

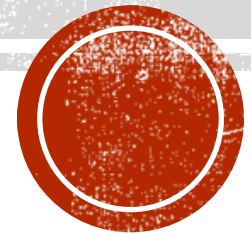
Special Meeting  
Wednesday, April 6, 2022 6:30 PM

Middle School Student Center  
601 Minnesota Ave  
Big Lake, MN 55309

## **Agenda**

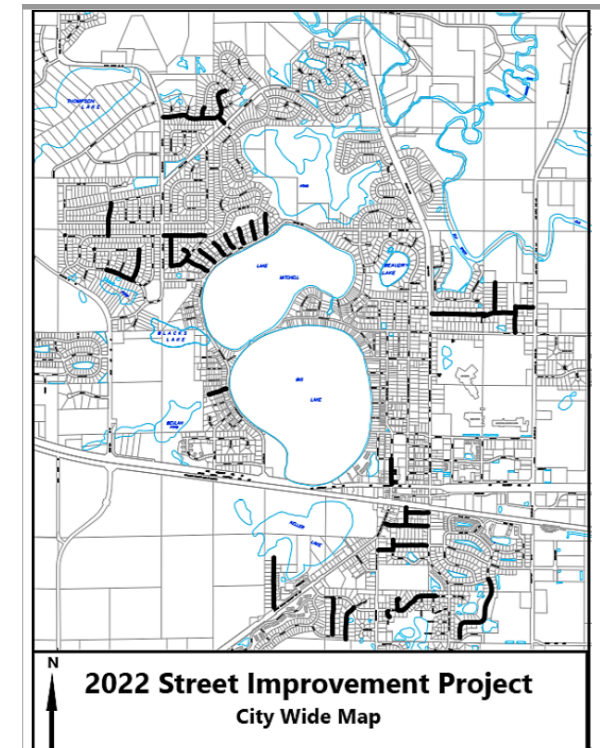
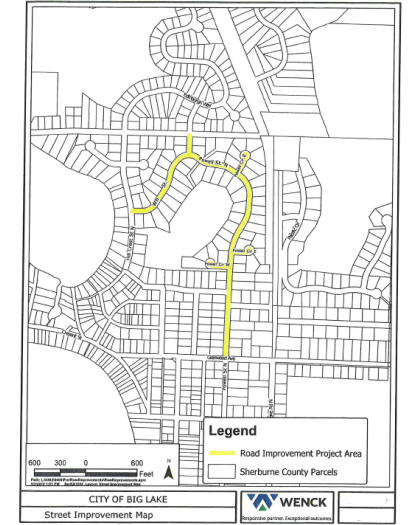
- I. Call to Order  
**Presenter:** Chair, Tonya Reasoner
- II. Roll Call  
**Presenter:** Chair, Tonya Reasoner
- III. City of Big Lake Update  
**Presenter:** City of Big Lake Community Development Director, Hannah Klimmek
- IV. Approve Staffing Recommendations for 2022-2023  
**Presenter:** Superintendent, Tim Truebenbach
- V. Strategic Planning Discussion  
**Presenter:** Superintendent, Tim Truebenbach
- VI. Announce Closed Session  
**Presenter:** Chair, Tonya Reasoner
- VII. Adjournment  
**Presenter:** Chair, Tonya Reasoner

# 2021 CITY UPDATE



# PAVEMENT PROJECTS

- 2021 Projects - \$3.14 million worth of street projects including reconstruction of numerous streets on the west side of Big Lake, and the Powell Street area.
  - Bonds for the project were sold at 1.07%
- 2022 Streets Projects - \$5.07 million worth of streets projects
  - Bonds for the project sold at 1.39%



