

**WAKEFIELD TOWNSHIP MINUTES
22295 FROSTVIEW ROAD COLD SPRING MINNESOTA
REGULAR BOARD MEETING JUNE 2, 2016 8:00PM**

Chairman Cyril Erkens called the Town Board Meeting to order at 8:00 pm and lead the Pledge of Allegiance. Board Members Present: Cyril Erkens, John Willenbring, Shawn Garding, Jerry Frieler and Heidi Stalboerger Others Present: Wakefield Township Attorney Bob Ruppe, Maintenance Supervisor Todd Menke, Zoning Administrator Bridget Chard, Larry Lahr, Randy Lahr, Rod and Lois Gertken, Sheldon Lang, Brigid Murphy, Nic Stang, Dave Heinen, Ray Schreiner, Eric and AmmaJean Moscho and Mark Stalboerger.

APPROVAL OF THE AGENDA AND CONSENT AGENDA

MOTION WAS MADE BY GARDING SECONDED BY WILLENBRING TO APPROVE THE JUNE 2, 2016 AGENDA. MOTION CARRIED 3-0.

MOTION WAS MADE BY WILLENBRING SECONDED BY GARDING TO APPROVE THE JUNE 2, 2016 CONSENT AGENDA. MOTION CARRIED 3-0.

Consent Agenda Items:

- A. Minutes May 5, 2016 **Recommendation:** TO APPROVE THE MINUTES OF THE MAY 5, 2016 MONTHLY MEETING MINUTES AS PRESENTED.

PLANNING AND ZONING

-ZONING

Zoning Administrator Chard reviewed zoning updates.

-ACTIVITY REPORT

Chard reviewed the Planning and Zoning Activity reports.

-LAND USE REQUEST

Ruppe reviewed the Conditional Use Permit (CUP) from Lahr Heritage Acres, LLP/SunEdison Solar Farms to construct a 4.99 Mega-Watt (MW) Community Solar Garden Farm located in an Agricultural 40 (Ag-40) land use district per Section 9.3.5, U, and per the Conditional Use Process per Section 4.8 of the Wakefield Township Land Use and Zoning Ordinance No. 4 and the Stearns County Land Use Ordinance No. 439. Ruppe reviewed the Public Hearing held on May 27, 2016 as well as outstanding issues such as: decommission plan and township engineer review. Ruppe stated that the Board has two options to review:

- 1.) Review request upon further modification by Staff, Attorney and Engineer
- 2.) Table issue and review in July after review and modification by Staff, Attorney and Engineer

Ruppe explained the time implication associated with tabling until July and requesting an extension for the 60-day rule. Ruppe explained security and requesting a Letter of Credit (LOC) versus requesting a bond.

Lahr reviewed the history of the request, including the vetting of 5 other companies as well as other locations that were researched and considered for the solar farm location and the reasoning. Lahr stated that whether the land is used for traditional crop farming or a solar farm location, he and the owners of the property have no interest in selling the property for a future housing development

Garding stated that the would like to see the land used for a future housing development and that neighboring property values may be impacted due to the Solar Farm. He also stated that he would like to review optional locations for the solar farm.

Willenbring stated that with the exception of Staff, Attorney and Engineer review, all items have been addressed and only technical items remain. He stated that a solar farm is not a permanent structure and that based upon the request that has been presented, the CUP is a permitted use with conditions.

Erkens stated that he was concerned about future [housing] developments. He stated that he doesn't like to make unsuccessful decisions and would like a final decision after the Staff, Attorney and Engineer reviews the request and adds more conditions.

MOTION WAS MADE BY WILLENBRING SECONDED BY ERKENS TO APPROVE RESOLUTION 2016-02 ADOPTING FINDINGS OF FACT AND APPROVING CONDITIONAL USE PERMIT AS RECOMMENDED BY THE PLANNING COMMISSION CONTINGENT ON THE APPLICANT SUBMITTING A DECOMMISSIONING PLAN AND SECURITY ACCEPTABLE TO TOWNSHIP STAFF, TOWNSHIP ENGINEER AND TOWNSHIP ATTORNEY WITH CONDITIONS.

Garding opposed to review other locations. **MOTION CARRIED 2-1.**

Chard requested roll call:

Ayes: Willenbring

Erkens

Nays: Garding

Absent: None

Abstain: None

Rod and Lois Gertken were present to request a Reclassification of approximately 72.3 acres that is currently zoned as Agricultural 40 land use district to R-1 and R-5 for parcel numbers 36.23913.0000 and 36.23932.0002. Chard reviewed the Planning Commission Findings/Recommendation as well as the Rezoning Recommendation Form and the Concept Plan. Frostview Road will be used to access the property. Fortress Road will not be used to access the property.

MOTION WAS MADE BY WILLENBRING SECONDED BY GARDING TO CONCUR WITH THE PLANNING COMMISSION AND APPROVE THE RECLASSIFICATION REQUEST MADE BY ROD AND LOIS GERTKEN OF PID NO(S). 36.23913.0000 AND 36.23923.0002 LOCATED IN SECTIONS 19 AND 30 FROM AGRICULTURAL 40 TO RESIDENTIAL 5 AND RESIDENTIAL 1 AS PRESENTED WITH CONDITIONS AND TO APPROVE THE REZONING RECOMMENDATION FORM FOR STEARNS COUNTY. MOTION CARRIED 3-0.

