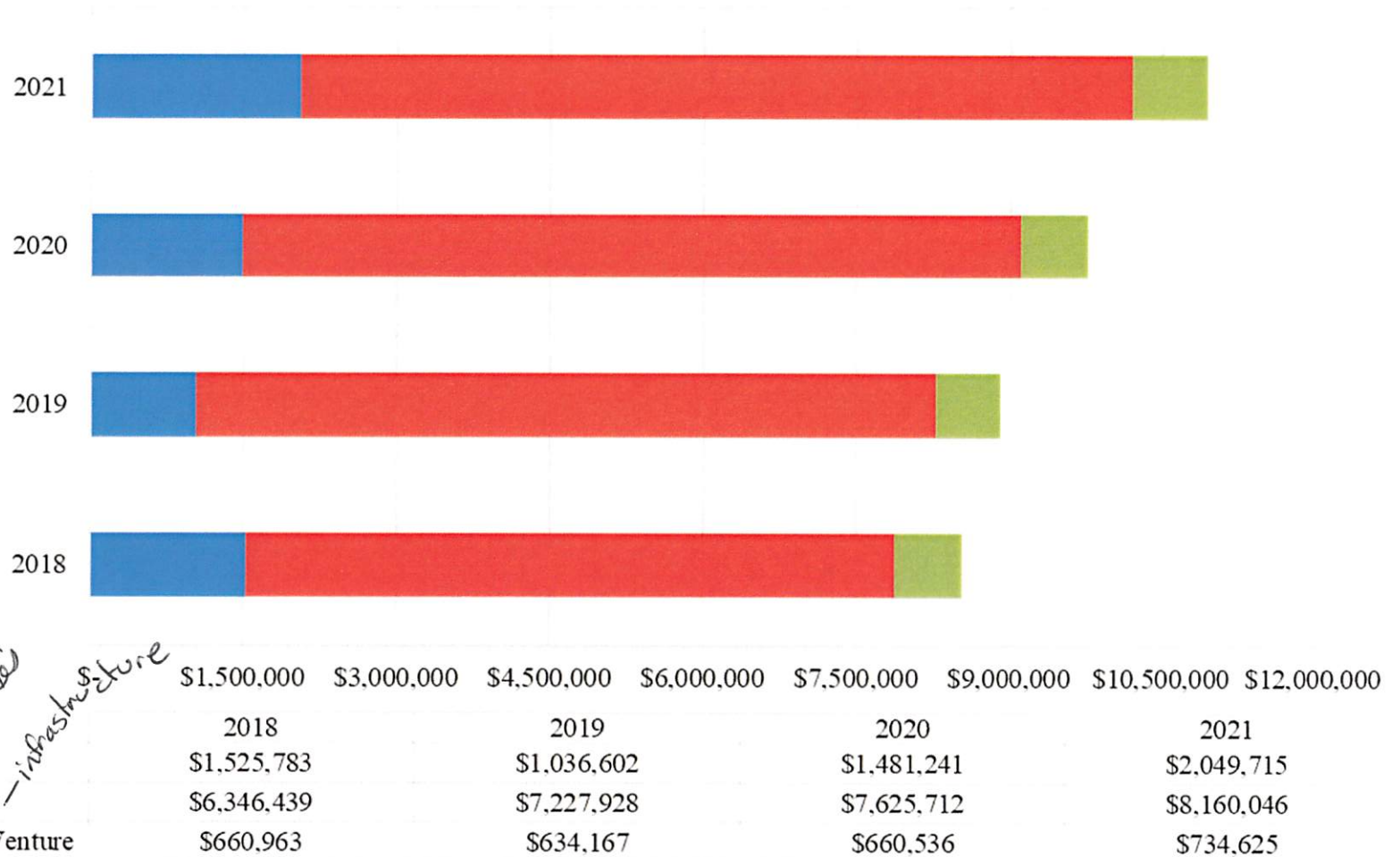
* Details for the major and nonmajor governmental funds can be found on pages 20-22 and 54-55 in the audited financial statements.

Remaining Governmental Funds

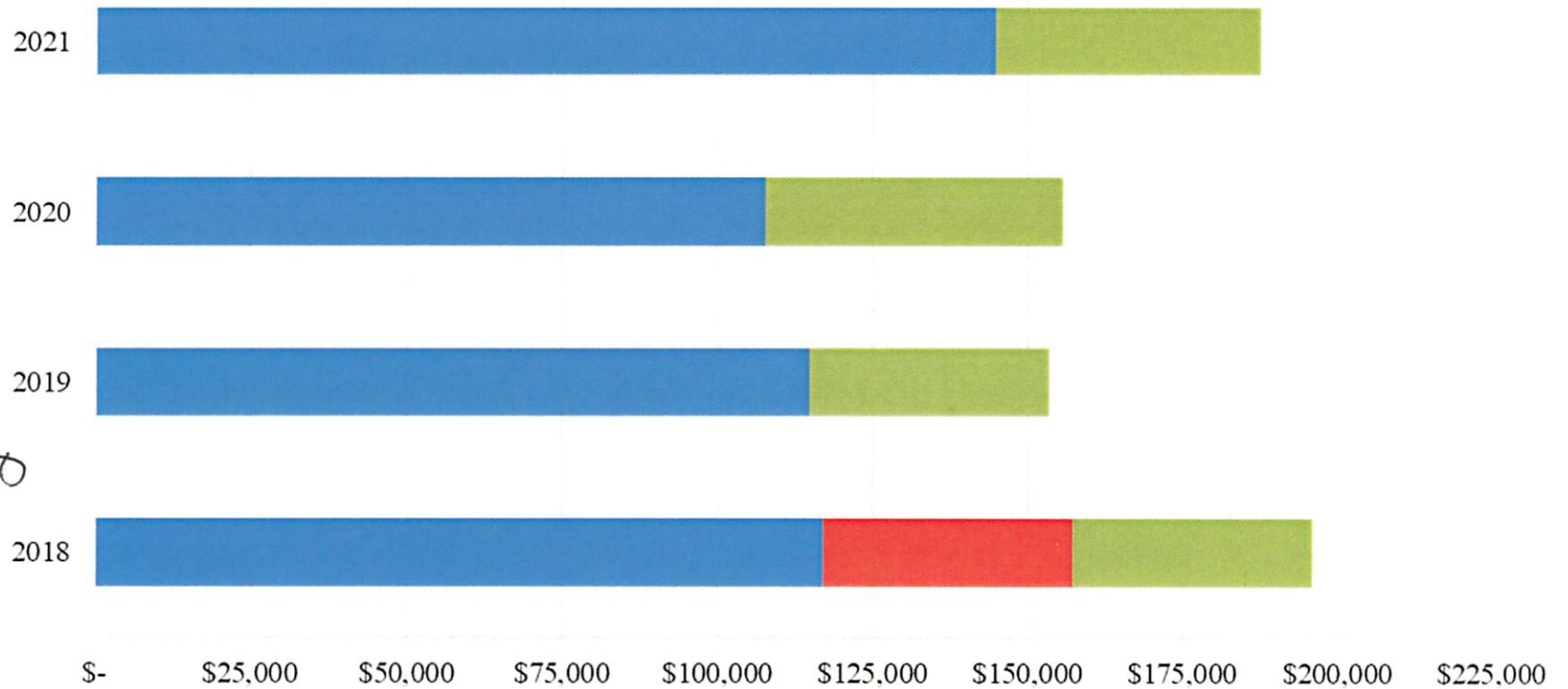
Cash Trend Analysis



Government-Wide Assets



Government-Wide Liabilities



	2018	2019	2020	2021
Current Liabilities	\$117,101	\$114,641	\$107,696	\$144,797
Debt/Noncurrent	\$40,000	\$-	\$-	\$-
Net Pension Liability	\$38,833	\$38,701	\$47,964	\$42,704

Questions?

JoA Archer

Ashley Meagher, CPA

Manager

ameagher@schlennerwenner.cpa

320-251-0286

Becker Town Board Meeting
Regular Meeting 7:00 p.m.
Monday, August 18, 2022
12165 Hancock Street



Attendance

Board members: Chair Brian Kolbinger, Vice Chair Brad Wilkening, Luke Babler, Robin Boros, Joe Danielson, Treasurer Tanya Danielson, Clerk Lucinda Messman, Deputy Clerk Fran Seeley, Deputy Treasurer Marilyn Danielson

Absent: none

Others: Sherburne County Sheriff's Department – Sgt. Frank, Wes Davis – Twp. Engineer (online), Kelli Bourgeois – Twp. Attorney, Ben Wikstrom – Township Planner (online), Jacob Sanders – City of Becker, Tony Wruck – Township Maintenance Mark Kolbinger – The Patriot Newspaper, Russ Armstrong (online part of meeting)

Zoom platform was available for anyone who wished to call in virtually.

Meeting called to order at 7 pm. Quorum verified by Chair Kolbinger.

Pledge of Allegiance

CONSENT AGENDA ITEMS APPROVED

Upcoming Electronic Fund Transfers/automatic payments for approval

- a. City of Becker – water/sewer
- b. Xcel Energy – gas/electric
- c. Ace Disposal – Twp maintenance
- d. Advanced Disposal – Twp hall
- e. Midco Business – phone/internet
- f. Related to payroll: Federal payroll taxes, state payroll taxes, PERA
- g. State of MN for building permit surcharge fees

Correspondence/Information

- a. Sherburne County Comprehensive Land Use Kickoff Email
- b. District 7 MAT Notice
- c. ARCA Search rate increase notice
- d. MATIT Endorsement Change

Approval/Acceptance

- a. Resolution 2022-22, Resolution to Spend ARPA Funds on Lost Revenue Replacement Category
- b. Resolution 2022-23, Resolution Appointing Election Judges

Motion to approve consent agenda as listed above by Boros. Second by Danielson. Motion carried all voting in favor.

Motion to approve a regular agenda by Wilkening. Second by Boros. Motion carried, all voting in favor.

SHERIFF'S REPORT – Aaron Sturm

- 207 Calls for service
- 98 Traffic Stops
- Traffic Task Force is working with departments from Sherburne, Wright and Stearns Counties in a cooperative effort through fall.
- 1 Aircraft complaint – crop dusting.
- August 1, ATV's are allowed back in ditches.