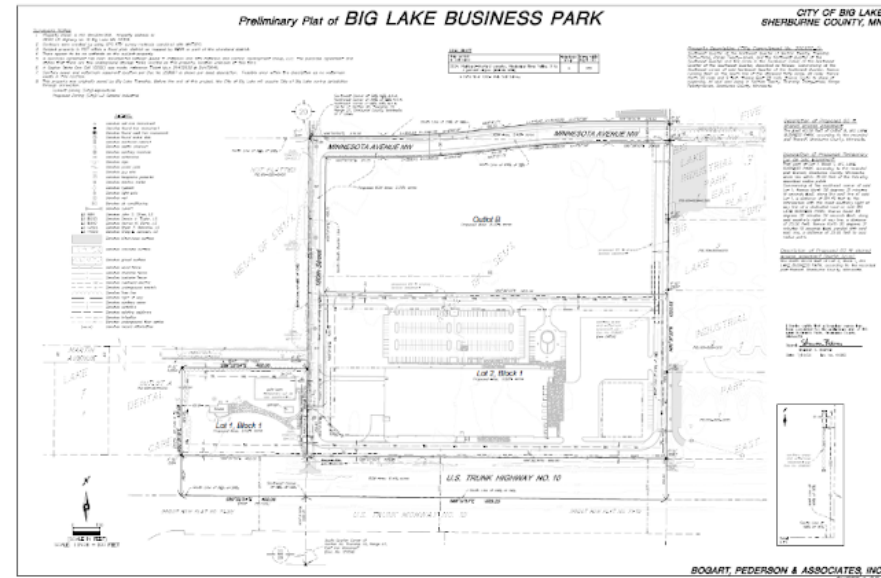
# FREEDOM ROCK

- Group of private citizens fundraised enough money to complete the Freedom Rock project that is now in Lakeside Park.
- The Rock celebrates the lives of local members of the military and their families.



# INDUSTRIAL DEVELOPMENT

- **Arrow Components** - Constructing a 30,000 square foot manufacturing facility in the City/Township owned industrial park
- **Premier Marine** - Constructing a 151,710 square foot manufacturing facility that will bring in approximately 200 jobs immediately



# COMMERCIAL DEVELOPMENT

**Nystrom and Associates** - Constructed a 30 unit in patient substance abuse treatment facility in the City's TOD district

**Liberty Savings Bank** - Constructed a 2,813 square foot bank in summer of 2021

**Great River Federal Credit** - Constructed a 2,120 square foot bank in 2021

**Big Lake Car Condos** - Finalizing phase two of their six-phase 42 unit luxury car condo facility



# RESIDENTIAL DEVELOPMENT

- **Single Family Permits Issued - 90**
- **Station Street Apartments Phases 2 & 3 - In Construction**
  - 105 Market Rate Rental Units Developer – Kuepers, Inc.
- **Sandhill Villas (HOA) - In Construction**
  - 12 Single-Family Homes - Developer – Jesse Hartung
- **Wrights Crossing 3<sup>rd</sup> Addition - In Construction**
  - 31 Single-Family Townhomes Developer/Builder – JP Brooks
- **Norland Park Final Plat 7 - In Construction**
  - 18 Single-Family Homes Developer/Builder – Progressive Builders



# RESIDENTIAL DEVELOPMENT CONTD.

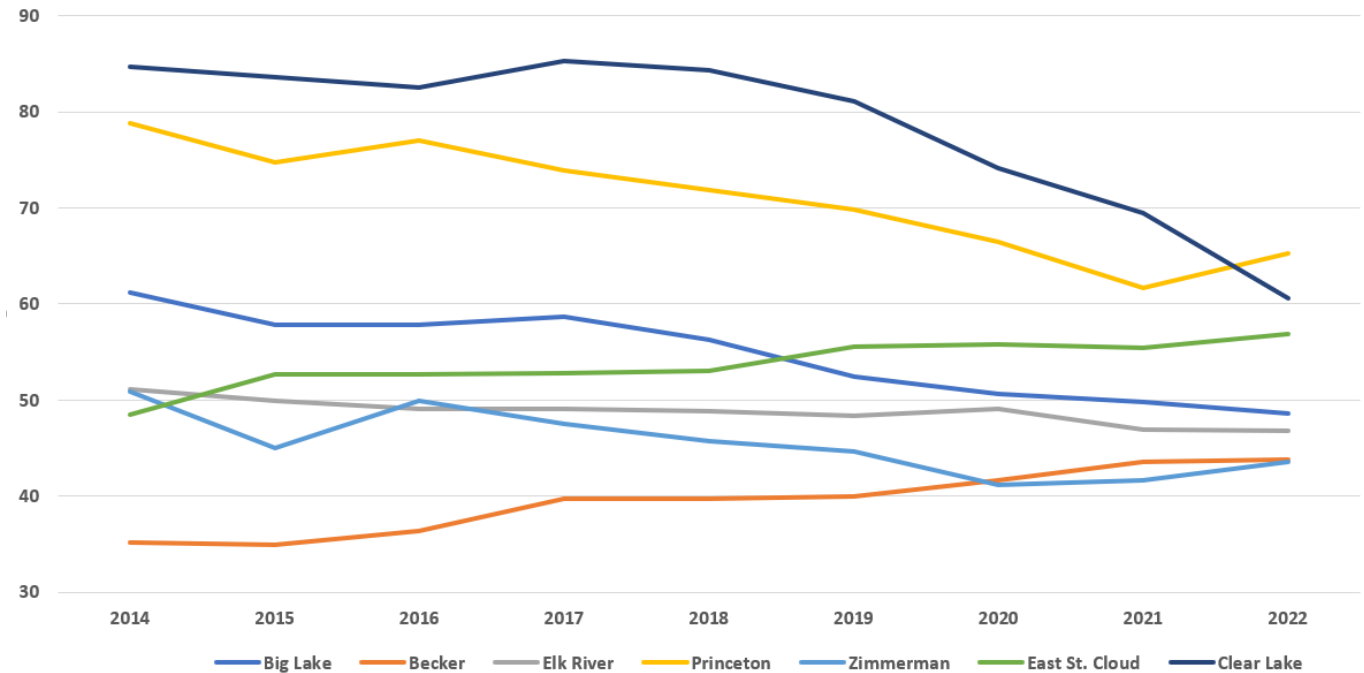
- **Marketplace Crossings Phase I – Waiting on Final Applications**
  - 60 Market Rate & Affordable Rental Units Developer – CommonBond
- **Parkwood Knolls – Concept Plan Review**
  - 256 Single-Family Homes & Townhomes Owner – Off & On, LLC; Developer - Homestead Partners; Builder – JMS Custom Homes
- **Prairie Meadows 3<sup>rd</sup> Addition – Concept Plan**
  - 77 Single-Family Townhomes
  - Developer – Landform Professional Services, LLC
- **Marketplace Drive – Concept Plan**
  - 139 Detached Townhomes Developer – Capstone Homes
- **Avalon Estates - 106 Twin Homes, Quad Homes, and 3-Story Apartment Building w/42 Units**



