



MINUTES
BOARD OF SUPERVISORS MEETING
May 19, 2020 7:00 PM

Location: Zoom

Call 1-312-626-6799 (Chicago) Meeting ID: 883 0622 8893 Password: 965956

CALL MEETING TO ORDER

R. Keller called the meeting to order at 7:04 pm.

Members Present: Chairperson R. Keller, Vice Chair B. Seekon, Supervisor T. Nelson, Supervisor L. Sinna, Supervisor C. Cagle

Members Absent: None

Others Present: Treasurer S. Aker, Town Clerk K. Wood, Deputy Clerk B. Schule, M. Willcoxon Planning Commission Chair, P. Carlson Planning Commission Vice Chair, D. Milles Planning Commission Member, B. Schule Planning Commission Member, E. Maass Planner, B. Kimmel Financial Advisor, K. Dahl Financial Advisor, 3 people (signed in)

REVIEW & APPROVE THE AGENDA

B. Seekon made a motion to approve the agenda. Second by C. Cagle. B. Seekon moved tax abatement/TIF discussion with Ehlers up under New Business b. committee report before the Olson CUP under i. Moved the Lindgren camera up under New Business C. Votes via roll call Ayes 5, Nays 0. Motion carried.

APPROVE BOARD MEETING MINUTES FROM APRIL 21, 2020

T. Nelson made a motion to approve the Board minutes from April 21, 2020. Second by B. Seekon. Votes via roll call Ayes 5, Nays 0. Motion carried.

REVIEW & APPROVE CONSENT AGENDA

R. Keller made a motion to approve the consent agenda. Second by L. Sinna. Votes via roll call Ayes 5, Nays 0. Motion carried.

TREASURER COMMENTS

None



COMMITTEE REPORTS

Planning & Zoning

Tax Abatement/TIF Discussion with Elhers

E. Maass said that the Planning Commission had requested more on TIF and Tax Abatement. Elhers is the financial advisor and they are on the line to do a presentation. Keith Dahl and Bruce Kimmel from Elhers were in attendance to provide information. A PPT was provided prior to the meeting. B. Kimmel went over his background and explained he has been with Elhers 12 years and worked on the SLFD project while he was working at Springstead. He works on a lot of economic development projects and would love to help the Township. He stated that they are there to share information and that not a lot of Townships get into economic development. It is an economic strategy and can help create jobs in the area which can create a broader array of housing and diversifying tax base. He explained that it is not a requirement to have a policy, but is good practice. It defines what you are trying to accomplish and how the Board would like to get involved.

K. Dahl said TIF is the ability to capture most of the tax revenues from the new development defined in a geographic area for a defined period of time. B. Kimmel said if you meet the requirements of TIF, it is all or nothing. There is more buy in. K. Dahl said there are more tools and it is like an extended rebate for a developer. K. Dahl said, how does it function? It comes down to tax capacity and what it is currently paid today. TIF does not lose that, whereas abatement may be reduced to zero. They do not usually recommend going down to zero. New development increases total tax capacity. You are able to deduct admin fees. B. Kimmel explained the example provided and said it is basically an IOU note. You are agreeing that abatement is okay. You get to decide on the dollar and time cap. You do not have to go to the maximum term. K. Dahl said in this case we would protect the Township. You can change the level of participation over time. We can say we will abate the taxes and change it. You have options on how they are structured. Both require a notice and publication has to be more than ten days out and no more than 30 days. The school and County have to be notified too. Notice has to note the public benefit. It is about trying to see what our return is to the developer or business.

T. Nelson asked if the County has said anything and if they are setting the guidelines in the Township. A1 Tire is requesting 5 years and would require an application. T. Nelson asked why are they looking to us for guidance. E. Maass said, from talking to N. Hoffman this project hits on two points and qualifies on that level. L. Sinna said we need to establish a Township policy and said they should hit all the requirements; not just a couple. M. Willcoxon said we should address policy standards at the Planning Commission meeting. C. Cagle said Elhers should be consulted with the comp plan. E. Maass said in terms of planning, it will take some time, at least the rest of the year. There would be a TIF and tax abatement policy prior to the Comp plan. R. Keller said this is why we need a new comp plan. Elhers said they would stay in touch.