RESIDENTIAL OPEN FORUM

- Via phone concerns for state of 127th Street SE

PLANNING COMMISSION/JOINT PLANNING BOARD UPDATES – Wikstrom

- Activity
 - Approved Xcel Energy CUP last month through 1 private property.
 - IUP public hearing at the Town Planning Commission – Alpaca Farm with retail sales of Alpaca related materials. First Home Business IUP since revision of ordinance. Recommended for approval to Joint Planning Board next week.

ENGINEER'S REPORT – Davis

- Coming this Friday – update on 97th Street – joint meeting with the County, Clear Lake Township, City of Becker and Becker Township.
 - Close to 100% plan by November 1, 2022
 - Next update will be in October
 - Right of way acquisition for the Township is complete (None needed for Clear Lake Township)
 - Utility coordination is complete
- Precon for 82nd Street with Knife River and TS Dirtworks
 - Reclaim will begin Monday (depending on rain)
 - Plan is a 2 week duration
- 127th/153rd Precon will be later

SUPERVISOR REPORTS

Fire Board – Supervisor Babler

- Standard meeting – fairly quick.
- American Legion Building
 - Brief update on status of committee talks – looking at various cost sharing with the City as it was left non-compliant for the past 20 years.
 - Curb line needs to be redone
 - New parking lot?
 - Discussions of Township acquiring the parcels to make the corner township property.
 - City will have the lands currently theirs surveyed.

Central Mississippi River Regional Planning Partnership – Supervisor Kolbinger and Planner Sanders

- Lots of frustration but finally moving forward
- Simplifying to just Transportation – more unanimous views
- St. Cloud article regarding a 33rd Street crossing appeared
- Funds may be available in the partnership to fund and RFP

Roads – Supervisors Boros and Danielson

- 97th Street is moving along, more later
- 82nd Street moving as planned

Town Hall

- Advantage Construction, Mark Limpert attended meeting to discuss process/procedures to get this repaired. The roof needs to have shingles removed in order to replace the damaged metals. Requested \$3,000 for the work to be done to go through insurance process and would like to see his company awarded the contract. Board consensus, his company would have the contract providing we don't run into issues related to contracting laws as the township must follow statute. Much discussion.
 - Board would like local guys hired whenever possible, don't want to see out of state individuals doing roofing work. Concerns expressed that there is not a need to bring in out of state workers for this job and Limpert stated that Advantage Construction is in Otsego and uses people who work for them (they don't necessarily live in Becker Township). He will do what is needed to use local people.
 - **Motion to Authorize payment to Advantage Construction in the amount of \$3,000 at this time for the work involved in getting insurance issues resolved by Wilkening. Second by Danielson. Motion carried, all voting in favor.**
- Basement needs work. It may be major and needs to be handled before winter. One duct is not connected properly and water is getting in somehow.
- Sidewalk will be replaced and go through to the front once everything is resolved regarding American Legion building.

Orderly Annexation

- Sanders brought forth Resolution for annexation of two parcels (05-120-4200 and 05-128-4100), approximately 160 acres of land owned by the City of Becker.
 - Parcel 4100 has the new well for the City located on it. Right now there are no immediate plans to install sewer, just water.
 - If the township approves, the resolution moves to City Hall and then to the State.
 - Questions/Discussion by the Town Supervisors
 - Supervisor Babbler asked, "What benefit is this to the City by annexing two parcels that are not connected to any other city parcel?"
 - Continuity. We would like all city owned parcels to be located in the City limits.
 - The orderly annexation agreement does allow the City to annex any city owned pieces.
 - There are no plans to develop either parcel at this time

- We need the lift stations/etc in order to get things done.
Discussion of a looped water system. The City of Becker's water system is not a looped system at this time.
- Why is the Bus Garage parcel not being annexed into the City as well at this time? Wouldn't it benefit them to have city water rather than a well and tank to handle their fire suppression?
 - Not right now, possibly in the future
 - If they annex, they would be responsible for various septic/water and road upgrades. That is under discussion and there wasn't enough time to plan in order to have the Bus Transportation Facility operating by this fall, hopefully.
- What is the benefit of the City owning where the well house is located?
 - There is no intent of subdividing right now, just bought the land at the right time and location. It will stay City property. Could it change back to Township? Yes, but not likely.
- Supervisor Babbler stated he is struggling with the City owning land without generating revenue. Worries something backhanded is going on in the background that could be detrimental to the residents of the Township as well as cost residents in the City more money. This seems like paperwork and costs for both entities without clear goal and does not make sense.
 - Sanders stated there are no discussions at this point and no developments planned. This is for continuity only, nothing more. The goal is for all City owned parcels to be located in city limits. This would do that as no other City owned parcels are located in the Township. That is the entire reason for bringing this up and handling now.
- **Motion to approve resolution 22-62: In the Matter of the Orderly Annexation between the City of Becker and Becker Township Pursuant to Minnesota Statutes §414.0325 by Boros. Second by Wilkening. Motion carried, 4-1, Babbler opposed.**

Treasurer's Report

- Question on election judge pay. Should all receive same rate for the job of election judge. Current resolution states \$15.00 per hour unless you are an employee of the Township earning a different rate. Question of appointed body members and if they are really township employees. Yes, by IRS standards.
 - Board directed to leave as stated in the resolution for this year unless clerk is having issues finding workers. No issue at this time.
 - Clerk to bring estimates and rate variations of surrounding areas to the next budget meeting – amounts to be addressed in 2023 and forward.
 - Agreement that head judge should likely make more and that wages need to be reviewed for next budget cycle due to recent changes in wages. Fast food restaurants are advertising starting wages at \$16 per hour.
- **Motion to approve Treasurer's Report as presented by Babler. Second by Boros. Motion carried, all voting in favor.**

- **Motion to approve payment of**
 - **Warrants 15584-15642 and 8431-8432**
 - **voiding 15582-15583**
 - **PO's 1473-1480**
 - **in the amount of \$79,246.19 by Wilkening. Second by Babler. Motion carried.** Voting in favor: Babler, Boros, Kolbinger and Wilkening. Danielson abstained as his company had submitted an invoice.

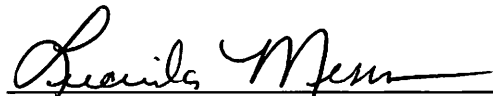
Other

- Levy certification fine as passed in March.

Meeting Adjourned 7:48 pm.



Brian Kolbinger, Chair



Lucinda Messman, Clerk

Becker Town Board Meeting
Regular Meeting 7:00 p.m.
Monday, September 19, 2022
12165 Hancock Street



Attendance

Board members: Chair Brian Kolbinger, Vice Chair Brad Wilkening, Luke Babler, Robin Boros, Joe Danielson, Clerk Lucinda Messman, Treasurer Tanya Danielson, Deputy Clerk Fran Seeley, Deputy Treasurer Marilyn Danielson

Absent: none

Others: Sherburne County Sheriff's Department – Sgt. Frank, Wes Davis – Twp. Engineer, Kelli Bourgeois – Twp. Attorney, Ben Wikstrom – Township Planner (online), Jacob Sanders – City of Becker, Mark Kolbinger – The Patriot Newspaper, Melissa (online for part of meeting), Phil Ramola, Cory Schultz, Mark Limpert – Advantage Construction, Ted & Joanna Myers

Zoom platform was available for anyone who wished to call in virtually.

Meeting called to order at 7 pm. Quorum verified by Chair Kolbinger.

Pledge of Allegiance

CONSENT AGENDA ITEMS APPROVED

Upcoming Electronic Fund Transfers/automatic payments for approval

- a. City of Becker – water/sewer
- b. Xcel Energy – gas/electric
- c. Ace Disposal – Twp maintenance
- d. Advanced Disposal – Twp hall
- e. Midco Business – phone/internet
- f. Related to payroll: Federal payroll taxes, state payroll taxes, PERA
- g. State of MN for building permit surcharge fees

Correspondence/Information

- a. Updated Orderly Annexation Resolution (Map clarifications requested by state and added)
- b. MN PUC – NSP Gas Rate Increase Public Hearing information
- c. ISO Letter regarding zoning ordinance
- d. Orrock Township Minimum Maintenance Road Notification
- e. Annual Sherburne Refuge Wildlife Festival
- f. Fall Maintenance Expo information
- g. MN LTAP training flier

Approval/Acceptance

Nothing this meeting

Motion to approve consent agenda as listed above by Babler. Second by Robin. Motion carried all voting in favor.

Motion to approve a regular agenda after adding Ted Myers and Phil Ramola to the Residential Concerns section of the agenda by Danielson. Second by Wilkening. Motion carried, all voting in favor.

SHERIFF'S REPORT – Aaron Sturm

- 198 Calls for service
- 75 Traffic Stops
- Nothing stands out in the report
- Stop arm violations are being enforced heavily as school is back in session. Already have had people violating them. Stop when the arms are out.
- Car vs. deer accidents are increasing now.

RESIDENTIAL OPEN FORUM

- Cory Schultz – 127th Street Concerns
 - Speed limits
 - While the idea of paved is good, worry it will increase the speeds of people driving down this road. There are families with kids and would like lower speed limit in the area.
 - Board – speeds are based on statute. The only way to change is to contact representatives. If you find something in statute that looks like it would work, willing to look at it and find out.
 - Boils down to enforcement. State Statute says 55 mph
 - Stop signs or children at play or other signage?
 - Yes, Stop signs will be added at intersection of 127th/153rd. That is planned
 - Not in the center of the road between CR 11 and 153rd
 - Sgt. Frank said he will try and get a survey of the speed. He reviewed process to request a speed sign. He will also mentioned additional patrolling.
- Ted Myers
 - Parking Ordinance questions – he received a citation this morning. Is it the Town Board's intent that he not be allowed to start his semi prior to 6 am in the morning?
 - He left the house at 5:03 and started the truck pre-trip inspection. Opened garage door and started checking things out. Went in to use restroom. Believes truck ran 5-7 minutes. Neighbor called the Sheriff's department as it was idling prior to 6 am. Neighbor told the Deputy the truck idled for more than 20 minutes. Myers showed his electronic work record that shows he left at 5:20 am.
 - The truck was not idling all night long. It is kept in a garage. When started, do not leave door closed to avoid asphyxiation. Can the board clarify:
 - Why was this in the ordinance?
 - What is the point of this in ordinance? Over the Road trucks need 5-7 minutes run time to properly charge the air brakes so the truck will move.