# TAX RATE

- Big Lake's levy increased by 6.43%, but the tax rate decreased by 1.21% because of increasing property values.
- We have become very competitive with neighboring communities

2014-2022 Sherburne County Tax Rates



	2014	2022	Percent Change over last seven years
Big Lake	61.215	48.602	-21%
Becker	35.132	43.805	24%
Elk River	51.157	46.807	-8%
Princeton	78.762	65.268	-22%
Zimmerman	50.855	43.574	-18%
East St. Cloud	48.455	56.894	14%
Clear Lake	84.672	60.605	-18%



# LOOKING FORWARD

- Code Revision
- Water Meter Replacement
- Wastewater Treatment Upgrades
- City Administrator transition





		fill the additional PE sections that would be needed at both Liberty and BLMS.	
4	ECSE Teacher and possible EA  1.0 teacher FTE 1.0 EA FTE	Data from Janelle Ortiz. ECSE numbers have increased. With our projection of 43 plus growth of 15 puts us at around 58 students. The ratio would be 19:1 if we maintained staff. I propose adding 1.0 FTE ECSE teacher for the fall. The new ratio would be 14.5:1 which is a lot more in range for an ECSE caseload. Right now staff are above state statute of 16:1 due to the increase in students. Along with this, I will possibly be requesting another EA to assist the teacher but will look further into what is needed.	Average salary/benefit cost: \$95,000  If EA is needed: \$50,000  SPED Revenue Estimate (23-24): \$72,500
5	ASD/DCD Teacher at Indy  Teacher FTE transfer	There are 43 3rd graders moving to Indy from Liberty and only 35 moving to 6th grade. Additionally, the students moving in have significantly higher needs than the students moving out including needing special programs (setting III).  A full caseload for a setting III ASD/DCD teacher is 7-10 students. Without adding staff, our setting III teacher would have 13 students and our other teacher would have 19 students, which is also very high. The addition of an ASD/DCD teacher is necessary to keep caseloads appropriate and meet student needs.	This is a cost neutral position as we are moving a Liberty SPED teacher into this Indy position.
6	EBD Teacher at BLMS  1.0 teacher FTE	EBD caseloads are projected to start at 20+ students in the fall. This is not manageable for a caseload at the beginning of the school year. An additional teacher will average EBD caseloads at 13-14 which allows room for growth throughout the school year.  This increase in middle schoolers with emotional behavioral disorders is due to the following: 1. A high number of upcoming 6th graders with emotional and behavioral disorders	1 additional FTE Average salary/benefit cost: \$95,000  SPED Revenue Estimate (23-24): \$47,500

