



Meeting Agenda  
Monday, April 6, 2020 (7:00PM)  
Green Isle City Hall  
Please call 507-479-3219 if you are unable to attend

I. Call meeting to order

II. Pledge of Allegiance – all recited the pledge

III. Agendas & Minutes

1. Consider 5/4/2020 Agenda
2. Consider 4/6/2020 Minutes

IV. Bills and Communications: A. RLF Fund Balance: \$3196.08

V. Monthly Reports/Updates:

1. Mayor's report
2. Council Liaison report
  - i. Mark Wentzlaff
  - ii. Diane Brown

VI. New Business:

1. Industrial Park Update (Bartel's, Excel etc.)

VII. Unfinished business:

1. Update on areas of improvement within the City (signs, sidewalks) – Brown, Schuft
2. Approve/Deny of Policy to waive WAC and SAC
3. Update on Commercial Lot Sizes

VIII. Board and Director Comments

IX. Adjournment



Meeting Agenda  
 Monday, April 6, 2020 (7:00PM)  
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I. Call meeting to order – Meeting was called to order by Mark Wenzlaff at 7 PM.

**Members Present:** Mayor Joe Kruger, Diane Brown, Jason Mackenthun, Scott Vos, Mark Miller, Victor Schwartz, Denise Schuft, Mark Wenzlaff

**Members Absent:** None

**Staff Present:** Michael Kedrowski

**Guests in Attendance:** Alan Smith, Trisha Duncan, Sean Lawler. Each guest was on via phone/teleconference due to social distancing practices.

II. Pledge of Allegiance – all recited the pledge

III. Agendas & Minutes

1. Consider 4/6/2020 Agenda Motion by Mackenthun, seconded by Miller. Motion carried
2. Consider 3/2/2020 Minutes Motion by Brown, seconded by Wenzlaff. Motion carried.

IV. Bills and Communications: A. RLF Fund Balance: \$3028

V. Monthly Reports/Updates:

1. Mayor's report – Mayor Joe Kreger spoke with the Faust's land, they do not seem to be interested at this time but will keep trying. Kreger also asked the EDA if they may have any ideas on how they can help local businesses during these times. It was suggested to give 50% off liquor licenses when renewing for next year.

2. Council Liaison report

- i. Mark Wenzlaff - none
- ii. Diane Brown – The park project is now as phase 2, and will start planning the next phase soon.

VI. New Business:

1. Bartel's Refrigerated Warehouse Update – Alan Smith – Smith was on call to address the EDA about the status of their financing for their upcoming project. The deadline for a letter

of financing per the development agreement was April 1 and work is to begin by June 1, 2020. With the recent happenings with COVID-19, Smith stated that Bartel's is unsure of a bank signing off on their loan. He is also skeptical about the health and safety of the business until things slow down with the virus. He stated that there are far too many unknowns and aspects of this are out of their hands. It was discussed among the EDA Committee that Kedrowski remain in communication with Smith and conversations may begin with other parties, but would ultimately hope the project moves along as soon as possible with Bartel's Warehouse.

2. Excel proposal to purchase Parcel 34.0158.050 – Trisha Duncan and Sean Lawler  
Excel would like to move forward with work on a lot in the industrial park. Discussions began on the scope of their project and when plans are finalized it will move onto the next steps. A purchase agreement will begin once an idea of how much land is needed because lots will possibly be resized/replotted.

#### VII. Unfinished business:

1. Update on areas of improvement within the City (signs, sidewalks) – Brown, Schuft

Signs have been worked on by Kirby, they are being painted and more progress will be reported next month.

2. Consider draft of Policy to waive WAC and SAC

Kedrowski made the discussed revisions from March's meeting, and also made a hand out with information. It was wished to have the program last a few years, the amount was updated as well as removing where the funds come from.

3. Discussion on Parcel 34.0037.000 – It was tabled to include at later meetings. IGS's proposal was \$850 to provide a layout and concept plan for the lot. Kedrowski has [put some thought into possibilities such as a small coffee shop or drive through type of establishment and asked for feedback or consideration for future uses.