- Minneapolis runs mean leaving at 5 or 5:30 am.
 - Wants to avoid violation in the future and can the board do something so no more citations for this?
- Town Board
 - Intent of this was to avoid early morning construction activities and trucks running all night in subdivisions.
 - Intent was not to make it impossible for OTR Truck owners/drivers to leave early in the morning.
 - Will ask staff to look into changing verbiage in a manner to still make sure no early morning construction activities or trucks idling all night occurs.
 - Discussion of ordinance process and why it cannot be changed this evening took place.
 - Since the truck was in the garage while running, that is not technically the driveway. Ordinance says right of way or driveway. Could ordinance section 7 exemptions have been applied here?
 - Intent of this ordinance is not to be neighbors picking on each other for vehicles idling in their own yards/driveways when getting ready for work – as long as it is not construction traffic. There was a complaint of someone keeping refrigeration unit running all night, that needs to be avoided as well.
- Sgt Frank spoke with the Deputy who issued the citation
 - Complainant desired citation to be written and hand the ordinance in hand to show the Deputy on arrival.
 - Deputy said the truck was running when he saw it and by word of the ordinance, it was in violation.
 - Technically it was in the shed/garage.
- Town Board directives
 - Staff to look into a better way to word the ordinance.
 - Clerk to certify what was said in written format for the Myers.
 - Plan for Public hearing on the parking ordinance in October if possible.
- Phil Ramola
 - 82nd Street is being resurfaced. Concern it is 2' wider than before and is going to be a nice, fast straight-away.
 - People on East/West Beatrice walk out here. Concern for speed, especially after 3 pm Monday – Friday.
 - Why are there no reduced speed/children ahead signs? They were removed 10 years ago due to people not paying attention.
 - Request that the Sheriff's department do a speed study there as well.
 - Sgt. Frank recommended he contact the sheriff's department to
 - Request extra patrols – be sure to state the times noticed the most
 - Request a speed study
 - Who is responsible for the 4 wheelers in the ditches? Law Enforcement
 - Conservation officer told someone they cannot drive their dirt bike but person is still doing so.
 - ATV's are ok as long as licensed and licensed drivers.

- Winter road concerns. Is the right of way 33' from centerline? Yes
 - If snowmobilers are past that, are they trespassing? Yes
 - What do I do? Contact the Sheriff's Department

PLANNING COMMISSION/JOINT PLANNING BOARD UPDATES – Wikstrom

- Activity
 - Planning Commission: Home Occupation Ordinance Amendment Public Hearing
 - Initially allowed 50% of an accessory structures floor space. In practice this did not do as intended. It would have required additional buildings rather than use what exists on property in some instances.
 - Recommended revision to allow up to 500 square feet can be used in accessory structure for business and keep things secondary to home. If more than 500 square feet is required, an Interim Use Permit is triggered.
 - Joint Planning Board – next week
 - IUP for a home business; works indoors, wants to sell over 5 cars per year so dealers license is required. Parking and display area indoors. Neighbors unaware has been going on for three years. Recommended for approval by Planning Commission
 - Starting to look at accessory dwellings on residential lots. Aging parents and other unique situations. There are a lot of considerations that are still being worked through.

ENGINEER'S REPORT – Davis

- 82nd Street is underway
 - Stripe and shouldering seeding will occur over the next few weeks
 - Change order in front of board this evening due to anticipated excess material. Did not due to actual road base. Additional Class 5 required. 2.8% change order
 - Road Supervisors approve of this
 - **Motion to approve change order in amount of \$16,053 by Danielson. Second by Boros. Motion carried, all voting in favor.**
- 127th/153rd will start later this week
 - Excavating 8" down
 - Narrow up the road a bit
 - It will improve safety with a bit more shoulder
 - 3' of asphalt on shoulder
 - Side fog lines
 - Stop signs and light at intersection of the two roads
 - Mailboxes
 - Subcontractor pulled prior to notifications went out to residents
 - Postmaster wanted things in a different location
 - Things are being moved
 - Request about stop sign in middle of road without intersection. No, the town board supervisors do not wish to start a practice installing stop signs in the middle of roadway straightaways.
 - Question: Subdivision 2 – since there appears to be an option to put speed limits if there are hazards, can the definition of hazards be reviewed?

- 164th/Salida – slated to begin following dirt work on 127th/153rd
- 170th in Bridgeview is still going to be this fall. Will start after 164th and board will be kept informed.
- 67th Gravel invoice received.
 - **Motion to pay Helmin invoice based on payment certification by Engineer in the amount of \$44,971.68 by Danielson. Second by Boros. Motion carried, all voting in favor.**
- 67th Street Culvert invoice – share from Santiago Township
 - **Motion to pay Santiago Township our share of project cost as invoiced, \$45,480.69 by Wilkening. Second by Danielson. Motion carried, all voting in favor.**

SUPERVISOR REPORTS

Solar Overlay Group - Sanders

- City staff met with Xcel Energy
- They were going to be open to our planning guidance
- Xcel update required re-orientation regarding guidance due to interconnects
- More coming
- Attorney Bourgeois: if non-utilities wish to build in Township Right of Ways, this will need to be addressed via ordinance.
- **Motion to have Supervisors Babler and Kolbinger assist with solar as necessary due to timing and make decisions regarding notifications to public by Wilkening. Second by Danielson. Motion carried, all voting in favor.**

Fire Board – Supervisor Babler

- Standard meeting – fairly quick.
- Paid bills

CMRP – Sanders

- Meeting on 29th.
- Nothing new at this time. Refocus on transportation.

Roads – Supervisor Boros and Supervisor Danielson

- Grading on Sunday
- Ditch mowing is going
- Checking intersections and viewing for busses
- Fire Signs moving along
- Fire signs that do not belong should be removed

Town Hall

- Recap. Appeal process.
- Review of materials received
 - Policy

- MATIT by-Laws
- Appraisers
- Recommendation – the entire argument needs to be packaged with everything for the trust board with all information together.
- Mark Limpert, Advantage Construction: Adjuster said he recommended full replacement of the roof which was denied. MAT feels it is a cosmetic issue. He spoke with Heidi and she said they paid already (Clerk and Treasurer verified no checks have been received by Township).
- Board
 - wants Township Attorney and Mark Limpert to work together to proceed forward. They want to go with shakes on the building. Make sure staff is aware of what is happening. This needs to be appealed – consent to follow that process.
 - Move this forward and go through appeals process. If dates come up, authorization given to do what is needed to move forward.

Treasurer's Report

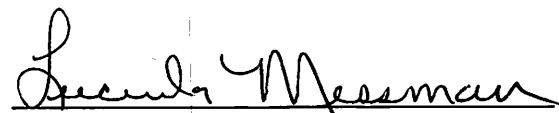
- **Motion to approve Treasurer's Report as presented by Babler. Second by Boros. Motion carried, all voting in favor.**
- **Motion to approve payment of**
 - **Warrants 8433-8434, 15643-15684**
 - **PO's 1481-1489**
 - **in the amount of \$200,812.60 by Babler. Second by Boros. Motion carried.** Voting in favor: Babler, Boros and Kolbinger. Wilkenings abstained as his wife presented invoice for her business. Danielson abstained as his company had submitted an invoice.

Other

- Clerk requested that she and the Deputy Treasurer attend the annual meeting for MAT. Board consensus that township would pay for training and other costs for them to attend.

Meeting Adjourned 8:20 pm.


 Brian Kolbinger, Chair


 Lucinda Messman, Clerk

Becker Town Board Meeting
Regular Budget Meeting 7:00 p.m.
Monday, October 3, 2022
12165 Hancock Street



Attendance

Board members: Chair Brian Kolbinger, Vice Chair Brad Wilkening, Luke Babler, Robin Boros, Joe Danielson, Clerk Lucinda Messman, Treasurer Tanya Danielson

Absent: none

Others: Frank Kasowski, Jr.

Meeting called to order at 7 pm. Quorum verified by Chair Kolbinger.

Motion to approve agenda after adding Resolution to Accept donation, Sherburne County notes and City CUP announcement by Wilkening. Second by Danielson. Motion carried, all voting in favor.

Treasurer reviewed various budgetary funds with the Town Board Supervisors

- Wages are off in General Fund
- Elections costs are higher than predicted, why.
 - Clerk explained budget for elections are cyclical. Unless special election, approximate costs using today's numbers are:
 - Typically, just township in odd years Approximately \$3,000 (usually less)
 - Mid-term even years, Township, Primary and General. Approximately \$20,000 (may be higher, depends on factors like turnout, environment, etc.)
 - Presidential even years, Presidential Primary, Township, Primary for others offices, General Election. PNP is currently to be reimbursed by statute, but no idea if that will remain, so 21 or 22,000 would be recommended today for 2024. Again, statutory changes can impact this.
 - Covid/ARPA funds reviewed, there are still some available. Spend/allocate by end of 2024 and spend by 2026
 - Roads are eligible
 - Township opted for the \$10,000,000 revenue replacement option
 - Report was filed in April as required by Clerk
 - Various items falling into this category discussed
 - Acquisition of American Legion Building/Old Fire Hall and associated costs
 - Survey
 - Updates to front concrete
 - Hearing Loop
 - Discussion of Planning Consultant – Authorization to discuss salary. Wilkening to talk with him.
 - Discussion of Road and Bridge – in depth. Many factors impacting.
 - CIP and current roads focus is incorrect at this time
 - Better estimates needed for this meeting

- Best estimates made for use in budgeting
 - Plan to have budget numbers ready so they can be passed in November or December.
- Recommendations for 2024 levy also discussed
 - General Fund 195,000
 - Town Hall 25,000
 - Fire Fund 150,000
 - Road and Bridge – 1,300,000

Meeting Adjourned 8:20 pm.