Olson CUP Discussion

T. Nelson said the CUP was set up with the County. The Company wants to pump water out of there and he does not believe that was a part of the original CUP. E. Maass said they have a site plan showing where they were to be excavating. The CUP only lists the County and not the Township. E. Maass notified the County about this. R. Keller said the County had full jurisdiction on this and we should not spend tax payer money on something that was not ours. D. Milles stated that they need DNR approval. R. Keller said it is not our CUP and we do not have the authority. E. Maass said we cannot do anything about this because it is not our jurisdiction. It has to be issued from the DNR. E. Maass said, what they are doing or plan to do is very clearly violating their CUP. R. Keller said they would need a holding pond and to show they are not pumping into the County ditch because it runs into the sunrise river. R. Keller said J. Fertig stopped them before.

T. Nelson said he was told that they signed a contract to pump water that goes through the County ditch. R. Keller said it has not gone through the County or State. R. Keller said there would have to be a public hearing and the Township would have input. D. Milles said that is not in compliance with wetland protection. R. Keller said we should let the County know. E. Maass requested the specific violations because he has never been out there. T. Nelson said they are violating the wetland act, there is sand on road, they are not sweeping and they are not watering the roads. R. Keller confirmed with E. Maass that they are required to water the roads. E. Maass said, yes. R. Keller said in addition to the letter, photos should be sent. E. Maass is going to write a letter.

Roads

Road Maintenance (Report)

R. Keller said there are a lot of areas that need brushing. There are a few sink holes, but nothing too big. The roads are pretty good overall. Maintenance Staff graded again today.

Gravel

R. Keller said he got a quote from Knife River. It will be scheduled sometime in June. We need some time to get the rest of the roads shouldered. Some of the first roads have not been shouldered yet.

Shouldering Machine

See above



320th core drilling report

T. Nelson reported that all four cores have wood in them and they are going to have to muck the road out. Peterson's is going to help. Maintenance is renting a back hoe.

T. Nelson had Prefer Paving & Ready-Mix Inc. out and to patch 75' is \$5800. R. Keller said he is okay with that. We will do a compaction test at 4'. If it is not running at 98' it may settle which we do not want. T. Nelson said the quote for \$5800 also included the 10x22 on Elmwood. M. Fehrman was going to cut that out for paving. The quote includes paving and a packer.

R. Keller said he found some recycle. He said we can seal with sand. If it cannot be sealed with sand, it should not be done. T. Nelson said they are also recommending us to put aggregate down for the water to move from side to side. R. Keller said we should use fabric. He will see if we have a big enough piece.

Parks

R. Keller said Maintenance raked the ballfields, mowed and ordered the red lime. It was \$680 from Bjorklund. T. Nelson said they cut the sod out today where they had to do the new changes for the league. R. Keller said they did a great job.

Building

C. Cagle received a quote for painting the building and it was \$9800 which includes a rubberized material. M. Fehrman said it would be \$4400 in just material. The doors are getting rusty and we may have to replace the north door. After discussion, it was decided to have the contractor do the power washing. C. Cagle said it will be painted the same color. T. Nelson said you might want M. Fehrman to measure the vent on the north end.

C. Cagle said a new tree was planted in honor of Joan Milles. She discussed a new fence on the northeast side of the building with Maintenance.

Broadband Report

L. Sinna got a call and they are looking at doing some towers and with some partnerships. She will reach out to the North Branch Mayor to talk about a partnership. It is the new satellite technology which is much better. She is going to investigate further.



OLD BUSINESS

Insurance

T. Nelson said we are moving forward with MAT. S. Aker said we received another bill from County Financial and held onto the other check. T. Nelson said he asked J. Mocol to contact S. Aker and he did not. She got an invoice a long time ago from MAT. They should send her an updated invoice. T. Nelson said he will call J. Mocol tomorrow. T. Nelson will reach out to C. Sauro and get an updated quote on what is owed.

