

**Village of Roberts
Special Plan Commission Meeting
Monday, July 12, 2021**

Meeting was called to order at 7:15 PM by Willard Moeri

Meeting was properly noticed.

Present: Helen Kusilek, Katy Kapaun, Ethan LaMirande, Willard Moeri, Steve Melby, Cheryl Johnson, Jerry Weiss

Absent: none

Guest: Sean Lentz – Ehlers, Angi Goodwin – Ayres, Brian Tremblay, Mary Grupe, Don Graf, Jerry Mueller, Scott Gerhardt, Dan Mueller, Drew Peterson, Scott Gerhardt, Kris Lubich, Gabby Lubich, Ron Stave, Brian Tremblay, Patty K. Johnson, Scot Samelstad, John Kraft, David Olsen, Eric & Richelle Fraser, Charlene & Michael Stoddard, Sharon Pizzi, Rick Nerby, Jerry Mueller, Bruce Emery, David Wilken, Nick Vivian, Diane Triebold, Michelle Aho, Tina Graf, Jessica Klatt, Chad Posta, Max Hansen, Darlene Torkelson, Scott Anderson, John Benseid, Sonja & Todd Torkelson, and Tim Widiker.

Public Hearing regarding the proposed project plan, boundaries and creation of Tax Incremental District No. 4 (See the Public Hearing Notice which was published on June 24, 2021 & July 1, 2021) was officially opened at 7:20 pm by President Moeri.

Michael Stoddard, Roberts, during the last meeting the question was asked about waiting for the traffic study and if you will approve this before the traffic study is back and Moeri said, yes, it is an integral part of the project and how we deal with what goes on with this project. Goodwin clarified that this is part of the site plan approval process, which is a separate meeting.

Patty Johnson asked about US Mineral because they are in this TID and what happens to them? What happens with existing businesses? Lentz explained that with existing businesses in a TID the property as it is right now, value as of January 1, 2021 will continue to be taxed as normal in the future. If they made an expansion the amount of this expansion will go to the TID. Only new increment goes to the district. Johnson asked if this is a benefit to them and Lentz said if they came to the Village for assistance the Village could offer to assist them. Johnson also asked about the new road that is going to Highway 65 and were told that this could not happen so why now can we have access to Highway 65? Moeri said this is what came back on the preliminary report of the assessment. Goodwin said this will be in the DOT hands and the Village has no control over this. We don't know if this is approved or not at this point. Weiss asked why they need this road? Goodwin has not reviewed this yet, to see if this is needed.

Johnson asked about the process that this will go thru. Are there more public hearings for this? Is there a way to provide a list of what the process is from beginning to end? Goodwin said that the Village Attorney is currently working on this. This list does not have to have specific dates listed. Kapaun said that the process is pretty standard with the annexation, rezoning, etc. Dull explained the process and will post the list to the Village website. David Olson asked if there is a way to put this list in the water bills but the bills are quarterly.

When do cash grants come into play and who provides? Lentz said that this is a category of eligible expenses under the plan and in phase one there are none. There could be some incentives in the future

with new developments looking to come in. Each of these project costs that are listed in the plan are just a list of potential projects. They still need to be approved. Pay as you go model is usually used. Business pays for their own costs with the Village paying back from the increment.

Stave said he has 250 signatures that he is asking question for. They want to know why this location when there are other locations? All these people do not want it in this location. Moeri asked what this means or not in Roberts at all? Some people's decision would lead them to a yes if it weren't in the location they are proposing and feel there are no other options given to them. Most people do not want it in this location. Half or more would be ok if it was out by the freeway more. Moeri said that the southside does not work for infrastructure to supply them. Looked at moving it potentially 300 feet to the south. Kapuan asked a follow up question and asked if this is really what they are saying. Are they saying closer to 70th and Stave said they are saying out there further? It will affect the people that are out there now with the lighting and sound. It could devalue their property. Moeri said the residential is limited. Weiss asked about the houses that are proposed and Pearson's property. In one of the meetings the attorney for Mallard said that they didn't want it out by County Materials because "we don't want to look at that, it is to dirty". Weiss asked what the square footage of this is and it is 1,000,000 square feet? Are there other options for location, some don't want it here. They want growth but they do not want the facility in town. What are their options? Dave Olson said that he has hear that people are asking why we are not making the tech park or current industrial park bigger and putting it over there and using the future bypass instead. Put it out by the other industrial businesses and use the bypass. Moeri said the bypass has been taken off the DOT radar and will never happen in the current atmosphere. Olson asked about the industrial park again and Moeri said that what is left for industrial is all privately owned so there is not a current business park that the Village owns. Goodwin added that the developer asked about this location. The Village does not look for sites for the company. Moeri said we do not dictate where they go. If it does not fit into what we have they are told to look for a new location. Stave asked if we do get to decide? With the size of this place, it changes our whole town forever so we do have decisions not only as a board but as the citizens and at what point does our voice matter? Moeri asked that the citizens have an open mind and analyze this as it comes thru. There are a lot of steps that this can get stopped at. There is good from the infrastructure can cover. For instance, the next WWTP upgrade is \$7,000,000 and to do this it would go back to the residents.