Brian Kolbinger, Chair



Lucinda Messman, Clerk

Becker Town Board Meeting
Regular Meeting 7:00 p.m.
Monday, October 17, 2022
12165 Hancock Street



Attendance

Board members: Chair Brian Kolbinger, Vice Chair Brad Wilkening, Luke Babler, Robin Boros, Joe Danielson, Clerk Lucinda Messman, Treasurer Tanya Danielson, Deputy Clerk Fran Seeley, Deputy Treasurer Marilyn Danielson

Absent: none

Others: Sherburne County Sheriff's Department – Sgt. Frank, Wes Davis – Twp. Engineer - Online, Kelli Bourgeois – Twp. Attorney, Ben Wikstrom – Township Planner, Jacob Sanders – City of Becker - Online, Mark Kolbinger – The Patriot Newspaper, Ted & Joanna Myers, Monique Hammond, Ross Hammond -Loop Minnesota, Doug & Carmine Olson, Mike Bogart, Phil Ramola, Ron & Carol Olson, Roy Neuman – Sherburne County Sheriff's Office, Willie Ewing, Bill Blenkush, Larry Gallus – Big Lake Snow Cruisers Trail Coordinator

Zoom platform was available for anyone who wished to call in virtually.

Meeting called to order at 7 pm. Quorum verified by Chair Kolbinger.

Pledge of Allegiance

CONSENT AGENDA ITEMS APPROVED

Approval of Minutes as listed

- a. September 2022 Regular Town Board Minutes

Upcoming Electronic Fund Transfers/Automatic Payment Approvals

- b. City of Becker – water/sewer
- c. Xcel Energy – gas/electric
- d. Midco Business – phone/internet
- e. Related to payroll: Federal payroll taxes, state payroll taxes, PERA, etc.
- f. State of MN for building permit surcharge fees

Correspondence/Information

- a. Orderly Annexation Approval Letter received for property ID's 05-120-4200 and 16318 117th Street SE
- b. MN LTAP September 2022 newsletter shared with any in room interested
- c. MAT Training Dates Notice for LBAE
- d. City of Becker Public Hearing Notice for School CUP additions and renovations
- e. City of Becker Fall Newsletter
- f. 2023 Proposed Tax Capacity Values distributed to those interested

Approval/Acceptance

Nothing this meeting

Motion to approve consent agenda as listed above by Boros. Second by Wilkening. Motion carried all voting in favor.

Motion to approve a regular agenda after striking item 11c by Danielson. Second by Babler. Motion carried, all voting in favor.

Presentation of grant check made to Township by Loop, MN. Copy of the resolution accepting the donation (passed at budget meeting earlier in the month) was given to Ross and Monique Hammond with thanks. Photograph of the brief ceremony was taken for publication in The Patriot. Board members stated that anyone wishing to see how a hearing loop works/one in action is welcome to set appointment with clerk or attend a meeting to see it 'in action'.

Loops work by sending signals directly to the telecoils in hearing aids, eliminating the background noise that is typically picked up by hearing aids. Loop MN is hopeful that other cities, churches, government installations and others will consider hearing loops.

SHERIFF'S REPORT – Aaron Sturm

- 202 Calls for service
- 77 Traffic Stops
- 5 mental health
- 127th Street paving, start of speed report ready
 - 856 vehicles
 - Average speed 41.38 mph
 - Highest speed 74 mph
- Mental Health Advocate, Roy Neuman is here tonight. He serves all four areas – Elk River, Becker, Big Lake and Sherburne County.
 - He responds live with officers for 911 calls and follows up if he cannot be in person.
 - He is another tool/set of eyes
 - In the 16 months he has had over 300 encounters in the county. 8 specifically in Becker Township. Suicidal/violent/delusional/etc. He helps advocate and assists with judgement calls. 1st 7 months he road with officers, since January he has his own squad to more quickly respond to various locations throughout the county.
 - Left business cards for the Township to hand out if someone wants to reach out to him.
 - St Cloud/Stearns county has 4 of his type of position
 - His 3 year grant expires in 2024.

RESIDENTIAL OPEN FORUM

- Mike Bogart – Variance Request for Comment
 - Wikstrom reviewed with board [full text on file]
 - Would like to put addition on the rear of his house
 - Needs variance from Sherburne County for setback from river
 - Needed a front yard setback from Becker Township as well. Planning Commission recommended approval of front yard setback variance to make his lot a conforming lot.

- House was built on the lot in 1971. Need comments for Sherburne County.
 - **Motion to send favorable recommendation to Sherburne County by Wilkening. Second by Kolbinger. Motion carried, all voting in favor.** Clerk will send paperwork to Sherburne County in the morning.
- Doug Olson/Willie Ewing – 137th Street SE/170th Ave SE
 - Want to find out plan for road work/overview of what is planned. Many of the homeowners are here, including the clerk.
 - Road Supervisors:
 - Timeline – spring to do a double chip seal. The crushed concrete is a good base for the road. Example is Garden Grove Road, but planned smoother. Blacktop and granite chips put together. Not a typical paved road. Many townships are having good luck with this process. No more recycle concrete will be put down, but there may be more product put down later.
 - Contractor not known at this time as we have to go out for bids.
 - Concrete base material came from another road, we knew it had dust, please bear with us a bit.
 - Question – will this hold up well? A: Silver Creek has used for 7-8 years now and Baldwin Township uses as well. It can be patched if needed. We haven't had patches before.
 - Q: there is a lot of farm equipment on this road. A: contractor has told us it will hold up. Goal is a black top road without actually doing a blacktop road.
 - Q: concerned over the grading. A: contractor hired for this road will do all prep work shaping the road prior
 - Supervisor Boros asked about Garden Grove Road they looked at? This was our first road project? Overall it looked nice, but hoping no wash boarding like it has. It is 2 summers old. It should handle the trucks.
 - Supervisor Danielson – we are looking at some options to control the dust. Goal is a really good base.
 - Speed concerns – can we decrease the speed on this road? When talking with clerk, we heard mention driveway distances can be taken into account. This needs to be reviewed by the Engineer to see if we can decrease.
 - Supervisors Wilkening – our choices are 55 mph or 35 mph. Driveways have to be certain distance apart and certain lengths of roadway. We will have the Engineer review this road to see if it can be decreased.
 - Engineer – I did review this road and the two options.
 - To get a 35 mph, driveway has to be 300 feet or less; AND
 - It has to be for ¼ mile or more
 - While driveways are 300' or less, the road is not long enough
 - 25 mph speeds were grandfathered in for a few years, but there is language in statute that says once signs are replaced, the speed limits will be changing to statute. Retro reflectivity standards or 10 year replacement program is what is happening at this point. Many locals will be losing their 25 mph signs.

- Supervisor Babler – one interesting note, high percentage of the speeders are the residents. Those who live there and know the road. It may not be case here, but just letting you know.
- Supervisor Kolbinger – will see what we can do to control dust. Project is on spring list.
- It will be passable at all times, other than maybe a few minutes here or there. Notice will come out prior to the double chip seal. Plan to avoid installation during planting.
- Bill Blenkush – were we to get notification of this application? Supervisors: when adding gravel, no notifications are given. When we do the upgrade to the double chip seal, you will be notified.
- Supervisor Babler – when it comes to contractors, we don't always have more than one contractor, so our choices are very limited. No matter who we have, we get complaints about contractors.

PUBLIC HEARING

Parking Ordinance Amendment

Wikstrom reviewed ordinance changes as distributed. History of how we got here reviewed. Main change is to allow those with semi's to warm up vehicles to allow air brakes to work. 15-30 minutes seems to be an appropriate amount of time.

- Ted Myers – feels 15-20 minutes would be adequate. Questioned if after 11 pm when getting home it is an issue? (A: no); he is a light sleeper and has been a truck driver since he moved in. County Road 4 is to the south and he hears vehicles all night long. He wants to be able to leave his home with his semi prior to 6 am or return home after 11 pm without getting a ticket.
- Supervisor Babler – struggles with any ordinance limiting how long a truck can run on an owners own property. If a semi is how they earn their livelihood, we need to make sure we do not create issues. They are paying taxes here too.
- Supervisor Boros – would not like to hear a semi running on/off all night long in his neighborhood, typically 2.5 acre lots. Especially next to his window. Prefer to keep refrigerator units out of subdivisions.
- Willie Ewing mentioned that potatoes need the refrigerator units
- Attorney Bourgeois
 - This ordinance only pertains to properties less than 10 acres in size AND in a platted subdivision.
 - If there is a nuisance elsewhere, the County has some regulations
 - The goal here is to limit trucks running all night long in the platted developments.
- Supervisor Danielson – is 15 minutes enough time?
- Phil Ramola – Is it correct that farmers are exempt from this? A: correct, these regulations only apply to platted areas that are 10 acres or smaller between the hours of 6 am – 11 pm.
- **Motion to close public hearing by Wilkening. Second by Danielson. Motion carried, all voting in favor.**

Board Discussion:

15 minutes sounds appropriate

Motion to approve Ordinance 2022-01 [full text on file] by Wilkening. Second by Danielson. Motion carried. Voting for: Kolbinger, Wilkening, Danielson, Boros. Voting against: Babler.

Motion to approve Summary Ordinance 2022-01 using the 15 minute timeframe by Wilkening. Second by Danielson. Motion carried, all voting in favor.

**PUBLIC HEARING
Easement Vacation
Turnquist Farms – Nelson Lots**

Wikstrom reviewed packet materials with Town Board Supervisors [full text on file].

- Scott & Marilee Nelson and Cory Nelson are the owners of four lots in the Turnquist Farms Plat.
- Preliminary and Final Plats, Turnquist Farms Second Addition, are making their way through Planning Commission and Joint Planning Board now. Goal – eliminate setback non-conformities related to existing septic system.
- Boundary adjustment not possible as each lot is approximately 2.5 acres at this time. Multiple boundary lines must move to solve this.
- Current drainage and utility easements must be vacated before the Joint Planning Board can issue approval.
- Planning Commission unanimously recommended approval at their meeting earlier this month with the condition that the existing easements be vacated by the Town Board.
- No public comments

Motion to approve Resolution 2022-24 [full text on file]: A Resolution Approving Vacation of Drainage and Utility Easements Between Lots 1, 2, 4, and 5, Block 2, Located in Turnquist Farms Plat, Sherburne County, Minnesota contingent upon the Joint Planning Board approving the preliminary and final plats by Wilkening. Second by Babler. Motion carried, all voting in favor.