HR Position Assistant Vacancy

C. Cagle said she had a conversation with R. Keller regarding the position. **R. Keller made a motion to have L. Sinna step up to be the HR Assistant and C. Cagle step down. Second by B. Seekon. Votes via roll call Ayes 5, Nays 0. Motion carried.**

NEW BUSINESS

A1 Tire CUP Amendment (Resolution 2020-14)

B. Seekon said he is not comfortable with this and explained why. C. Cagle said she read the proposed amendments and while she understands the costs, she would like some uniformity with the other business on the westside. E. Maass said he would like to back up. The applicants would like revisions to #2, #6, #9 of the CUP. Both Full Draw Archery and Tesoro are in the RTC. Ordinance requirements state it should not have adverse effects on neighboring properties. E. Maass reminded the Board that they are who set the policy.

M. Willcoxon stated that he would like to apologize for voting to recommend this to the Board. It was not what we started with in 2009 and it was decided that there was a higher standard on the westside. When Tesoro put in Hungry Farmer, they put in concrete or blacktop. We held them as the standard. The area traveled by the customers should be blacktopped. B. Seekon said there have been concessions made and said he *knows* it will end up as Class 5. E. Maass said if there is a certain type of aggregate the Board would like to require, it can be changed in the CUP. T. Nelson said the original CUP was agreed to by all parties and that is what was signed off on. E. Maass said they have an auxiliary parking area that is not paved. It was recommended by Planning Commission to leave it unpaved. That is the parking which is not facing 17.

T. Nelson asked if E. Maass has the drawings of the compromise. It is on page 4 of the Staff report. There is no need for the frontage road to be paved. C. Cagle said the front part of the building should have nice facia. She does not mind the spot marked to be graveled. R. Keller said he disagrees. He



would like the whole area blacktopped or concreted. B. Seekon said he does not have to put the road in by 17. J. Selvog said he never did concessions with evergreens for screening. They changed the way the building faced. If you look at the original CUP, the building was smaller and faced the other way. He is doing more pavement now than he had originally planned. Stone would not look good. His colors are red, white and blue. He wants his building to look nice and he does not want stone on his building. If he did asphalt, all of the heavy trucks driving on it would ruin it and it would cost a lot to maintain. R. Keller said it would be better. J. Selvog said there would be sinking jacks. J. Selvog said he needs an answer because he has money into this and does not want his contractors to pull out. E. Maass said we agreed on a mesh fencing around the outdoor storage on the original CUP. The orientation of the building was left up to J. Selvog. E. Maass displayed the proposed elevation on the Zoom presentation. J. Selvog said he can do a 4' stone face but would look terrible. He has ten employees and gets a lot of customers each day. It would have cars parked in front of it and would not be seen. B. Seekon does not know if that is a valid argument. J. Selvog said his brand is red, white and blue and if he has a beautiful building, he does not know why he should have to change it.

M. Willcoxon said the east, west and south side should have the 9' wainscoting with boxed eaves. J. Selvog said he will use recycled for the area that is not asphalted/concrete and do boxed eaves on the building. J. Selvog said the 9-foot wainscoting is a painted panel. L. Sinna said she loves the colors and understands that he needs a building, but wishes this would have been brought up earlier so we would have had time to go through it. She feels pressured in a short amount of time. E. Maass said the site plan was subject to change per the last CUP. T. Haug submitted everything on time and they got it in within the week once they identified the issues.

The discussion was to recommend with the following changes: boxed eaves east and west, south, east and west 9' wainscoting, and pavement as recommended by Planning Commission. J. Selvog said they could box the eaves on the east and west side. The south side has a gable with a fascia. There was discussion regarding the look of the building. E. Maass stated that he will revise the resolution to include boxed eaves east and west. South already has overhang. The marked area pavement and outside of that will be recycled material. J. Selvog said the recycled material he has a quote for is just like concrete. He does not want a dust storm either because of his tools and he will do dust control as needed. B. Seekon asked if recycled mix would be a better term. R. Keller said it should be blacktopped up to the back of his building, or concrete. J. Selvog said there is a 20' concrete apron that is 6" deep. R. Keller said recycle is gravel, but is better than Class 5.

