

BOARD MEETING AS POSTED

BECKER COUNTY BOARD OF COMMISSIONERS

DATE: TUESDAY, August 5, 2025 at 8:15 am

LOCATION: Board Room, Courthouse

1. Meeting was brought to order by Chair Meyer. Commissioners in attendance: Meyer, Jepson, Hansen, Vareberg and Nelson, County Administrator Carrie Smith, and minute taker Peggy Martin.
2. Pledge of Allegiance.

Agenda/Minutes:

1. Agenda – Motion and second to add Resolution 08-25-1I – Reclamite Application Quote Acceptance to Highway and move Prairie Lakes Investments Conditional Use Permit Application to the end of Planning & Zoning (Hansen, Nelson) carried.
2. Minutes – Motion and second to approve minutes of July 15, 2025, with the requested changes (Nelson, Jepson) carried.
3. Motion and second to approve and accept the following Consent Agenda Items – Auditor-Treasurer: Regular Claims, Auditor Warrants and Claims over 90 Days, Resolution 08-25-1A – Debt Levy, Resolution 08-25-1B – Cormorant Lions Club Raffle 09-26-25 at Cormorant Community Center in Cormorant Twp, Resolution 08-25-1C – Frazee Lions Club Premise Permit for Gambling at Bleachers in Lake View Twp, June 2025 Cash Comparison, Sales Tax & Investments, Human Services: Regular Claims, Public Health, & Transit, Land Use – NRM: Acceptance of Dunton Locks County Park Vegetation Restoration Grant, Administration: Civil Commitment Legal Services Contract (Nelson, Hansen) carried.

Commissioners:

1. Open Forum:
 - None.
2. Reports and Correspondence: Reports were provided on the following meetings:
 - Commissioner Hansen – PRWD, Hwy, PLMSWA, Planning & Zoning, Environmental.
 - Commissioner Jepson – EDA, WCRJC.
 - Commissioner Nelson –Lakeland Mental Health, Sunnyside, Sheriff, Courthouse.
 - Commissioner Vareberg – EDA, Hwy, Environmental.

- Commissioner Meyer – WCI Economic Development District 4, Sunnyside, Sheriff, Courthouse, DAC, Historical Society, BC Fair.

3. Appointments:

- Assistant Veterans Service Officer – Oath of Office – Jason Coalwell.

County Administrator: presented by Carrie Smith.

1. Motion and second to approve Resolution 08-25-1D – Redevelopment Plan for Redevelopment Project No. 44 & The TIF Plan for TIF District No. 44-1 (Hansen, Vareberg) carried.
2. Report.
 - Budget Work Session – August 11 at 8:00 am.
 - PRWD Building at Dunton Locks purchase agreement is signed and moving forward.
 - Safe Assure did a facilities walk through. Will be discussed with Department Heads.
 - Benefits Committee – RFP for medical insurance.
 - Toured the Food Pantry. Significant increase in use.
 - Probation: Kick off Meeting for the F5 Program.

Human Resources: presented by Teaira Christen.

1. Motion and second to approve Resolution 08-25-1G – Maintenance Career Ladder – Custodian 2 (Nelson, Jepson) carried.
2. Motion and second to approve Resolution 08-25-1E – 6 Month Temporary Sheriff Deputy (Jepson, Vareberg) carried.
3. Motion and second to approve a Policy Revision for Career Ladders (Nelson, Jepson)

Highway: presented by Jim Olson.

1. Motion and second to approve the Capital Outlay Request to purchase Radar Speed Signs in the amount of \$11,266 from Mid American Signal (Jepson, Vareberg) carried.
2. Motion and second to approve the sale of two (2) 1994 Clement Pup Trailers at auction (Nelson, Hansen) carried.
3. Motion and second to approve Resolution 08-25-1I – Reclamite Application Quote Acceptance in the amount of \$93,864.15 from Corrective Asphalt Materials of South Roxana, IL (Vareberg, Hansen) carried.

Land Use/Environmental Services: presented by Steve Skoog.

1. Motion and second to approve the Capital Purchase Request of a Compactor Truck in the amount of \$372,022 from Northland Truck Sales (Hansen, Vareberg) carried.
2. Motion and second to approve the Minnkota Power Easement Request in the amount of \$12,240 (Vareberg, Hansen) carried.

Information Technology: presented by Judy Dodd.

1. Motion and second to approve Office365 2026 Renewal with Liftoff in the amount of \$101,672 (Jepson, Nelson) carried.

EDA: presented by Cody Piper.

1. Motion and second to approve Resolution 08-25-1H – Donation acceptance for Becker County Bike Partnership from Essentia Health in the amount of \$5,000 (Hansen, Jepson) carried.

Sheriff: presented by Todd Glander and Chris Burton.

1. Motion and second to approve Resolution 08-25-1F – Personnel Request – Two Full-Time Correctional Officer (Meyer, Nelson) carried.
2. Motion and second to approve the request to purchase one Squad Car Radio from Motorola in the amount of \$6,405.12 (Nelson, Jepson) carried.

Planning & Zoning: presented by Kyle Vareberg.

1. Planning Commission Recommendations from 07/30/2025.
 - Motion and second to concur with the Planning Commission to approve for M & M Prime Properties – Request a Change of Zone from Agricultural to Commercial (Jepson, Vareberg) carried.
 - Motion and second to concur with the Planning Commission to approve for Joyce Omang – Request an After-the-Fact Conditional Use Permit for day and overnight parking during WE Fest and they must follow the County Traffic Plan (Nelson, Jepson) carried.
2. Planning Commission Recommendations from 05/28/2025 and 06/11/2025 for Prairie Lakes Investments – Request a Conditional Use Permit for Mining Operation.
 - Open Forum Comments
 - i. Matt Hedstrom – Prairie Lakes Investments – Removing gravel to develop 90 acres into 31 lots.