Larry Gallus, Big Lake Sno Cruisers

- Would like to use Township roads, adding 180th Avenue Southeast. They need to do some maintenance in the easement and will talk to the homeowners before doing the work.
- Needs to verify legals for the roads
- Clerk will send information to him via email

PLANNING COMMISSION/JOINT PLANNING BOARD UPDATES – Wikstrom

- Activity
 - Bogart Variance – recommended for approval. To allow a non-conforming parcel to become conforming in order to add onto the home.
 - Nelson/Turnquist Farms Second Addition Plat – recommended for approval.
 - Hyttsten Boundary Adjustment – two ‘nominal 40’ parcels changing the interior boundary to create an approximately 20 acre parcel and 60 acre parcel.
 - Last month the Knese Home Base Business was approved

- Home Occupancy ordinance standards for use of accessory structures passed with an amended allowance of 500 square feet or 50% of the structure.

ENGINEER'S REPORT – Davis

- 82nd Street
 - Needs shouldering
 - Striping
 - Wear course
 - Turf establishment is complete
 - Ramola Question: before the project started, there were four entrances to his fields, now only three. Why? A: it was not intent to eliminate. Board consensus: Engineer will meet you on site and get the one back.
- 127th/153rd Joint Project
 - Signs
 - Seeding will be tomorrow
 - Wear course is done
 - Striping coming
 - Shouldering coming
 - Meeting weekly with city township and contractors at this point
 - Discussion regarding speed limits – each entity can handle their own
- 164th in Salida Crossing
 - Wear course and shouldering today – farm side
 - Shouldering restaurant side tomorrow
 - Looks good
- 170th in Bridge View got its new wear course today

SUPERVISOR REPORTS

Solar Overlay Group - Sanders

- Meeting several months now
- Press release
- Xcel recommends we set some standards
- Comments/revisions – looking for consensus
- Yes, consensus to bring to public for an initial round of comments
- Board discussion – where should we plan for solar? This message needs to be sharpened and we need a good answer back to this question. Or should question change to where do we not want to plan for solar?
- Get the information out there for now

Annexation - coming next month. Developer request shown to board. City plans to annex dog park and compost site in as well at this time.

- Petition is 100% of landowners (just one parcel)
- City does not need to do one for its parcels
- What about the future Hwy 25 exchange? Will that impact this?

Fire Board – Supervisor Babler

- Discussion began regarding redrafting the JPA
 - Keep as JPA
 - Change to fire district
 - Concerns – township pays their funds, easy to see and follow. City holds their funds and it is less transparent. If we change to one of the above, both pay directly to the fire organization. It is something to think about
 - Greg Lerud, will pull some more information together for the board in November
- Paid bills

CMRP – Sanders

- 2 options being discussed
 - Keep with current format of by-laws
 - Change to non-profit organization status
 - There are pros and cons both ways

Roads – Supervisor Boros and Supervisor Danielson

- Bus Sign
 - Request for bus stop sign in Hyttsten Creek
 - Buses will not go down cul-de-sacs anymore
 - Citizen wants sign there. Did not get in the past and wants one now
 - Worry regarding too many signs that are ignored (MUTCD supports this worry)
 - Township revamped sign policy and kept signs necessity to safety
 - Issue with warning signs, they don't change crashes
 - Look to see if any unusual circumstances at this intersection
 - Request came in a year ago and the board was unaware. Please make sure the board knows of these in future. In this instance it was a Deaf Child sign request
 - Board: If site distances issue, then sign will be done.
 - Clerk to revamp website so sign issues can be easily submitted to town supervisors
 - Engineer to look into two requests

Town Hall

- Tower has been removed. Turns out it was 120' tall, not 70' as we were told.
- Concrete coming soon

Treasurer's Report

- **Motion to approve Treasurer's Report as presented by Babler. Second by Boros. Motion carried, all voting in favor.**
- **Motion to approve payment of**
 - **Warrants 15685-15733**
 - **PO's 1490-1494**
 - **Void 15648 and PO 1495-1496**
 - **in the amount of \$489,781.91 by Wilkening. Second by Babler. Motion carried 4-0-1. Danielson abstained as his company had submitted an invoice.**

- Budget planned for approval next month

Other

- **Election Judges**
 - Due to changing climate, **Motion to increase hourly rate for non-employee election judges to \$20 per hour and the rate for the head election judge to \$25 per hour by Kolbinger. Second by Boros. Motion carried, all voting in favor.**
- Election – polling place observers, Motion to approve Policy for Election, polling place observers by Wilkening. Second by Babler. Motion carried, all voting in favor.
- Zoning Administrator – moving to salary. Discussed at budget meeting. Duties reviewed. Need contract approval prior to paying bills next time.

Recess

The agenda item for this meeting is to discuss and consider terms of an offer to purchase or sell real estate. This portion of the properly noticed meeting of the Becker Township Board will be closed pursuant to Minnesota Statutes under the real estate sales or purchase exception to the Minnesota Open Meeting Law, pursuant to Minnesota Statute Section 13D.05 Sub 3(s)(3).

The need for confidentiality outweighs the purposes served by the open-meeting law in this case based on the following: Confidentiality is necessary to protect the Township's negotiating strength and interests as to real estate negotiations.

The purpose of the closed meeting is not to make a decision behind closed-doors, but instead is to determine what actions are appropriate with respect to the real estate negotiations. The only business to be discussed in this portion of the meeting are the real estate negotiations, and what action, if any, should be taken. I will now entertain a motion to close this portion of the meeting following recess to sign and distribute checks. **Motion to close meeting for stated purpose by Danielson. Second by Babler. Motion carried, all voting in favor.**

Meeting recess at 9:08 pm.

Meeting resumed open session at 9:19 pm. (treasurer left at this time)

Closed meeting adjourned to open session at 9:39 pm.

Quick overview of closed session – discussion of the American Legion building land next door.

Meeting Adjourned 9:40 pm.



Brian Kolbinger, Chair



Lucinda Messman, Clerk

Becker Town Board Meeting
Special Meeting 6:45 p.m.
Monday, October 25, 2022
12165 Hancock Street



Attendance

Board members: Chair Brian Kolbinger, Vice Chair Brad Wilkening, Luke Babler, Robin Boros, Joe Danielson, Clerk Lucinda Messman, Deputy Clerk Fran Seeley

Absent: none

Others: Kelli Bourgeois – Township Attorney, Mark Limpert – Advantage Construction

Meeting called to order at 6:45 pm. Quorum verified by Chair Kolbinger.

Purpose of meeting is to review insurance claim status and direct staff as appropriate and update on road project status. (Hail damage back in May occurred to the Town Hall and Gazebo.)

INSURANCE

Limpert – Met with General Manager of Advantage Construction to review policy and the amount insurance is offering.

- Initial offer was roughly \$6,200 and after 2nd adjuster visit, roughly \$1,700 before deductibles are to be applied.
- Initial paperwork said a payment was made to the Township, none has been made. Neither clerk nor treasurer have seen a check.
- At this point, it is recommended to have Advantage Construction go through/over the building and grounds to gather better information for more detailed estimate. It should take approximately 6 hours. He will work with clerk to set time. There is not an additional fee, beyond what the Township has already paid Advantage Construction, for this activity.
- Currently, an appeal meeting is scheduled for November 16th, 2022.

Attorney Bourgeois advised Clerk to request extension as the Town Board has not had time to review the information and the information arrived after the October Town Board meeting.

- Clerk requested extension.
- Has heard via email that the extension is granted, though has not heard from MATIT to know new date at this time.
- Large quantity of files were received this afternoon (several inches thick). Have not had time to get through all of them other than briefly scanning. Did forward to Mark at Advantage Construction and Attorney Bourgeois.

Advantage Construction recommends hiring Attorney Tim Johnson to handle things at this point. The board can do a not to exceed number if they wish to have a contract entered into to get started.

- Advantage Construction's code person went through the policy findings summary and the basis of the policy does not concur with the determination.
- Review of steps he recommends the board take at this time.

Attorney Bourgeois: Outside legal counsel with expertise in this area is recommended.

**Motion to retain Tim Johnson with a not to exceed \$5,000 initial contract by Wilkening.
Second by Boros. Motion carried, all voting in favor.**

ROADS

Note: 137th Street emulsion will be completed tomorrow by Astech as prep for spring Double Chip Seal.

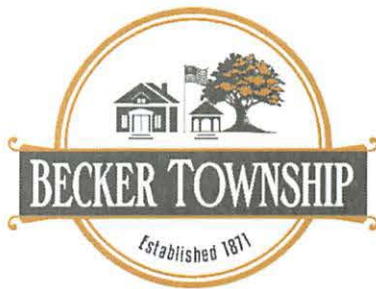
Meeting Adjourned 6:57 pm.



Brian Kolbinger, Chair



Lucinda Messman, Clerk



Road Tour Minutes

Friday, November 18, 2022

Town Board Members Present: Supervisor Joe Danielson, Supervisor Luke Babler, Supervisor Robin Boros, Clerk Lucinda Messman.

Absent: Supervisor Brian Kolbinger, Supervisor Brad Wilkening.

1. Started 9:20 am - Note: Due to snow cover, the planned inspection of each road had to be postponed until spring. Roads listed by name and Object ID.
2. Salida Area
 - a. 149th Street SE - ID's 3382, 7247, 7249
 - i. Viewed, 2 small potholes noted in segment 3382
 - b. 164 ½ Ave SE - ID 8000002
 - i. Viewed looks ok
 - c. 164th Ave SE - ID 7254
 - i. Viewed, looks ok - new surface looks good. It is wider/more uniform at the entrance off of 149th Street now.
 - d. 148 ½ Street - ID 8000001
 - i. Ribs noted in middle of new surface. Contractor said due to cold and plan is that they will fix in the spring.
 - ii. Center rib is noted as a punch list item and contractor has agreed that it will work out ok and the heat from sun will make it go together as desired.
3. Bridgeview Area
 - a. 170th Str SE - ID 7261
 - i. New road surface viewed - looks good
 - ii. Blue post marker noted in ROW - plastic so allowed
 - b. River View Circle - ID 7267
 - i. Road surface viewed and noted as ok. Some snow on roadways.
 - ii. Curious if GPS is active for snowplowing. Check contract and make request if possible.
 - c. 172nd Str SE - ID 7262
 - i. Cul de sac is 'crunchy' due to plowing
 - ii. Intersection of River View Land and 172nd Str SE may be a place to try the ultra/micro surface? Discussion. Will determine this spring.
 - d. 175th Str SE - ID 7263
 - i. Cul de sac is in tough shape. Maybe the thin ultra/micro surface overlay would work?
 - ii. Viewed intersection/17538 River View Lane. Request has been filed and decision will be needed at next Town Board meeting regarding location. Secondary access would be across from 175th Str SE. Viewed site distances.
4. Oak Crest Estates