J. Selvog said he has trucks coming in and out and he is always repairing his asphalt. The twisting and turning tears it up when it is hot. He has paving equipment, skid steers, combines, etc. He agrees with R. Keller that it would look nice to have blacktop, but it will make sense to have something to be less maintenance. Discussion continued regarding surfacing the area at A1 Tire. J. Selvog said he is spending \$17k on an area that he does not own and he is going to maintain it. He cannot use it as a tax deduction



because it is not on his property. E. Maass showed where the mix is going. E. Maass stated: east and west boxed eaves, blacktopped as Planning Commission recommended, the rest recycled mix and other conditions as outlined. J. Selvog said he would like the building ordered soon. B. Seekon asked if the access road is deleted until something is built. E. Maass said #16 addresses that concern.

B. Seekon made a motion to approve Resolution 2020-14 approving the A1 CUP with the amendments. Boxed eaves on the east and west side. Blacktop where drawn out and recommended by the Planning Commission. Concrete asphalt recycled mix including the entire back parking lot. 9' wainscoting on the east, west and south side. Second by C. Cagle. Votes via roll call. 4 ayes. R. Keller abstained. Motion carried.

J. Selvog said he has every intention of having a reputable business in Lent. R. Keller said we disagree on some things, but thank you for putting up with the process. T. Nelson said he would like to thank M. Willcoxon for enlightening him. He said he kept us pushing forward on this.

Rick called a recess at 9:48 pm

Rick called the meeting back at 9:53pm

A1 Tire Tax Abatement Consideration

E. Maass said Ehlers did the nice presentation on TIF and abatement. It would be good to have a policy in place and is looking for Board direction. B. Seekon asked if we are going to look into it, can J. Selvog come back in two months. E. Maass said it is an over 1-million-dollar project and J. Selvog is looking at his financing project. E. Maass said a public hearing is needed. The Planning Commission was not supportive of the Town Board having a public hearing at the June meeting without a policy. B. Seekon said he agrees with that statement. M. Willcoxon asked J. Selvog when he is going to start on his driveway. J. Selvog said it will be a few weeks before they start digging.

J. Selvog said he filled out the paperwork like he was asked and it keeps getting drug out. M. Willcoxon stated he does not want to hold him up, but they want to do the right thing and be responsible. J. Selvog said he presented all of his information and N. Hoffman has provided all of the County information. He would like an answer. He asked the Board to do their homework like he has. E. Maass said you received the Ehlers 101 and we have the Chisago County application. It would be helpful for the Board to provide feedback. He asked the Board if they would like to use Tax Abatement or TIF. If the Township is in favor, policy needs to be done and that way J. Selvog knows if it is on the table. T. Nelson said we need to move forward with a policy even if it is not with J. Selvog. C. Cagle said she would like to see the schools cut out of it. She would like to see incentives in this area and said we need to support businesses. T. Nelson said we need a guideline even if we vote it down for A1 Tire. B. Seekon and L. Sinna concur.



B. Seekon made a motion to send this to the Planning Commission to come up with a comp plan with a TIF/abatement procedure/policy. T. Nelson seconds. Votes via roll call Ayes 5, Nays 0. Motion carried.

E. Maass said the County policy would be good as a framework for Lent. The minimum wage policy is dated. The Township needs to do what they feel is best for the Township. We could call for a special meeting. Just because we did a policy does not mean it will be approved for J. Selvog. E. Maass said a special meeting in late June would be a better option than doing a public hearing at the June Board meeting. J. Selvog said he would like some closure on this. E. Maass said they would like some sort of economic development program. M. Willcoxon said they should have Elhers at the special meeting. E. Maass said Elhers provided that training at no cost. Moving forward they would seek some compensation. M. Willcoxon directed E. Maass to get some numbers from them on that for the Board's approval.

