



EDA Meeting Minutes

Monday, May 1, 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 President Denise Schuft, all stood for the Pledge of Allegiance.
Present: Councilmember Diane Brown, Councilmember Mark Wentzlaff, Denise Schuft, Vic Schwartz, Ricky Ybarra
Absent: Scott Vos, Joe Kreger
Staff present: EDA Director Amy Soeffker
Guests Present: Mayor Shane Sheets, Sarah Sheets, Jim Vos, Shawn Harms, Brian Allen
2. **Public Hearing on Sale of lot 34.0158.040 to be used for City Compost Site – 7pm**
Motion by Brown to close the regular meeting and open the public hearing at 7:00 pm, seconded by Ybarra.
Soeffker read letters and emails to the City from residents that had concerns about the new compost site.
Ybarra would like to know more about the easement that City Attorney Ken Janssen.
Resident Sarah Sheets asked if anyone had talked to Vos Construction. Wentzlaff was concerned about driving through private property and saw it as a liability issue.
Councilmember Mark Wentzlaff stated that he had and say the value of giving the land back to Vos, but he was also open to using the easement at the current location if one exists. Councilmember Brown stated that she would like to talk to Vos Construction about it.
Resident Shawn Harms stated that Vos Construction doesn't live in the city limits, and they don't pay city taxes.
Harms also voiced concerns about turning commercial lot into an eyesore. He felt that businesses would not want to locate there, and that the EDA would be giving up valuable land for a potential business no matter how long the lot may take to sell.

Councilmember Brown felt that Vos would not be able to build on the current compost site anyway as it was too close to the creek.

Harms stated there was a 10-foot easement and asked why the city isn't using it.

Mayor Sheets noted that even if there is an easement at the current site it appears to be very small, City will wait to hear back from Attorney Ken Janssen.

Councilmember Brown stated that the county would not let the city run a road that close to the creek either.

Resident Jim Vos stated that when he was at Vos Construction the compost site worked great with the business. Resident Brian Allen said if there is an easement why don't you use it.

Harms stated that he talked to an additional 5 residents in his neighborhood that opposed it. Stated higher taxes, cost of moving the site and that why move it when we already have a site. He asked who is going to benefit from moving it. Vos stated it worked at the current site for many year and was not a problem.

Brown stated she didn't think it was a problem now, except that people are driving on private property. Vos would pay \$15,000 for the site. Brown stated that they could use that money to buy gravel for the new site at an expected cost of \$12,000. Wentzlaff stated that the road would be a minimal distance into the new compost site. Vos stated to ask for a new easement from Vos Construction.

Motion by Wentzlaff to close the public hearing at 7:18 pm and re-open the regular EDA meeting, seconded by Brown. Motion carried.

3. Approve/deny May 1, 2023 Agenda -Motion by Brown to approve the May 1, 2023 agenda, seconded by Schwartz. Motion carried.
- 4.—Approve/deny April 3, 2023 Minutes – Motion by Wentzlaff to approve the April 3, 2023 minutes, seconded by Brown. Motion carried.
5. Bills & Communication: RLF Balance \$9,253.42
6. Monthly Reports/Updates:
 - a. Mayor's Report - mentioned that Green Isle will be having a clean-up day, Councilmembers will help.
 - b. Council Liaison Report:
 - c. Mark Wentzlaff -none
 - d. Diane Brown (parks) – updated that the grass has come up in the Lions Park.
7. Old Business

- A) Comprehensive Plan Update – Soeffker reported that there was no April meeting due to lack of attendance.
- B) Music Series update “Clover Leaf Concert Series”- Ybarra updated that the volunteers have had a good response from band and businesses.
- C) Commercial lots policy update- update from councilmembers stating that the policy was approved by Council at their April 25, 2023 meeting. Soeffker will let realtors and buyers know and put the policy on the website.

8. New Business

- A) Approve/deny Purchase Agreement for sale of 34.0158.040- Motion by Ybarra to table to the June 5, 2023 EDA meeting, seconded by Wentzlaff. Motion carried.

9. P&Z Update - none

10. Board and Director Comments- none

- 11. Adjournment – Motion by Schwartz to adjourn the meeting at 7:41 pm, seconded by Ybarra. Motion carried.

EDA Director Amy Soeffker

EDA President Denise Schuft