- a. 170th Ave SE – ID 6307
 - i. Road viewed
 - ii. Near 17014 there is a small spot shaved down. The entire area marked needed to be shaved down. More needs to be lowered in order to get the drainage working as it should.
5. 157th Str SE – ID 2846 - near GM Outdoor Holdings Plat
 - a. Discussion why end is not finished
 - b. Clerk unsure what drawing is to be attached to easement paperwork
 - c. Road Supervisors and Engineer will be there on Monday. Bring up so this gets taken care of and road to build to end this spring/next year.
6. 142nd Street SE – ID's 6775, 3576, 6774, 6776
 - a. Road was replaced last year. Looks good.
 - b. Double striping was put into place on this road for safety reasons. It is NOT the standard for all township roads.
7. Buck Lake Blvd – ID 7239 – Buck Lake
 - a. Road looks fine
 - b. Tree issues noted on corner
8. 127th Street SE – ID 6809, 7195
 - a. New road
9. 137th Street SE – 35777, 2694, 3,000,000
 - a. Between CR 11 and Hwy 10 – viewed – potholes noted. Road needs to have some work done.
 - b. Gravel portion looks good after rebuilding/recrowning work
 - c. Did not view portion west of Hwy 10
10. 122nd Street SE – 1444
 - a. Gravel road is ok.
 - b. Viewed the driveways off the road
11. 97th Street SE – 6931, 6932, 1445
 - a. Viewed before replacement this next year.
 - b. Discussed land acquisition locations/corners
12. 180th Ave SE – 1686, 1687, 4132
 - a. Viewed dips in road
 - b. Dips need to be fixed in the spring
13. 182nd Ave SE – 7272
 - a. By 8550, Oak wilt took out trees
 - b. Area needs trimming
14. 190th Ave SE – 4740 (gravel road)
 - a. Cul-de-sac has issues with gravel on one side
15. 177th Ave SE – 7338, 7339, 7386
 - a. 7338 section looks good
16. 124th Street – 7337
 - a. Viewed wider driveway requested at Board meeting. Results look good
17. Peggy Place – 1442
 - a. Potholes in road need work

18. Garden Grove Road – 4662, 7292, 2000000, 7424
 - a. Double chip seal appears to be holding up ok
 - b. Dips in the road are not good – worry they will cause issues in future
19. 107th Street se 4742 – viewed
 - a. Bus garage has blocked up entry onto 107th. They are not to access from the gravel road, only the paved county road.
 - b. Gravel road ok
20. 91st Steet SE – 7242
 - a. At 136th Ave intersection – tough shape. Broken up pavement
21. 148th Ave SE – 3217
 - a. 8281 has a wide driveway and a daycare. Call re: is it legal
 - b. Daycares are legal if licensed properly
22. 82nd Street SE – 8000000
 - a. Trimming is progressing
 - b. Areas looking better
23. 77th Street SE – 6395
 - a. Intersection in tough shape – needs trimming
24. 67th Street SE – 1131
 - a. Road in good shape
25. 68th Street SE – 4746
 - a. Tree in ROW – across from 16494
 - b. One tree before 16464 is hanging down low
26. 163rd Ave SE – 4747
 - a. Condition discussed including
 - i. Snow plowing
 - ii. Access
 - iii. Barricade
27. 70th Street SE – 4744, 4745, 7285
 - a. Road viewed ok condition
 - b. Violation areas viewed
28. 92nd Street – 7237 and 157th Ave SE 7190
 - a. Viewed ok
29. Hidden Haven Subdivision – roads 2771, 7159, 3871, 3872 viewed
 - a. Pond cleanout discussed
 - b. Possible plans of 5-6 years or mow off or clear middle and leave trees


Brian Kolbinger, Chair


Lucinda Messman, Clerk

Becker Town Board Meeting
Regular Meeting 7:00 p.m.
Monday, November 21, 2022
12165 Hancock Street



Attendance

Board members: Chair Brian Kolbinger, Vice Chair Brad Wilkening, Luke Babler, Robin Boros, Joe Danielson, Clerk Lucinda Messman, Treasurer Tanya Danielson, Treasurer Marilyn Danielson

Absent: none

Others: Sherburne County Sheriff's Department – Sgt. Frank, Wes Davis – Twp. Engineer, Kelli Bourgeois – Twp. Attorney, Ben Wikstrom – Township Planner, Jacob Sanders – City of Becker - Online, Mark Kolbinger – The Patriot Newspaper, Rob Aasen, LEM Builders for John Hoduba, Chad Mattson, Anne Orth, Sandy Dahl

Zoom platform was available for anyone who wished to call in virtually.

Meeting called to order at 7 pm. Quorum verified by Chair Kolbinger.

Pledge of Allegiance

CONSENT AGENDA ITEMS APPROVED

Approval of Minutes as listed

- a. October 2022 Regular Town Board Minutes
- b. July 2022 Regular Town Board Minutes
- c. October 25, 2022 Special Town Board Meeting Minutes

Upcoming Electronic Fund Transfers/Automatic Payment Approvals

- d. City of Becker – water/sewer
- e. Xcel Energy – gas/electric
- f. Midco Business – phone/internet
- g. Related to payroll: Federal payroll taxes, state payroll taxes, PERA, etc.
- h. State of MN for building permit surcharge fees

Correspondence/Information

- a. Patriot Letter
- b. City of Becker Public Works Notice

Approval/Acceptance

- a. For address 17420 124th Street SE - Resolution 2022-27 [full text on file]: A Resolution Allowing Existing Shed to Remain on Property while New Shed is Built.
- b. Annual Polling Place and Absentee location for Township Elections Resolution – Resolution 2022-26 [full text on file]: A Resolution Designating Annual Polling Place and Designation of Locations for Absentee Voting for the March Township Election.

Motion to approve consent agenda as listed above by Danielson. Second by Boros. Motion carried all voting in favor.

Motion to approve a regular agenda by Babler. Second by Wilkening. Motion carried, all voting in favor.

SHERIFF'S REPORT – Aaron Sturm

- 178 Calls for service
- 54 Traffic Stops
- 8 Car/Deer Accidents
- 13 Motor Vehicle Accidents – 8 with personal injuries. Please slow down when driving.
- Sherburne County now has two devices for speed studies.
- 127th Street speed report – October 13-November 7
 - Sign monitored 7,607 vehicles in 25 days
 - Average volume per day = 304
 - Speed limit = 55 mph
 - Average speed 39.98 mph
 - Highest speed 85 mph
 - 85th Percentile speed was 47.75 mph (85% of motorists were traveling at or below this speed)
 - With the speed sign out, the majority of vehicles did slow down
 - .3% (20 vehicles) were traveling 10+ mph over speed limit
 - .8% (61 vehicles, including the 20 above) were traveling 5+ mph over speed limit
 - Speed study did show between 3 and 4 pm to have highest speed.
 - Data reviewed with supervisors [full text of report on file]
- Garden Grove Road Speed Study – October 8 – November 7
 - 587 vehicles
 - Average Volume per day = 30.9
 - Speed limit = 35 mph
 - Average Speed = 20.57 mph
 - Highest speed = 40 mph
 - With speed signs out, approximately 50% of vehicles slowed down.
 - Data reviewed with Supervisors [full text of report on file]
 - 85% of the vehicles were traveling below the speed limit.

RESIDENTIAL OPEN FORUM

PUBLIC HEARING

Gapen Metes and Bounds Split

Wikstrom reviewed information with Supervisors.

- Metes and Bounds split of a 40 acre parcel into 20, 20 acre parcels
- Wester half will be platted into three lots
- Town Board will need to review the certificate of survey
- Application metes all requirements for this type of split
-
- **Motion to close public hearing by Wilkening. Second by Danielson. Motion carried, all voting in favor.**

Board Discussion:

None, metes requirements

Motion to approve Resolution 2022-25 [full text on file]: A Resolution Providing for a Metes and Bounds Subdivision by Wilkening. Second by Danielson. Motion carried. All voting in favor.

HUDOBA – CAREFREE COUNTRY CLUB

WETLANDS VARIANCE - REQUEST FOR COMMENTS FROM SHERBURNE COUNTY

Wikstrom reviewed information with Supervisors.

- Typical Carefree Country Club variance.
- Aerial shows it will not be out of character with the neighborhood if a roof is allowed over the existing deck.
- Project already started.
- Within the existing footprint. Images show the project already started.
 - **Motion to send favorable recommendation to the County by Wilkening, second by Babler. Motion carried, all voting in favor.**
- Attorney Bourgeois – since you can see the work has been started and no permit has been issued, there will be a double permit fee for this. Reminder to builder, this is not the first one where work had begun without permit and the fees for bringing those into compliance will be double permit fees as well.
- Rob Aasen, LEM Builders: Customer was going to do the job themselves. All material was there and homeowner said permits were pulled so he started working, then a day and a half later he said he found out permits were not obtained so he put a stop work order on this job. The only permit they had was from Mike, the manager of Carefree Country Club
- Clerk spoke with Rob prior to meeting and he said they would work with staff to bring the outstanding permits into order.

CHAD MATTSON – DRIVEWAY

- Chad reviewed his plan with Town Board members. Request is due to desire to add an accessory structure.
 - Unique site topography
 - Challenge to create accessibility from main drive without a secondary access
 - Unique lot placement
- Engineer Davis
 - Proposed secondary access intersects with existing roadway and doesn't meet the 150' required separation distance so in Township Standards.
 - Requires Town Board decision.
 - Across from intersection provides site lines
- Town Board has authority to allow
 - Discussion
 - Seems reasonable given the site topography
 - If the engineer agrees this is a viable solution

- Culvert will be required – how does this get handled? Engineer: through the regular Secondary Access permit application.
- **Motion to approve placement of the secondary access according to the Certificate of Survey presented. Work with Township Engineer through the standards Secondary Access permit application by Wilkening. Second by Babler. Motion carried, all voting in favor.**

PLANNING COMMISSION/JOINT PLANNING BOARD UPDATES – Wikstrom

- Activity
 - Gapen Acres – Preliminary and Final plat. Metes and Bounds split was approved earlier this evening. Plat to the Joint Planning Board tomorrow night.
 - Solar Discussion about what is desired in the township
 - Accessory Dwellings were discussed – general consensus from this – avoid having rentals all throughout the township
 - Comprehensive plan and zoning ordinance need some updates. Comprehensive plan was last updated in 2014.

