

MAPLE LAKE CITY COUNCIL MEETING

Tuesday, June 7, 2016 Minutes

CALL TO ORDER

The Maple Lake City Council was called to order at 7:05 p.m. by Mayor Kissock.

ROLL CALL

Council Members Present: Geyen, Kissock, and Northenscold

Absent: Jude and Lauer

Others Present: City Attorney Rhonda Pagel, Economic Developer Jo Foust, Attorney Tammy Omdal of Northland Securities, and City Clerk/Treasurer Lee Ann Yager

OPEN FORUM

No one was present.

APPROVE AGENDA

A motion was m/s/p Kissock, Northenscold, to approve the agenda adding maintenance concerns to the agenda. All present voted in favor.

CONSENT AGENDA

- a. Approve the 06/07/2016 General and Liquor Disbursement Lists
- b. Approval to Grant Application for Exempt Permit – Gambling Premises for Church of St. Timothy for Fall Festival on September 25, 2016
- c. Approval for the annual add in the Maple Lake Messenger Community Guide at a cost of \$763.00
- d. Accept The Following Donations:
 - i. Maple Lake Lions for the Beach/Parks - \$5,000
 - ii. Maple Lake Lions for the Ambassadors - \$300
 - iii. Bernatello's Pizza for Brewfest - \$500
 - iv. Irish Blessings for Brewfest - \$100

A motion was m/s/p, Geyen/Northenscold, to approve the Consent Agenda. All present voted in favor.

PUBLIC HEARINGS

Public Hearing on the Adoption of a Business Subsidy Policy for the City of Maple Lake

The regular meeting closed the public hearing opened at 7:08 pm. Jo Foust stated that State Statutes require that cities adopt a Business Subsidy Policy for subsidy of \$25,000 or more or a loan of \$75,000 or more, the City must adopt a criteria within a Business Subsidy Policy. Businesses receiving subsidy must meet a public purpose and meet criteria that defines jobs & wages. She reviewed the subsidy policy requirements and criteria. There was no public comment received and the public hearing closed at 7:11 pm.

A motion was m/s/p, Kissock/Northenscold, to adopt **Resolution R-2016-26** adopting a Business Subsidy Policy for the City of Maple Lake. All present voted in favor.

Continuation of the May 24, 2016 Public Hearing on TIF 2-1 Plan and action of the Resolution

Approving TIF 2-1

The regular meeting closed and the public hearing opened at 7:12. Tammy Omdal from Northland securities has assisted the city & reviewed the financial assistance program. She reviewed the proposed TIF District 2-1 which would capture the local taxes for up to 9 years. The proposed project is a 60,000

square foot addition at an estimated increase in market value of \$2.25 million dollars and is proposed to capture 90% to reimburse the developer a maximum of \$151,000 at a 3% rate and will end at a maximum of 9 years or when the \$151,000 is repaid. The County and School chose not to comment. There was no public comment received and the public hearing closed at 7:21 pm.

A motion was m/s/p, Geyen/Northenscold adopted **Resolution R2016-27** Establishing Development District 2 and the Development Program establishing Tax Increment Financing District 2-1 and a Tax Increment Financing Plan. All present voted in favor.

Public Hearing to Consider a Business Subsidy Request by Pace Industries

The regular meeting closed and the public hearing opened at 7:22 to consider the request of Pace Industries (Store Master Funding III LLC) has requested Tax Increment Financing assistance in the excess of \$150,000 for a proposed 60,000 square foot addition to their facility at 310 Congress Street West. Their request meets the public purpose goals and the employment and wage requirement. No public comment was received and the public hearing closed at 7:25 pm.

A motion was m/s/p, Northenscold/Kissock, to adopt **Resolution R-2016-28** to approve the TIF Agreement and Business Subsidy Agreement with Pace Industries. All present voted in favor.

PLANNING COMMISSION

Pace Industries Preliminary/Final Plat and Development Agreement

Pace Industries is requesting approval of the Preliminary and Final Plat to combine four lots (Lots 1, 2, & 3, Block 1, Jude's Industrial Park Third Addition and Lot 2, Block 1, Jude's Industrial Park First Addition) to reflect the needs of the company's expansion. Pagel stated that the Planning Commission recommended approval of the preliminary and final plats for Pace Industries provided that they enter into a development agreement. The City Engineer reviewed the site plan & plat and found them to be acceptable.

A motion was m/s/p, Kissock/Geyen, adopting **Resolution R2016-29** approving the preliminary/final plat subject to applicant entering into development agreement.

A motion was m/s/p, Geyen/Northenscold to adopt resolution **R2016-30** to approve development agreement subject to housekeeping and language included referencing the steel casing in the sewer forcemain, Pace is responsible for the costs of hiring an outside contractor to televise the lines that the City cannot televise; the City is not responsible for any damage as a result of where the forcemain is located; a \$2,500 escrow is required which supersedes the previous development agreement; and a \$10,000 surety for landscaping. All present voted in favor.

Pace Industries Variance

Pace Industries is requesting a variance to allow their proposed addition to be kept in the same plane as the current building. The front yard setback is 30 feet and they are requesting a 2' variance to build 28' from Congress (south side) and the rear (north side) is also a 30' setback so they will need an 11'6" variance to build 18'6" from the north property line.

Travis Oulfson of Pace Industries requested permission to allow their staff to park on the south side of Congress. They have spoken to area businesses to "borrow" parking spot during this time. If needed, they would paint parking spots on the street. Council consensus was that would be fine for them to park on the street during construction and if there was a problem the issue would be revisited.

A motion was m/s/p, Kissock/Geyen, to adopt **Resolution R2016-31** approving the variance request of Pace Industries. All present voted in favor.

Jeff Rivers thanked the city and looking forward to their expansion. They are happy to be anchored in Maple Lake. They are targeting Feb-March for completion.

MAINTENANCE CONCERNS

Geyen wanted to see sodium chloride put down at Irish Stadium, Bolduan Park and 53rd Street a week before Brewfest. The Council directed Sawatzke to put down the dust control.
The Council also directed Sawatzke to fix the light on the outside of the water treatment facility.

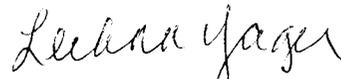
DATES TO REMEMBER

- Maple Lake Planning Commission, Tuesday, June 14, 2016 at 7:00 pm
- Brewfest, Saturday, June 18, 2016, from 2-5:00 pm at Irish Stadium
- City Council Meeting, Tuesday, June 21, 2016, at 7:00 pm

ADJOURN TO COUNCIL WORKSHOP

A motion was m/s/p, Northenscold/Geyen, to adjourn at 7:47 to the scheduled workshop. All present voted in favor.

Attest,



City Clerk/Treasurer