



EDA Meeting Minutes Joint meeting with Planning and Zoning

Monday, August 7, 2023 7:00 PM

Green Isle City Hall

1. Call Meeting to Order and Pledge of Allegiance- Meeting was called to order at 7pm by EDA President Denise Schuft. All stood for the Pledge of Allegiance.
EDA Members Present: Denise Schuft, Vic Schwartz, Diane Brown, Scott Vos, Ricky Ybarra, Mark Wentzlaff
EDA Members Absent: Joe Kreger
EDA Staff Present: EDA Director Amy Soeffker
P&Z Members Present: Shane Sheets, Sarah Sheets, Hunter Pederson, Alan Albrecht
P&Z Members Absent: Shawn Lindquist
P&Z Staff Present: Administrator Phil Mangis
Other Staff Present: City Clerk Diane Hatlestad
2. Approve/deny August 7, 2023 Agenda - Motion by Vos to approve the August 7, 203 agenda with one amendment, changing Vos Annexation to SBCC, LLC, seconded by Brown. Motion carried.
3. Approve/deny July 3, 2023 Minutes – Motion by Vos to approve the July 3, 2023 Minutes, seconded by Wentzlaff. Motion carried.
4. Bills & Communication: RLF Balance \$9,779.02
5. Monthly Reports/Updates:
 - a. Mayor’s Report – Mayor Sheets reported that PeopleService have been contracted for public works services. Sheets also thanked the GI Fire Department for the impressive parade with to celebrate 135 years. Plans to do it every 5 years.
 - b. Council Liaison Report:

- c. Mark Wentzlaff - none
- d. Diane Brown (parks) – Brown updated group that the Lions Park will have 5 trees planted on August 30. If anyone is available that day they should stop by. There were some problems at the Lions Park and Baseball Park with chewing tobacco on the playground equipment. Brown was notified by Facebook and worked with PeopleService to clean it up.

6. Old Business

- A) Approve/deny Purchase Agreement for sale of 34.0158.040 (tabled from May 1 and June 5, July 3).** – Motion by Wentzlaff to table to later in the agenda, seconded by Brown. Motion carried.

- B) Comprehensive Plan Update – Soeffker provided an update on the comprehensive plan, the EDA/comp plan would like to pursue trails in town, decision to have only 1 business district, CUP needed to have a house in B-1 (same as 1&2 Family Residential), multi-family will be tri and quad plex's and apartments. Soeffker handed out a flow chart of the comp plan process. Next meeting is August 15th. The group is up to Chapter 4 Housing.

- C) Music Series update on Clover Leaf Concert Series” -Ybarra reported that the rescheduled concert drew approximately 50-65 people, the group has been approached about someone bringing fruits and vegetables to the music events so they may turn into Farmers Market events.

- D) Approve/Deny Revised Temporary Storage Lease from Xcel Energy – Motion by Vos to approved the updated Temporary Storage Lease from Xcel Energy, seconded by Brown. Motion carried.

7. New Business

- A) Discussion on ~~Vos~~ SBCC, LLC Annexation – P&Z Administrator Mangis reported that it was discussed at P&Z to annex in the SBCC land in exchange for selling them the current compost site. Mangis stated that Vos was invited to a P&Z meeting, but was unable to attend. EDA Member and owner Scott Vos stated that this was first he was officially hearing about the proposed annexation. A representative from the City Council will reach out to SBCC, LLC to discuss the sale of parcel 24.1915.00.

- B) Discussion on future compost site – The group discussed the future location of the compost site. Consensus of the group was that there was not enough room for a

road along the edge of the property due to the County widening the creek. After much discussion amongst the members it was agreed that the most acceptable place for a compost site would be on the same parcel as the water tower (PID 34.0158.110). The group felt that since it was already a city owned parcel, they would not be taking away a salable EDA lot. Mangis informed the group that the site had to be 50 feet away from the city's well, after viewing the map, it was decided there was enough room. Motion by Ybarra to make a recommendation from EDA and P&Z to move the compost site to 34.0158.110, seconded by Wentzlaff. Motion carried. Roll Call vote: Schuft, Wentzlaff, Brown, Ybarra, Shane Sheets, Sarah Sheets, and Hunter Pederson voted in favor. Schwartz and Albrecht voted against. Vos abstained. Motion carried. Recommendation moved on to City Council.

C) Discussion/review of EDA Section of City Code for Phil Mangis – Mangis provided an update to the EDA on the work he had done updating the City Code and asked for input for the EDA on the EDA section of the Code. Soeffker let Mangis know that the EDA has to follow their by-laws and that the Code should be the same as the by-laws. Motion by Vos to have Mangis return to the September EDA meeting with more information, seconded by Wentzlaff. Motion carried.

8. P&Z Update – Mangis reported that the P&Z is looking into violations at 361 Railroad Street, the property has 2 store units that according to Mangis are not allowed under City Code. Mangis also reported that P&Z looked at a small piece of land owned by the City next to OEM and reported that they see no reason that the City needed the property. Council will negotiate the sale of that property to OEM.
9. Board and Director Comments- Soeffker reported that there was interest in building a storage unit and carwash in the industrial park. The carwash inquiry was looking for investors, not inquiring about building. The Board inquired about the lease from the Pattison Group for the land near Hwy 5 and 25. Mayor Sheets stated that the lease would be renewed.
10. Adjournment - Motion by Brown to adjourn the meeting at 8:28 pm, seconded by Schwarz. Motion carried.