Lindgren Camera

E. Maass reached out to US Solar and they would like something to waive them of all liability. He reached out to P. Tiede who wanted to check into it further. R. Keller said Planning Commission can move forward and will send M. Willcoxon the information.

Pheasants Forever gambling permit 2/27/2021 (Resolution 2020-15)

L. Sinna made a motion to approve Resolution 2020-15 approving Pheasants Forever gambling permit for their event to be held at the Town Hall on 2/27/2021. Second by B. Seekon. Votes via roll call Ayes 5, Nays 0. Motion carried.

Lions LG555 - \$500– Reiger Field Lighting (Resolution 2020-16)

B. Seekon made a motion to approve Resolution 2020-16 accepting \$500 from the Stacy Lions for the Reiger Field Lighting Fund. Second by C. Cagle. Votes via roll call Ayes 5, Nays 0. Motion carried.

SLFD SCBA and Equipment (Resolution 2020-17)

C. Cagle made a motion to approve resolution 2020-17 accepting the SLFD SCBA and Equipment paperwork. Second by B. Seekon. Votes via roll call Ayes 5, Nays 0. Motion carried.

Drop Box for Hall

K. Wood will order a drop box for the Town Hall.



Land Line for Office

R. Keller said the office phone is terrible. K. Wood got a quote for a Midco landline and the Board directed her to proceed. The line at the Maintenance shop will be canceled.

Garbage/Dumping Policy

B. Seekon made a motion to approve the garbage/illegal dumping policy. Second by C. Cagle. Votes via roll call Ayes 5, Nays 0. Motion carried.

K. Wood Review

R. Keller said HR met with K. Wood for a review and is suggesting a raise of \$2 per hour. **L. Sinna made a motion for a raise of \$2.00 per hour for K. Wood retroactive to May 9, 2020. Second by B. Seekon. Votes via roll call Ayes 5, Nays 0. Motion carried.**

PUBLIC COMMENTS (ITEMS NOT ON THE AGENDA)

D. Stiers said he has known J. Selvog a long time and knows he will make a commitment and do what is right for the community.

CLERK COMMENTS

K. Wood asked the Board how they felt about the tentative June cleanup date. They decided it should be canceled and another postcard will be sent out.

SUPERVISOR COMMENTS

Carolyn: None

T. Nelson said Jason from Fahrner reached out to him regarding the bid T. Nelson received Seal Tech for \$3k less. T. Nelson said we will keep that in mind moving forward. He has not received the numbers from the WI place regarding single chip. R. Keller said he got the same call.

L. Sinna: none

B. Seekon: none

R. Keller said he is still concerned about 32050 Elk Lane because there is just as much junk there as there was before. M. Willcoxon said E. Maass said the property owner is putting some effort into it. The Planning Commission agreed to allow E. Maass to work with him within a reasonable time. A letter was sent and if movement does not progress, fines will continue. The Board discussed future cleanup action. R. Keller said he appreciates everyone. He said J. Selvog is a great asset to the community and we came to a good compromise.

UPCOMING MEETINGS

- ❖ Planning Commission – June 10, 2020- 7:00 pm
- ❖ Board Meeting – June 16, 2020- 7:00 pm
- ❖ Parks Meeting – May 26, 2020 – 6:00 pm or TBD
- ❖ CCATO Meeting – May 27, 2020 – 7:00 pm or TBD



- ❖ Spring Cleanup Day – June 18, 2020 – 4:00 pm – 7:00 pm *Tentative
- ❖ Broadband Meeting – TBD

ADJOURN

B. Seekon made a motion to adjourn the meeting at 10:41 pm. Second by C. Cagle. Votes via roll call Ayes 5, Nays 0. Motion carried.

A handwritten signature in black ink, appearing to be "C. Cagle", written over a horizontal line.

Board Chair Signature

A handwritten signature in black ink, appearing to be "Kelly J. Wood", written over a horizontal line.

Clerk Signature

