

The Battle Lake City Council met in regular session on Tuesday, April 25, 2017 at 6:00 p.m. at the Battle Lake City Hall. Mayor Gene Kelm called the meeting to order at 6:00 p.m. with Council members, Marjorie Quammen, Don Maslow and Ryan Christensen present. Absent was John Salvevold. Also present were City Attorney, JJ Cline; Clerk/Treasurer, Val Martin, Rescue Squad Captain, Nic Drusch; and Public Works Superintendent, Steve Seufert. Additional visitors were also in attendance.

The pledge of allegiance was recited.

Hearing – Municipal Development District TIF #7

Traci Ryan was in attendance and explained the details of the development of TIF District #7:

- It is set up under the “Small Cities Rule” with a limit of nine years.
- The boundaries include Paul Boyum’s property and the property owned by the Battle Lake Youth Center which includes the proposed location for the childcare center.
- The total projected budget is \$254,622 which includes all of the parcels. This budget is an estimate for both the Boyum project, childcare center and could include a project in the West Tool Building, if they make major improvements.
- This project is a pay-as-you-go note which means the property owner pays his taxes and the increment is paid to him by the City twice a year after the taxes are paid.
- This project is very similar to the other districts and works pretty much the same way.

The proposed terms:

- Developer shall be: Boyum’s, LLC
Contact: Paul Boyum
19334 Peninsula Trail
Battle Lake, MN 56515
218-864-8346
- Development Property shall be: Parcels 63000990469000
- Developer to construct, or cause to be constructed, 3,520 square foot retail and fabrication building. Construction will commence by August 1, 2017 and be substantially completed by 12/31/2017.
- Developer will submit copies of paid invoices for land acquisition, site preparation, grading, foundation work, parking lot, relocation of utilities and storm water retention associated with the construction of the project.
- Developer agrees not to challenge its assessed valuation for the duration of the contract.
- Developer shall indemnify the City for the project.
- Developer shall reimburse the City for the cost to create the TIF District and the cost to prepare the Development agreement upon being invoiced.

City Council Discussion: It was noted that the initial application had one new full-time and one part-time job with the project and should be included in the terms.

Call for Public Comment: None

The hearing was closed and the council meeting opened.

Maslow moved to approve **RESOLUTION 2017-07-25A Approving the Creation of Municipal Development District #7, the Adoption of the Development Plan Relating thereto, the Creation of Tax Increment Financing District # 7-1 and Adoption of the Tax Increment Financing Plan Relating Thereto.** Quammen seconded. Roll call vote: Quammen – yes, Christensen – yes, Maslow – yes and Kelm – yes. Salvevold was absent. MCU

Christensen moved to approve the execution of the development agreement with the terms listed as long as there are no material changes and to include one full-time and one part-time employee as part of the terms.

Quammen seconded. MCU

Christensen moved to approve the agenda. Maslow seconded. MCU

Maslow made a motion to approve the commercial zoning application for Paul Boyum as presented. Christensen seconded. MCU

There was a discussion on stormwater management for the Boyum project and the Battle Lake Oasis project. The Battle Lake Oasis received a variance for impervious surface and they are required to build a berm by August 1, 2017 in order to comply with the requirements of the variance. John Christensen was in attendance to explain a plan that would accommodate the variance requirements for the variance and also handle the stormwater for the Boyum property. The plan includes a shared berm that would go between the two properties and will actually do a better job of handling the stormwater than the original plan for the Battle Lake Oasis. Both property owners have consented to the project. Christensen made a motion to approve this plan and that it satisfies the requirements of the variance for the Battle Lake Oasis as long as it is completed by August 1, 2017. Maslow seconded. MCU

Traci Ryan presented a plan for the Childcare Center with the use of TIF 7:

- The district is already created and there will be no need for a hearing which will save time and money.
- The City could use TIF for the nine years and create a provision in the agreement that they will consider abatement at the end of the TIF if there is a need.
 - Would we create the markers up front that would show proof of the need or ask them to bring them forward at the end of the TIF?
- TIF would not be transferrable without council approval.
- Concerns about affecting property owners when doing a TIF project. It was noted that a TIF project does not increase property taxes for other owners but will help increase the tax base once the TIF district has expired and could potentially lower taxes.

Council was in agreement that moving forward with TIF and adding abatement at the end of the TIF cycle for the childcare center is the best way to provide assistance. They would need to show a need for the abatement with the specific markers to be determined.

Maslow moved to approve the claims list in the amount of \$115,754.36. Christensen seconded. MCU

Information was presented to council regarding training needs of an RN serving on the Rescue Squad. Theresa Ukkelberg is a licensed RN that was recently appointed to the Rescue Squad. Drusch and Ukkelberg have researched the need for training for someone that carries a license higher than a First Responder. State requirements allow her to respond to calls without the need to take the training as long as it is approved by the medical director, which it is. Attorney Cline agrees with their interpretation. Christensen made a motion to allow Theresa Ukkelberg to respond to calls as a Rescue Squad member using her license as an RN and she will not need to take First Responder training. Maslow seconded. MCU

Adjourn at 8:00 p.m.

Valerie J. Martin
Clerk/Treasurer