ENGINEER'S REPORT – Davis

- 97th Street
 - All three agencies have combined plan set
 - Tomorrow the engineer estimate with detail will be completed. Everything will go to the county for review tomorrow.
 - Then the 97th Update meeting can take place with all agencies regarding grant funding and how to divide everything up. We will have quantities and look at the fairest way to approach.
 - Goal is to submit to DOT in the next week or so.
- Road Certification
 - Sent to County.
 - Better maintenance documentation is required before several roads will be added
 - 102nd street (Carl Johnson Cartway)
 - 157th Street past G & M
 - 67th Street between CR 11 and the CDS
- Partial Payment Certifications
 - 82nd Street SE Reconstruction
 - **Motion to pay Knife River \$165,371.71 as certified and recommended by the Town Engineer by Danielson. Second by Boros. Motion carried, all voting in favor.**

• Retainage	30,098.91
• Previous Payments	402,507.56
• Original Contract	549,964.54
• Change Orders	16,053.00
 - 164th Ave SE – Salida

- **Motion to pay Knife River \$87,802.0 as certified and recommended by the Town Engineer by Boros. Second by Danielson. Motion carried, all voting in favor.**
 - Original Contract Amount 87,278.00
 - Retainage 4,621.20
- 127th Street/153rd Ave SE
 - **Motion to pay Knife River \$287,833.64 as certified and recommended by the Town Engineer by Danielson. Second by Boros. Motion carried, all voting in favor.**
 - Original Contract Amount 297,795.39
 - Retainage 15,149.14
 - Clerk to send City of Becker invoice for their half.

SOLAR OVERLAY GROUP – SANDERS

- Met last Friday
- Open house had some attendees. Supervisor Babler was on hand for the Township.
- Next phase – create a document as a part of comprehensive plan for both entities to adopt.
 - There are unanswered questions
 - Revised ordinance would apply only to those less than 50 MW in size
 - Map presented at open house depicted a rather large amount of the Township as prohibiting solar.
 - It was pointed out that the map is not in place yet, goal was for the public to be aware of the group and what is being discussed.
 - Sanders pointed out that most of the solar leases are on the East side of the City/their growth area
 - Goals
 - Create document containing
 - Analysis
 - Goal
 - Mitigation strategies
 - make sure both City and Township are on the same page
- Board Discussion
 - How do we allow with responsible planning
 - People own their land and should be allowed to use if it does not hurt neighbors
 - Babler: the area of growth as shown on map (see file:SolarOverlayGroup) presents some concerns. Maybe this group needs to pull back a bit and discuss more in depth.
 - Landowners own their land and letting them do what they want is a goal
 - There is too much purple on the map.
 - Comments may be late, but they are before any final documentation
 - Important to be careful as we move forward, we need to avoid restricting too much – this is township
 - Concern that farming solar is prohibited when than farming crops is permitted. How do we justify telling people you cannot do solar unless it is at least 50 MW, the level at which we lose any zoning control?

- Concern of impacting generations of a family. Farming typical vs. farming the sun – we may not like solar, but not sure we can/should say no to solar. It is difficult to justify telling someone they cannot change their farm to solar when they plan to use the funds to secure their families future generations financially.
- Sanders: Zoning parameters are important
 - It is important to watch out for all residents of the City and Township, not just one group.
 - It is a balancing act – balance without impacting existing subdivisions and residences.
 - The City wants to grow, but has to balance out current/mid/and long range goals and planning. Difficult when looking at 25-45 year solar leases.
 - There is a fine line that we need to draw.
 - Balance is key. It is never a perfect balance
 - Heavy Industrial Solar could leak cadmium and other elements into the soil over the years or if the panels crack. How do we weigh that impact? We are not sure of all the impacts yet.
- Wilkening: has the group looked at solar as far as property taxes. Ex: 25 homes vs. solar land
 - Do we have a good definition of a solar farm vs. a solar garden
- Sanders:
 - Solar is not well defined at this time. The City has accessory solar only in ordinance, the Township has both accessory and solar farms in ordinance. Solar farms are not allowed in the General Rural district in the Township.
 - There are some tough conversations we need to have. The City and Township have different opinions here.
 - Reminder of the statutory 2 mile zoning that can be done by a City [note, following the meeting it was determined this statement does not apply to Becker Township since the Township has adopted its own zoning regulations MN §462.357]
 - We need to find common ground to obtain a solution for both entities that will work and provide a united front as we are all Becker.
- Kolbinger:
 - Personally, not a fan of solar due to the inefficiencies
 - But – if someone is farming land for crops now, it is hard to not view solar farm as another type of farming
 - Do not like that there is no solar farming allowed in General Rural district at all
 - If already farming now, need to consider allowing the change to solar – though also consider – what does it look like and how do we keep as guidance rather than prohibiting
 - Township perspective
 - Remember Landowner Rights
 - Is the land being farmed now
 - 2 mile statute – what does that look like?
- Sanders: Growth is more key in the area depicted with black dashed line

- There has to be a place we can guide and recommend for locations to allow solar
- On average, it takes 350 acres to get to 50 MW where the PUC comes in and overrules all local zoning authority.
- Babler: can we
 - Give thought as to what would be required to make the land blend in
 - Remember solar by houses at the wastewater plant in the City of Becker. The Township houses are not as close. Scale needs to be taken into consideration.
 - Would like to see lease locations actual vs. how much is really going to be solar. Example discussed – 570+ acres yields how much actual solar? Trees are likely not going to be clear cut?
 - Heard planning commission talked a bit about this
 - This is a difficult thing to put together
- Wilkening: difficult with the duration of leases to determine every factor that may occur in the future.
- Good discussions. These will continue in the future

SUPERVISOR REPORTS

Fire Board – Supervisor Babler

- Right now, new fire trucks are 40months out
- Still waiting on Grass Rig
- Discussing JPA to redraft/cleanup the document

CMRP – Sanders/Kolbinger

- Working on purpose/use Pell Study
- Haven't decided to pursue non-profit status or not at this time

Roads – Supervisor Boros and Supervisor Danielson

- Road Tour past Friday
 - Some changes for CIP
 - Waiting to see 97th Street Numbers
- 157th Street Cul-De-Sac plans
 - Cds centered or on one side
 - Permanent easement location?
 - Purpose discussed and the grade of the land. It is very steep on one side.
 - Intent? Center of ROW is shown correctly. Grading out to achieve increased stabilization.
 - 3 options
 - Center the cul de sac
 - Dead end the road
 - Off shooting
 - Owner doesn't want the cul-de-sac intruding into the crops
 - Shown on drawing is easement/right of way
 - Board determinations

- At this time not planning to build the full cul-de-sac, just to shape for snow storage and to have if we need it for EMS/future.
 - Understand the north side is really sloped
 - Stay out of the irrigation arm path
- Road Certification/GPS in plowing contract
 - Official request letter to be sent to snow plow contractor requesting GPS in trucks.
 - Several changes for next round of maintenance contracts suggested to aid in verifying maintenance
 - GPS tags and associated data
 - Or other access manner to data
 - If contractors have a method, can use alternative as long as data is obtained

Town Hall

- January 18th is the hearing date

Annexation Request

- Petition from 100% of ownership received
 - One lot from private owner
 - Two lots owned by City of Becker
 - Highway 25 will not be an issue with the piece
 - **Motion to approve Resolution 22-85 as presented by the City of Becker by Wilkening. Second by Boros. Motion carried, all voting in favor.**

Planner Contract

- Wikstrom's Planning Contract presented to the Town Board. **Motion to approve contract as presented and authorize execution by Danielson. Second by Babler. Motion carried, all voting in favor.**

Treasurer's Report

- **Motion to approve Treasurer's Report as presented by Boros. Second by Wilkening. Motion carried, all voting in favor.**
- **Motion to approve payment of**
 - **Warrants 1734-15808**
 - **PO's 1497-1502**
 - **Void 15697 and 15708**
 - **in the amount of \$816,051.48 by Babler. Second by Boros. Motion carried 4-0-1.** Danielson abstained as his company had submitted an invoice.
- 2023 Budget Discussion
 - Treasurer asked board if the intent is to acquire the old fire hall building, do they want a fund. Explained timing with levy. Currently zero dollars to even acquire the building unless funds are transferred.
 - Board authorized Treasurer to set up a fund for the old fire hall building to be known as Becker Township North. This is to go on agenda for next month to

discuss type of funding. ARPA funds are being used for this. Board will let Treasurer know more detail next month.

- **Motion to approve 2023 Budget as distributed by Wilkening. Second by Danielson. Motion carried, all voting in favor.**

Other

- Sherburne County forwarded a funding request from Midco for broadband internet donation of Township funds. Board consensus not to participate as Midco is not giving our residents a discount, it is a for-profit company requesting funding. **Motion that no funding will be given for this request by Babler. Second by Boros. Motion carried, all voting in favor.**
- **Motion to approve County Assessment Agreement as distributed by Wilkening. Second by Danielson. Motion carried, all voting in favor.**
- Gambling notice presented to Town Board. **Motion to authorize chair signing the form as receipt of notice of Charitable Gambling to take place at Bar 10 by Wilkening. Second by Danielson. Motion carried, all voting in favor.**

Meeting Adjourned 8:50 pm.


Brian Kolbinger, Chair


Lucinda Messman, Clerk

Becker Town Board Meeting
Regular Meeting 7:00 p.m.
Monday, December 19, 2022
12165 Hancock Street



Attendance

Board members: Chair Brian Kolbinger, Vice Chair Brad Wilkening, Luke Babler, Robin Boros, Joe Danielson, Clerk Lucinda Messman, Treasurer Tanya Danielson, Treasurer Marilyn Danielson

Absent: none

Others: Sherburne County Sheriff's Department – Sgt. Frank, Wes Davis – Twp. Engineer (online), Kelli Bourgeois – Twp. Attorney, Ben Wikstrom – Township Planner, Jacob Sanders – City of Becker - Online, Mark Kolbinger – The Patriot Newspaper, Rum River Consultants – Andy Schreder, Roxanne Schreder, and Carrie Levitske.

Zoom platform was available for any member of the public who wished to attend virtually.