Gerhardt added that if you don't allow this building to go in, we don't need the upgrade to the WWTP. Moeri said that this is not true. The only impact that this building has is bathrooms. The impact from this will be approximately 13,000 gallons of discharge. The first phase of the treatment plant is designed for 150,000 gallons per day and we are currently pumping 100,000. The lower impact is the beauty of this because you have a company like this. You say they are not using much water but you are going to hard surface this area and I sat on a Twin Lakes Board and we watched people houses sink. Not sure how anyone could vote this in and watch that storm water go into Twin Lakes and flood more. I would hold every one of you responsible for this if we allow this to happen. Kapaun said we have not seen anything for site plan. Gerhardt reiterated that we all know where the water will end up.

Jason Fouks said they came to this board meeting a couple of months ago and said that the water wasn't going to the plant but the pond closure to the Dollar General. It would go into the ground water the way it supposed to go and clean itself up. What is project Mallard, everyone calls it Amazon? Weiss asked when the confidentiality agreement cease. Gerhardt asked why is there an agreement.

Tim Johnson said he knows the company name is Ryan. Is Ryan playing us? Do they have another location and us at the same time and playing a political game with the Village? It is not hard to do the

trace. Moeri said that he thinks this is good for the Village. He would not bring something forward that would be bad for the Village.

Tharp asked if Jerry would expand on Project Mallard and the Woodbury location and why did this take so long. Moeri asked if this has to do with our project tonight? Does it have influence on the project tonight. Weiss said they have pulled out of Woodbury three or four times now. What is it, who knows? Appliance or everyday commodity project.

Samelstad said he has heard different numbers on how big this building is – 1,000,000 square feet with 300,000 square foot mezzanine.

C. Stoddard, at a previous meeting location was discussed and there are other locations. Questions on if the \$1.5 will cover the cost. What are the school impacts and how much will they need in the future? If they are proposing 800 jobs and 20% of them move here, there are not homes or school space for this. If the village has no intention of pushing this thru it needs to be clarified to the citizens.

Tina Graf said this affects her because this is all behind her. Forletti was at her house discussing the future of the building area and the potential of 300 to 500 houses in this area.

Are there zoning restrictions meaning berms and trees to help with noise and help block this? The site plan has not been submitted yet and this has to be approved. Full grown trees.

Sonya Torkelsen – Can hear County Concrete at their house and will be noisy no matter what. Mitigate noise pollution, light pollution, etc. other ways besides traditional ways.

John Kraft asked to circle back from prior meetings questions:

Now that the engineering is out SEH study has there been any discussion in the context of this project what will happen to the projected indication to the WWTP. Joint Board of Roberts has not met for months since the last question. There is money allocated towards this and the Village has agreed to seek an alternative discharge for the treatment plant. Jointly look at other location. If there is allocation that would get approved by the DNR we would look at it. The engineers are putting a time frame on this. Kapaun would like to comment that the \$1.5 million is available only if this TID is approved. If this does not happen this money is not there. Discussions about twin lakes. Very preliminary but nothing concrete at this point. The impact on the lakes has been discussed. Wanted them to look at the runoff. Asked them to look at irrigation for green space. Conversation asks them to consider this in the traffic impact. Keeping this as part of the conversations. Dedication of water removal from the lakes. The amount of money will not get us very far and need to listen to all possible solutions.

Mary Grupe asked how come we have not heard about this before and why can't we vote on this. This is done at the poll booth and they should be listening to us.

David Wilkins, said if there are problems with the board get involved. The Planning Commission has a say in this. Everyone needs to be involved. It takes a while for this to get figured out.

Johnson asked if the TID district is just happening because of Project Mallard? Lentz said you would need another company or companies that are ready to build to start the TID. TID #2 and #3 were started because of a company asking for it. Johnson added when Flying J was coming in, we heard that they were fantastic for the sewer system. They helped us loop our water system. They fully paid for the

sanitary interceptor to be put in. Flying J is a perfect example of light pollution. Johnson would like to see environmental impacts and green spaces.

