



Approved

**REGULAR MEETING
Minutes
09.10.24**

Absent: Marie Rivers, Marlys Dunne, MaryJo Wiatrak
Guests:

1. CALL TO ORDER

President Kyle Peterson called the meeting to order. Commissioners in attendance, Kyle Peterson, Jason Houle, Dallas Fisher, Jeremy Dresel, and Nancy Hoffman from the County EDA/HRA was present.

Staff in attendance was City Administrator John Pechman.

2. APPROVE AGENDA: September 10, 2024.

President Peterson asked if there were any additions to the agenda. Commissioner Houle made a motion to approve the agenda; Commissioner Dresel seconded; all ayes; motion passed.

3. APPROVE CONSENT AGENDA: July 9, 2024.

President Peterson asked if there were any corrections or additions to the July 9th minutes. Commissioner Dresel made a motion to approve the consent agenda; Commissioner Fisher seconded; all ayes; motion passed.

4. PUBLIC COMMENTS

5. COMMUNICATIONS, REPORTS AND PETITIONS

5a. City Council Liaison Report

Commissioner Dresel gave an update on the city council meeting that was held on August 27th. There was a closed session prior to the meeting to discuss a potential land purchase. There was discussion about the need for an updated ATV/UTV ordinance. The council decided a workshop was needed to look at the ordinances of neighboring cities and determine possible language.

The council approved an easement vacation for the recently approved Chisago Lakes Apartments. This easement runs right through the property and had not been discovered in previous surveys. The city has no use for this easement and the vacation was granted.

Fire Chief Reed addressed the council with a request for funds from Fund 23. He also discussed the need to purchase new SCBAs before they expire at the end of the year. The sum for the SCBAs is substantial, but grants and financing are being explored as possible funding options.

Nature View homes requested another final plat extension. The lots are not selling, and he is looking into options that would include accessory dwellings on the lots.

The council updated the zoning ordinance chapter 4. There was another section added residential R5. R4 was mobile homes that is changing to R5 and R4 will go to the highest density, which is 16 units per acre. More of an apartment type density. Chapter 4 Industrial and Commercial Zoning district was updated for materials to be used.

The council approved the hiring of Jeff Olson for the Parks II position. Mike Birk has retired.

After the council meeting, there was a workshop for the final design of the Hwy 8 project. Staff walked the council and the City Engineer through the final plans. Staff took notes of changes and corrections that were requested. 2026-2028 is the timeline for the project. Side and local streets will get done first, starting in Wyoming.

5b. County & Neighboring City EDA Updates

Hoffman spoke about the housing study that is getting updated there is a public survey request available for residents of Chisago County. She provided the commission with the flyer and QR code to the survey. September 24th is a stakeholder round table discussion for the study, businesses, realtors, housing developers, and school districts have been invited to get additional information and data. October 23rd Wednesday is the Chisago County Collaborative Initiative meeting, this board meets about three times a year with the cities, townships, and schools. The housing study should be done and up for discussion.

6. PUBLIC HEARINGS

7. GENERAL BUSINESS

7a. Monthly Financial Report.

Finance Director Gemuenden submitted the monthly financial report. Pechman spoke about the outlot A, the storm pond of the Kichisaga Plat not being included in the grant that was awarded. He spoke with DEED, and they said he could reapply for the grant to include the outlot it would not change the amount of the grant that was already awarded. The outlot is the storm water ponds, the amount to add the stormwater ponds and grading would cost around \$180k.

Construction on the land would not be ready to start until spring of 2025, this gives plenty of time for some of the interested businesses to work out details.

8. UNFINISHED BUSINESS

8a. 2024 Goals & Updates

1. Highway 8 Project

The city has given their final comments on the project. Pechman offered to show the commission the final design and go through the project with them. There is a MnDOT study group that is being constructed to go through the whole Highway 8 corridor from Chisago City to Taylors Falls, Pechman will email the commission the details for the meeting it will take place September 30th.

2. Land Development Activity

Kendall Howard has shown interest in the property and King Kind is waiting on their application status, Pechman has not heard anything from LEI. There was some interest money owed on their clawback loan, this is holding up their application to apply for additional loans and grants through DEED. They have been awarded a large grant for their recycling programs they would like to implement.

King Kind is the farthest along in the buying and building process. Pechman stated the plat is signed and ready to be recorded at the county. The three lots would be ready to be purchased. Peterson asked if Kendal Howard is still interested in purchasing one of the lots, Pechman said yes, he is very interested. Commission would like Pechman to send a letter of intent to purchase to Kendal Howard and send a letter to LEI to let them know that their letter of intent has expired.

3. Fund 51 update

Pechman reminded the commission that the money in fund 51 will be available to use towards infrastructure and can be reinvested into the industrial park.

9. New Business

10. Adjourn

Commissioner Dresel made a motion to adjourn; Commissioner Houle seconded; all ayes; the meeting adjourned.

Respectfully submitted,
Alisa Bodell
Executive Assistant