Meeting called to order at 7 pm. Quorum verified by Chair Kolbinger.

Pledge of Allegiance

CONSENT AGENDA ITEMS APPROVED

Approval of Minutes as listed

- a. November 2022 Town Board Meeting Minutes

Upcoming Electronic Fund Transfers/Automatic Payment Approvals

- b. City of Becker – water/sewer
- c. Xcel Energy – gas/electric
- d. Midco Business – phone/internet
- e. Related to payroll: Federal payroll taxes, state payroll taxes, PERA, etc.
- f. State of MN for building permit surcharge fees

Correspondence/Information

- a. Notice regarding Annual Election
- b. MPCA Notice
- c. Sherburne County HHS Grants

Approval/Acceptance

- a. Options Contract, 2023
- b. Resolution 2022-31 [full text on file]: A Resolution Permitting Use of Certain Town Road Rights of Way by Sherburne County Snowmobile Trail Association.
- c. Resolution 2022-28 [full text on file]: A Resolution Adopting Regular Meetings for 2023.

Motion to approve consent agenda as listed above by Danielson. Second by Babler.

Motion carried all voting in favor.

Motion to approve a regular agenda by Wilkening. Second by Boros. Motion carried, all voting in favor.

SHERIFF'S REPORT – Sgt. Dan Frank

- 167 Calls for service
- 55 Traffic Stops
- 8 Car/Deer Accidents
- 18 Motor Vehicle Accidents - Please slow down when driving.
 - 10 car-deer
 - 5 vehicles off road – slow down
- Lower calls for service in winter is expected.
- Additional Traffic enforcement on 127th Street, no speeders to date.

OPEN FORUM

Rum River Consultants – presentation to Board members regarding their services. They offer building inspection services, permit review services and others as indicated in their presentation. They would like the opportunity to partner with Becker Township. Gave a brief presentation about their services and experience. Currently 22 employees and complete electronic plan review and processing. Average turn around for SFR w/septic – 5-10 business days – includes engineering. 10 inspectors and all electronic so no passing of plans. Multiple types of reviews can occur simultaneously. Fees are based on a percentage of building permit fee and would like to see a multi-year contract. Wait time for field inspections is typically 1-2 days with a three day notice. Saturday inspections are available.

No other open forum items.

ENGINEER'S REPORT – Davis

- 97th Street
 - Grant allocation meeting was held
 - Split to be based on linear footage of existing roadway
 - 21% City of Becker
 - 60% Becker Township (\$750,000)
 - 19% Clearwater Township
 - Resolution will be required and the Joint Powers Agreement with Sherburne County is not yet ready. Sherburne County will handle bidding and administration of the contract as required by the LRIP Grant.
 - Plans are under review at the County at this time and planning on Late January/February to go out for bids.
 - A special meeting may be required to get the resolution completed in a timely manner.

SOLAR OVERLAY GROUP - Sanders

- Activity
 - Meeting canceled due to weather – report next month

PLANNING COMMISSION/JOINT PLANNING BOARD UPDATES – Wikstrom

- Activity
 - Subdivision for Gapen Acres was approved. Metes and Bounds for 40 acres, then one of the 20 acre parcels was platted.
 - Discussions of Accessory Dwellings, solar, comprehensive plan occurred
 - No Joint Planning Board this month.

SUPERVISOR REPORTS

Fire Board – Supervisor Babler

- Typical meeting
- Grass rig – F550 – working to get one but issues with supply chain

CMRP – Sanders/Kolbinger

- Nothing new at this time

Roads – Supervisor Boros and Supervisor Danielson

- First event snowfall issues reviewed
- Large event (12+ inches) expected this Wednesday-Friday
- 164th Manhole cover issues – ok now
- Motorworks is pushing snow onto road, Supervisor Boros will talk with them tomorrow.
- Peggy Place Cul-de-sac/Kenny Court & 17065 172nd Street have waste bins in the right of way where snow will need to go and present safety hazard if not removed. Clerk to contact owners/bin owner [after meeting it was determined Waste Management owned the containers and they stated they would be removed] and have them removed prior to Wednesday.
- Budget for 97th has changed. Projections are higher than originally anticipated, however, until actual bids arrive we are not exactly sure what the price will be. Treasurer to address options/further information in her report.
- Tony Wruck, GPS bad device received, will be installing one after new arrives. Will communicate data with Clerk to see if it works out as hoped.

Town Hall

- MATIT insurance sheets received. First time this type of data was set out. If do nothing, limits as distributed – no change from last year. New system in their office and they break out by every piece. Deductible is \$2,500.
- Cabinets – big one was approved. Would like a small table/desk type thing to match. Estimate is \$2,500. Board said fine, get it done.
- Annual Appointments for Town Planning Commission and Joint Planning Board for 2023.
 - Right now Ryan Peckskamp's appointment is expiring. He is willing to continue serving. Supervisor Wilkening – good variety on the board now.
 - **Motion to approve Resolution 2022-29 [full text on file]: Resolution Appointing Members to the Town Planning Commission by Wilkening. Second by Boros. Motion carried, all voting in favor.**

- Joint Planning Board, Brian Kolbinger's is expiring, Luke Babler is interested in the position. **Motion to approve Resolution 2022-30 [full text on file]: Resolution Appointing Members to the Becker Joint Planning Board by Kolbinger. Second by Boros. Motion carried, all voting in favor.**

AUAR – Wilkening

- City of Becker and Xcel submitted, map shows township parcels discussed. The Threshold triggered the requirement for 'guiding' use of land, not dictating what will necessarily be completed.

Treasurer's Report

- **Motion to approve Treasurer's Report as presented by Babler. Second by Boros. Motion carried, all voting in favor.**
- **Motion to approve payment of**
 - **Warrants 15809-15850**
 - **PO's 1503-1509**
 - **Void 1851-1857**
 - **in the amount of \$100,739.47 by Wilkening. Second by Babler. Motion carried 4-0-1.** Danielson abstained as his company had submitted an invoice.
- **Becker Township North Fund**
 - Starting this out – what amount? Various factors discussed. Funds to come from ARPA monies.
 - Roof issue – working through things as a grant may be available to the American Legion.
 - Allocation/levy – getting this moving and processes discussed.
 - Direction sought – do we allot fund how? Board directive – wait until after first of year as we should have better idea.
- **97th Street Budget Discussion**
 - Road Supervisors brought up that 97th potentially \$200,000 over original budget.
 - Want to change the Road and Bridge budget by \$200,000 and request transfer approval of ARPA funds.
 - **Motion to approve transfer of 200,000 from ARPA Funds into the Road and Bridge Fund by Danielson. Second by Boros. Motion carried, all voting in favor.**

Other

- Local Board of Appeal and Equalization, April 11, 2023 at 6 pm (Tuesday night). Three are trained so good to go.
- Filing for office is in January 3-17, 2023. Seats 1 and 2 are up for election this year.
- City Hall contract – initial received. Attorney Bourgeois – in general this is fine. There are some detail questions regarding detail, ex: utilities – extending/connections – are any planned? Etc.
- Tri-County Humane Society – same as last year. Secondary one. **Motion to approve by Wilkening. Second by Danielson. Motion carried, all voting in favor.**
- Meeting before Christmas (Friday) if possible – with insurance attorney. Township Attorney reviewed what the letter means with the board. Appraisal process first.

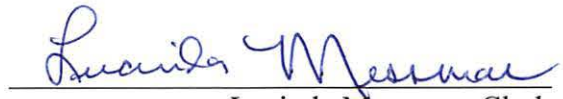
Attorney Bourgeois – originally filed with the board as the policy and bylaws didn't match up and we did not want to lose our opportunity to appeal. This attorney has the same interpretation of the policy. Have him handle things for the Township at this point, stay the appeal and do the appraisal process is best. Short meeting with him would be required on Friday to move this forward. Zoom meeting for anyone not in person, clerk to send out notice that needs to be posted where they are located and clerk will post the locations as well. 9 am Friday is the meeting.

- Reviewed the photos of Town Hall throughout the year. Some damage is clearly visible, even with the limited zooming capabilities of presentation equipment.

Meeting Adjourned 7:58 pm.



Brian Kolbinger, Chair



Lucinda Messman, Clerk



Attendance

Board members: Chair Brian Kolbinger (online), Luke Babler, Robin Boros, Joe Danielson, Clerk Lucinda Messman

Absent: Brad Wilkening

Others: Kelli Bourgeois – Twp. Attorney, Tim Johnson – Smith, Jaden, Johnson Attorney representing Township, Brian Leopold – Smith, Jaden, Johnson Attorney

Zoom platform was available for any member of the public who wished to attend virtually.


1. Meeting called to order at 9 am. Quorum verified by Chair Kolbinger.
2. Review of letter from Attorney Johnson. Recommendation
 - 1) Don't do the appeal at this time
 - 2) Go through a three person appraisal process this spring

Motion to approve/authorize Tim Johnson and his legal staff to move forward with the process as outlined by Danielson. Second by Babler. Motion carried, Kolbinger – Aye, Boros – Aye, Babler – Aye, Danielson – Aye, Wilkening – absent. All voting in favor.

Attorney Bourgeois asked about processes and communications. Attorney Johnson said he and his staff will handle everything at this point. All communications are to go through his office and he will update us.

3. Roads
 - a. 97th Street LRIP Grant Resolution 2022-32
Motion to approve Resolution 2022-32 [full text on file]: Exhibit E for Grant Agreement to State Transportation Fund Local Road Improvement Program Grant Terms and Conditions SAP 071-592-001 by Danielson. Second by Boros. Motion Carried. Kolbinger – Aye, Boros – Aye, Babler – Aye, Danielson – Aye, Wilkening – absent. All voting in favor.
 - b. Snowplowing
 - i. Cul de sac with lots of snow discussed.
 1. Cul-de-sac's have more snow in them than road straight-aways
 2. Methodology of plowing reviewed – same as in prior years

3. Supervisor to speak with homeowner
- ii. Fire numbers to replace in spring
 1. Use swing-away mailboxes
 2. Should we offer swing aways to everyone?
 - a. Homeowner to buy post
 - b. Township installs
 3. Check on discount for township pickup of posts
 4. Clerk asked for estimates on this/count of what is needed in January or February
4. Adjourn 9:28 a.m.



Brian Kolbinger, Chair



Lucinda Messman, Clerk