- ii. Tami Norgard – Lawyer for Opposition – Concern with lack of professionalism. Not developers and lack experience. Does not want crushing on site. Failed to submit a restoration plan.
 - iii. Jim Coleman – Opposed – Best interest of the community not developers.
 - iv. Monica Douglas – Opposed – Increase in dust and diesel fumes will be a health challenge.
 - v. Loren Kersting – Opposed – Concerned with health issues.
 - vi. Judy Dawson – Opposed – Concerned about traffic.
 - vii. Dave Douglas – Opposed – Concerned with road and traffic.
- Motion by Commissioner Nelson and second by Commissioner Jepson to concur with the Planning Commission with the following adjustments:
 - i. Prairie Lake and any successor in interest must comply with the Mining and Reclamation Plan submitted on July 29, 2025, except as specifically modified by these conditions.
 - ii. Normal mining operations are restricted to 7:00 AM to 5:00 PM, Monday through Friday.
 - iii. Berms no less than seven feet in height from the existing average grade of the property must be placed along the entire north and west perimeter of the project site, consistent with the site plan, before any mining or crushing activities may occur. Removal of soil from the project site specifically for purposes of constructing the berms shall not constitute mining activities for purposes of this condition. Berms must be maintained so as to avoid erosion and to comply with state and local law on noxious weeds.
 - iv. No mining may take place with 500 feet of the residence located on parcel 17.0368.006 between the holidays of Memorial Day and Labor Day.
 - v. Prairie Lake and any successor in interest must enter into a road agreement with Lake Eunice Township addressing increased wear and tear on Heimark Avenue, dust control, and placement of truck traffic warning signs for the area.
 - vi. Dust control measures must be utilized on the project site designed to reasonably prevent dust from reaching neighboring residences.
 - vii. Low frequency back up alarms must be placed and used on any of the equipment required to have alarms in accordance with MSHA and any other applicable agency.
 - viii. Prairie Lake must provide signs indicating truck traffic for the area.

- ix. Prairie Lake and any successor in interest must comply with all federal, state, and local laws, including all permitting requirements and conditions imposed on such permits, related to operations on the project site.
- x. All mining operations must cease no more than 1 year after commencement. Prairie Lake or any successor in interest must provide written notice to the County in advance of commencing mining operations on the project site and upon termination of mining activities.
- xi. All reclamation must be completed in accordance with the reclamation plan and within no more than one year after mining operations on the project site have ceased.
 - 1. Motion by Commissioner Meyer to amend Commissioner Nelson's motion to adjust the Conditional Use Permit to 2 years and allow crushing for personal use. No second, motion dies.
 - 2. Roll call vote on Commissioner Nelson's Motion: Nelson – Yes, Jepson – Yes, Hansen – No, Meyer – No, Vareberg – No. Motion not passed.
- Motion by Commissioner Hansen and second by Commissioner Vareberg to concur with the Planning Commission Conditions:
 - i. Prairie Lake and any successor in interest must comply with the Mining and Reclamation Plan submitted on July 29, 2025, except as specifically modified by these conditions.
 - ii. Normal mining operations are restricted to 7:00 AM to 5:00 PM, Monday through Friday. Crushing hours are restricted to 7:00 AM to 6:00 PM – Monday through Friday.
 - iii. Crushing may only occur before Memorial Day or after Labor Day.
 - iv. Berms no less than seven feet in height from the existing average grade of the property must be placed along the entire north and west perimeter of the project site, consistent with the site plan, before any mining or crushing activities may occur. Removal of soil from the project site specifically for purposes of constructing the berms shall not constitute mining activities for purposes of this condition. Berms must be maintained so as to avoid erosion and to comply with state and local law on noxious weeds.
 - v. No mining may take place with 500 feet of the residence located on parcel 17.0368.006 between the holidays of Memorial Day and Labor Day.
 - vi. Prairie Lake and any successor in interest must enter into a road agreement with Lake Eunice Township addressing increased wear and tear on Heimark

Avenue, dust control, and placement of truck traffic warning signs for the area.

- vii. Dust control measures must be utilized on the project site designed to reasonably prevent dust from reaching neighboring residences.
- viii. Low frequency back up alarms must be placed and used on any of the equipment required to have alarms in accordance with MSHA and any other applicable agency.
- ix. Prairie Lake must provide signs indicating truck traffic for the area.
- x. Prairie Lake and any successor in interest must comply with all federal, state, and local laws, including all permitting requirements and conditions imposed on such permits, related to operations on the project site.
- xi. All mining operations must cease no more than 5 years after commencement. Prairie Lake or any successor in interest must provide written notice to the County in advance of commencing mining operations on the project site and upon termination of mining activities.
- xii. All reclamation must be completed in accordance with the reclamation plan and within no more than one year after mining operations on the project site have ceased.
 - 1. Motion by Commissioner Meyer to amend Commissioner Hansen's motion to adjust the Conditional Use Permit to 3 years, can not bring in outside material to crush and to limit the amount of material to be extracted to 350,000 cubic yards. Second by Commissioner Nelson. Roll Call Vote: Nelson – Yes, Jepson – Yes, Hansen – Yes, Meyer – Yes, Vareberg – Yes.
 - 2. Roll Call vote on Commissioner Hansen's motion to include Commissioner Meyer's amendment: Nelson – No, Jepson – No, Hansen – Yes, Meyer – Yes, Vareberg – Yes. Motion with the amendment passes.

Being no further business, Board Chair Meyer adjourned the meeting at 12:08 pm.

<u>/s/</u>	Carrie Smith	<u>/s/</u>	David Meyer
	Carrie Smith		David Meyer
	County Administrator		Board Chair