4. Discussion on Commercial Lot Sizes

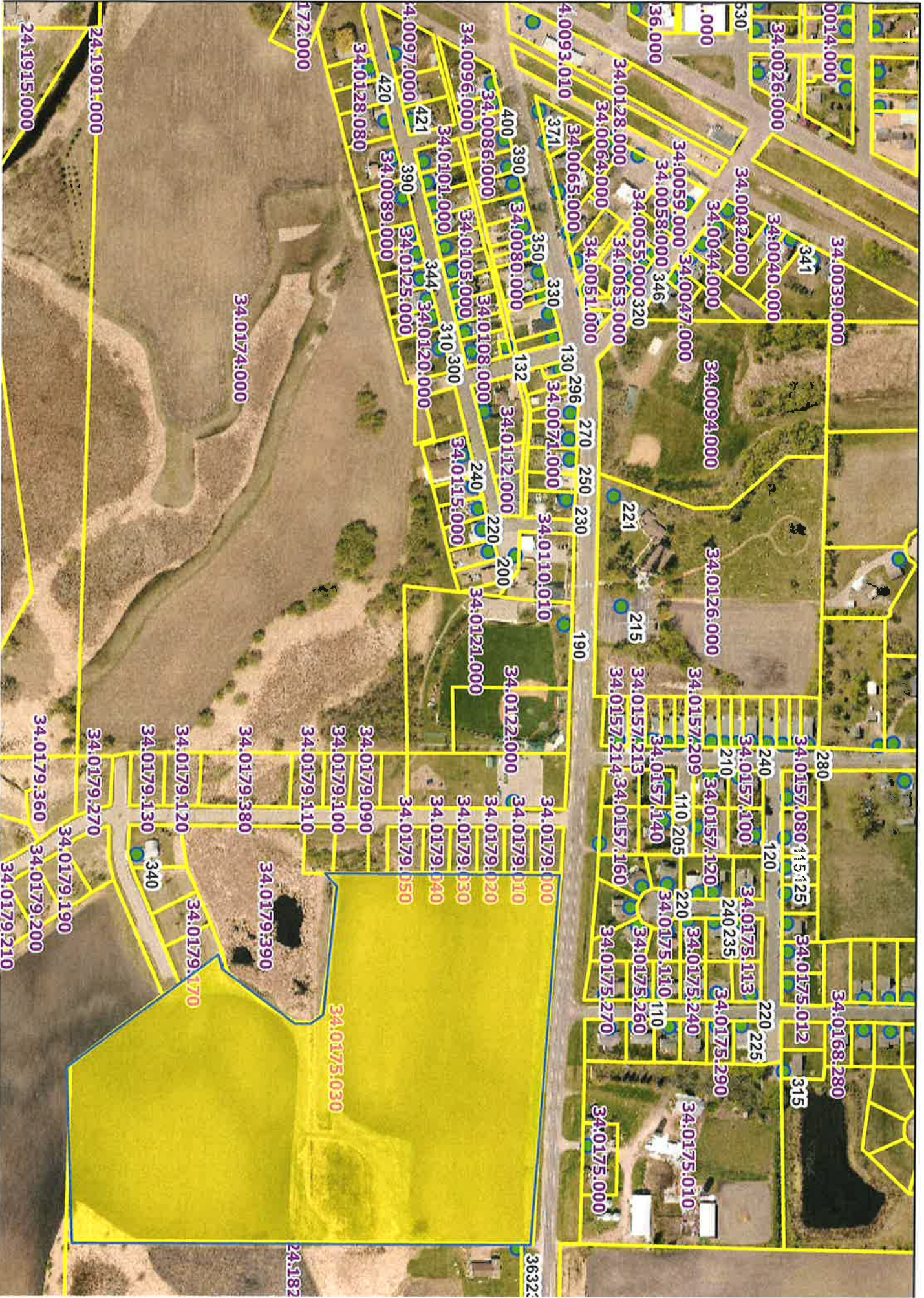
It was proposed that when Excel gets a site plan back to Kedrowski, that lots would possible be resized throughout the rest of the park to be more desirable for future uses.

#### VIII. Board and Director Comments

It was revisited that the EDA make a decision on prorating liquor licenses for the businesses in town. When up for renewal in June, they will be 50% of the fee. Brown motioned to approve, Schwartz seconded. Motion carried.

IX. Adjournment

Motion by Mackenthun to adjourn at 8:15, Schwartz seconded. Motion carried.





## Green Isle SAC/WAC Fee Waiver for Residential Construction Policy

The City of Green strives to promote growth in the community. The intention of this policy is to stimulate housing growth and offset the increase in construction costs. The goal of the City of Green Isle is to increase tax base for the city. The City believes that the development of single family and twin homes on vacant lots in the City of Green Isle is in the best interest of the City. It is the purpose of this policy to outline the terms and conditions for waiving SAC and WAC connection fees for residential construction.

1. Waiving of the SAC/WAC connection fees will be approved by the Green Isle City Council.
2. The SAC/WAC connection fees will be waived for up to 2 (two) residential building permits for new construction during 2022.) (See line 9 for eligibility)
  - A. The City will waive no more than \$ 1100 per lot for combined SAC/WAC connection fees in conjunction with the construction of homes on vacant lots.
  - B. The SAC/WAC connection fees will be issued on a first come, first served bases until funds are extinguished
3. The Developer must agree promptly pay all other fees and charges imposed by the City in conjunction with constructing of a dwelling on the vacant lot and shall not otherwise be delinquent on City fees and charges.
4. To be eligible for a SAC/WAC connection fee waiver, developer must construct home that will have a market value exceeding \$195,000.
5. Waivers will only be offered for single family and twin home units.
6. The SAC/WAC connection fee will be waived at the time the permit is issued, and construction must begin within 365 days of receiving the SAC/WAC waiver.
7. This program will end on December 31, 2022.
8. Any SAC/WAC connection fee waiver will be documented in a written agreement signed by the City and the developer.
9. The SAC/WAC will be based on an incentive program for builders. Once the builder has constructed a home in Green Isle and paid WAC/SAC fees, the next home constructed will be eligible for the waiver of fees.

### **Water Availability Charge**

A Water Availability Charge (WAC) was established for the purpose of paying the costs associated with the installation of water reserve capacities for additional facilities to be connected to the system.

#### **Fees**

The WAC fee is collected with the building permit fees for new construction. For owners of existing homes that wish to connect to city water, this \$600 fee is paid to the Engineering Division before the connection will be allowed by the water agency such as People Services. A connection fee to Arlington, where their office is located is \$2200. A meter must also be purchased at \$260.

### **Sewer Availability Charge**

A Sewer Availability Charge (SAC) was established to pay for a portion of the debt service incurred to expand and improve sewer facilities. These facilities provide the sewer collection and treatment service for Maplewood residents.

#### **Fees**

The SAC fee is charged when a user connects to the sewer system for the first time or as the user's potential or peak sewage increases. The SAC unit rate, as set by the Met Council, is \$2,485. There is also a local SAC charge set by the City of Green Isle of \$500 per unit. These fees may increase on a yearly basis.

Commercial properties must fill out the Application Form for SAC Determination.

The SAC fee is typically collected when a building permit is issued for new construction.