Weiss Mallard Project said the long-range strategic plan was done 15 years ago. The change of this land where the project is going is contingent on only Mallard Project and resorts back to what it was before. As far as a TID, would become a TID district by itself. Alternative is 70th avenue. Would lose financial structure if this is moved to 70th. 1 semi = 9,000 cars as far as damage is concerned. What will happen to Wagner Drive from a maintenance point of view?

T Johnson asked if there is an eco-study being done. Mallard is driving force and there is no Comprehensive Plan in place which should be the driving force of such plan for this. Kapaun said that a Comprehensive Plan existed in this area and was zoned for this area. Only change was to add light industrial which is appropriate for this area. Goodwin said that this was proposed originally as residential and commercial.

Stave asked if this was project sensitive? Perception was they got bought.

Johnson asked about what kind of resources will the Village have for the clerks, police, etc., because we don't have appropriate staffing for this type of expansion. What are we looking at for infrastructure? How do we have money to pay for the people to cover the infrastructure for the Village. Kapaun discussed impact fees etc. for future issues.

Don Graf said a former administrator for larger village recommended that you get ordinances in line because they will find the angle to get you. Remember the people of Warren Township. Help our neighbors.

Stoddard stated we already have problems and they heard it will bring in more problems.

Tharp asked why we signed a non-disclosure and not being open with the project. This is not uncommon because it could have detrimental effects on the business. Weiss would like to see this passed along to the Plan Commission and Village Board so that we know what is going on.

Weiss asked when would this be needed if only houses went in for this area. Sewer plant is almost eight years out. Tower would be needed sooner.

Tim Johnson said no eco plan in place, no comprehensive plan in place but it is outdated. All of these things are not being done with this group. Goodwin said that some of this has not been brought forward yet. Board is dysfunctional.

Patty Johnson asked if it is possible to do more with small businesses instead of one large business? As a Village, should we be looking at multiple small businesses instead of one large business. Which ones work better. Lentz replied that you want the development to fit into your plan. From an economic standpoint, because you have an initial cash flow to get the rest of the vision or scope to be done. Very successful development to create a revenue stream right from the beginning. If you have a 5 or 6-year development you are behind in the financing. Everything is approved locally. Final step is a document to the State and they make sure you followed all the processes and rules. Joint Review Board will have the final vote and if they say no, there is a process for mitigation.

Sharon Pizzi asked if there a drop-dead date for this project?

Tim Johnson asked how well does a business this size work with other businesses? If you have a large business with many employees, there is a spin off to bring other potential business because you are busier. There are situations where there is competition but with this size that might not happen.

Cheryl Johnson would like to thank everyone for coming out and giving input.

Fouks asked about TID #2 and #3 and if they are still open and if this sparked more growth. Lentz said these TID's created about \$25 million in new value. Village created Affordable Housing Fund with almost \$500,000 for future use. TID #1 was created in 1997 and closed last year.

Weiss added that you should go on the internet regarding Amazon warehouse on community. Weiss has personally been to their facility in Shakopee to see the impact that it will have on this community. Backside of facility will have truck after truck, west side was still backed up. This is in a warehouse district and this is where it belongs. Not only visual, but sound. If Amazon promises that every vehicle was eco-friendly, he would not have an issue with this.

Jessica Klatt has a question for Moeri why he is personally buying into this idea. He sees that our residents are complaining that their bills are too high that they are paying to the Village. By creating the TID this helps to pay for future needs so that it does not have to go back to the residents.

Lentz said there is an important date for the creation of the TID. On September 30th it will go from 1/1/21 to 1/1/22 if we don't have VB approval. There is a 12% test and depending on where the values come in for TID #2 & #3 the Village could go above the 12%. This will put us on the pathway to put us on the timetable to move forward. Weiss asked if Mallard doesn't come in can you could create a TID for the other potential businesses?

Moeri closed the Public Hearing.

Consideration and possible action on "Resolution Designating Proposed Boundaries and Approving a Project Plan for Tax Incremental District No. 4, Village of Roberts, Wisconsin".

Motion to table by Weiss but failed due to no second. Conversation continued.

Motion to approve 2021-6R with the understanding that we can subtract if needed by Johnson, seconded by Melby. Motion carried with Weiss abstaining.

Consideration and possible action on amended resolution recommending an amendment to the joint compressive Plan modifying the Future Land Use Map.

This is a simplified map that was presented before but the same plan to move forward. Motion to approve the amended resolution recommending an amendment to the joint Comprehensive Plan modifying the Future Land Use Map contingent on Project Mallard by Kapaun, seconded by Johnson. Motion carried.

Other Business - none

Motion to adjourn at 9:50 pm by Kapaun, seconded by Johnson. Motion carried.

**Megan Dull
Village Clerk.**