ADMINISTRATION:

Chard reviewed the following items:

-Cargo Containers-Language will remain consistent with Stearns County until further review

MISCELLANEOUS:

Erkens requested the Board to review changing the Newspaper of Record for published notices to the Cold Spring Record instead of the St. Cloud Times. The Board discussed the advantages of using a daily publication versus a weekly publication and the impact on the timing of requests regarding the 60-day rule. Sheldon Lang was present to support continuing to use a daily publication, whether it is the St. Cloud Times or the Cold Spring Record. Chard stated that when dealing with a public hearing, all residents within ½ mile of the property request receive information notification of the request as well as the site visit, public hearing and Board meeting date. Stalboerger stated that the St. Cloud Times run all classified ads run online for seven days as well as the newspaper publication to satisfy public meeting notice requirements. Willenbring and Garding agreed that the St. Cloud Times best serves the current needs of the township. No action was taken.

CLERK UPDATE

Stalboerger reviewed the recent property valuation of the town hall and the maintenance building. The township has a property insurance policy with the Minnesota Association of Townships Insurance Trust (MATIT). Stalboerger reviewed the updated valuation of both the town hall building and the maintenance

building structures as well as vehicles and personal property. The Board reviewed Replacement Cost coverage, Agreed Value coverage, Personal Property coverage and Inland Marine Coverage.

MOTION WAS MADE BY WILLENBRING SECONDED BY GARDING TO APPROVE RESOLUTION #02.JUNE.2016-001 RESOLUTION APPROVING REPLACEMENT COST COVERAGE FOR THE WAKEFIELD TOWN HALL BUILDING AND THE WAKEFIELD TOWNSHIP MAINTENANCE BUILDING. MOTION CARRIED 3-0.

MOTION WAS MADE BY GARDING SECONDED BY WILLENBRING TO APPROVE RESOLUTION #02.JUNE.2016-002 RESOLUTION APPROVING AN INCREASED PROPERTY & CASUALTY DEDUCTIBLE TO \$1000. MOTION CARRIED 3-0.

Stalboerger reviewed Town Hall Building project Pay App #8. **MOTION WAS MADE BY WILLENBRING SECONDED BY GARDING TO APPROVE TOWN HALL BUILDING PROJECT PAY APP #8 IN THE AMOUNT OF \$2,370. MOTION CARRIED 3-0.**

Stalboerger reviewed the employee benefit overpayment for 10 months of 2015 to Menke's HSA. McClure Insurance Company sent a check to cover the cost of the error. **MOTION WAS MADE BY GARDING SECONDED BY WILLENBRING TO ACCEPT CHECK NO. 6166 IN THE AMOUNT OF \$256 TO COVER THE COST OF THE OVERPAYMENT OF 2015 EMPLOYEE BENEFIT. MOTION CARRIED 3-0.**

Stalboerger reviewed the following items:

- Quotes for speaker and overhead projection system for Town Hall meeting room
- Open House remaining food
- 241st Street Bike Trail feasibility study
- Introduce Brigid Murphy, Cold Spring City Administrator
- Cold Spring City Council Meeting recap
- Upcoming meetings
- Local Board of Appeal and Equalization Recap
- Employee benefits

MAINTENANCE UPDATE

- Maintenance Supervisor Todd Menke reviewed a driveway refund for Jeremy Salzer.
- Menke reviewed the snow removal invoice from Colledgeville Township for 260th Street. Stalboerger will review Colledgeville Road Maintenance contract and discuss at the July meeting.
- Menke reviewed the installation of the irrigation system. Three zones were added increasing the bill by \$900.
- Menke was contacted by Rick Utecht at Luxemburg Township requesting adding 70 yards of gravel to 200th Street. The cost would be split equally by the two townships.

MOTION WAS MADE BY WILLENBRING SECONDED BY GARDING TO APPROVE ADDING 70 YARDS OF GRAVEL TO 200TH STREET AND TO SPLIT THE COST WITH LUXEMBURG TOWNSHIP FOR A TOTAL OF \$292 BILLED TO EACH TOWNSHIP. MOTION CARRIED 3-0.

- Menke discussed adding class 5 gravel to Emerald Hill Road. Tiny Landwehr will deliver 1800 ton of Class 5 for \$6/ton. Wakefield Township would have to provide the blading. An additional quote was obtained from Kraemer for \$6.05/ton, not delivered. Menke will contact Ralph Gertken for blading.

MOTION WAS MADE BY WILLENBRING SECONDED BY GARDING TO HIRE TINY LANDWEHR TO HAUL 1800 TON OF CLASS 5 GRAVEL AT \$6/TON DELIVERED FOR EMERALD HILL ROAD. MOTION CARRIED 3-0.

- Menke reviewed road and ditch work as well as landscaping the town hall campus.

CHAIN OF LAKES UPDATE

Willenbring gave an update of the Chain of Lakes meeting:

- New hires
- Calls
- Most recent budget update-on target
- Relief Association deposit was made early in 2016 and increased
- Increase air tanks and looking to upgrade air compressor

TREASURER’S REPORT

The Treasurer’s report was reviewed. **MOTION WAS MADE BY WILLENBRING SECONDED BY GARDING TO APPROVE THE JUNE 2, 2016 TREASURER’S REPORT AS PRESENTED; FURTHERMORE, TO APPROVE PAYMENT OF THE ACCOUNTS PAYABLE ACCORDING TO THE LIST AND SUPPLEMENTAL LIST PRESENTED BY THE CLERK AND TREASURER. MOTION CARRIED 3-0.**

ADJOURN/RECESS

MOTION WAS MADE BY WILLENBRING SECONDED BY GARDING TO ADJOURN THE MEETING AT 10:59 AM. MOTION CARRIED 3-0.

Date Approved: _____

Respectfully submitted,

WAKEFIELD TOWNSHIP

Heidi M. Stalboerger, Clerk

Cyril Erkens, Chairman

Amendments: _____