

Village of Roberts
Special Village Board Meeting
Tuesday, August 17, 2021

The meeting was called to order at 6:30 pm by President Moeri.
Proper notification was done.

Present: Rand Waughtal, Cheryl Johnson, Mary Shemon, Willard Moeri, Shawn Dakovich, Brian Tremblay,

Absent: Katy Kapaun

Visitors: Paul Mahler, Angi Goodwin, Sean Lentz, Dan Mueller, Peter Tharp, Patty Johnson, Scot Samelstad, Scott Gerhardt, Krissa Coleman, Jim Zeller, Nick Vivian, Jody Olsen, David Olsen, Don Graf, Jerry Weiss, Dan Funk, Ron Stave, Gerald Mueller, Patty Johnson, Lana Rogers, Michelle Richards, Paul Richards, Dave Lowery, Brain Zelenak

Dan Mueller from Ryan Companies gave a presentation about the project and follow up from Thursday night's meeting. Part of this discussion was who the company is, the TID benefits, number of jobs created and the tangible benefits of the project.

Public Hearing: Attorney Mahler addressed the group reminding them that this is a public hearing and people can ask questions but not necessarily an open discussion.

Public Hearing concerning adoption of an ordinance amending the Joint Comprehensive Plan for the Village of Roberts and Town of Warren.

Scot Samelstad agrees with Dan Mueller on one thing. Name doesn't matter, building size doesn't matter and the number of employees doesn't matter. Against being by residential housing. Jobs, how many of the 800 employees are regular employees or temps. They are full-time contract employees. Can a TID be established without Mallard. The TID doesn't have to have a company to start. Could start TID and build this up. Moeri added that we have one chance to create another TID. If you have a boundary and a business within a TID from the beginning, this is the most successful types of TID. TIDs can work with gradual revenue from the beginning. How much is this taking up and it is roughly a third of this area. You can create without having an immediate occupant before September 30th but the time starts and if you are going to start infrastructure upgrades there is no money from the TID. Scott thinks everyone has a big issue with the size and location. There is not residential around the building in Woodbury.

Scott Gerhardt – Twin Lakes run off – can tell you 80% of the property runs to the east. Have you been out to the Miller properties? The water going to the east will still end up at Twin lakes. More houses flooded. IF the board agrees, holds the board responsible. Money is nothing. Goodwin said they are to keep water to DNR standards and the Village has ore strict standards. Preliminary calcs would be reviewed - they would have less surface rate. Higher groundwater and surface water runoff is being reduced. Bigger issue is wastewater runoff – 13,000/day will leave their site to the plant and then to twin lakes, this will have a bigger impact. Listened to many people about flooding.

Ron – noise study, light study, stormwater, is completed. Air is hard to quantify. Discussed how to approach this. There are no air permits needed. It is being discussed but need to create a baseline. What is the impact under current comp plan? Have not had to do this in other areas.

Flying J – smell the diesel trucks in the winter time. There is a policy that trucks have to be turned off if not leaving – no matter the temp.

800 employee's community of 1900 where are they coming from – portion from community and portion for around the area 30-minute drive time. More information needed regarding this. What repairs and studies have been done regarding twin lakes and what was the impact before and after Mallard Project? What will the impact be to our seniors, because they cannot afford water bills? What will the water bills be different to what they are now to what they will be if this comes in. Moeri said the issue comes in if we have to do upgrades. When we reach capacity, it has to go in a loan that is paid by sewer a water funds and this is what causes the rates to go up. Can go up to 150,000 before we have to upgrade. This is a project the TID can pay for. It won't go down but the hope is that it won't go up either. This means we have potentially \$58million for these expenses.

Tremblay asked if this project could help pay off the current WWTP debt and the money has to be used for projects going forward. What if this money came from Ryan Companies? If we want to lower our bills, why cannot we work something out. Locked into loans for the sewer plant. Johnson knows we have a separate sewer fund and do these expenses go up with more usage? Could these rates go down? After a year this could be reassessed and look to see what was coming in the future to review what the rates could be.

Moeri said that there is interest. They are not going to stay away because we don't want it. It supplies an issue - slowing down the housing. 150 lots currently available so why let the 500 houses come in. If it comes in, maybe it comes in in phases.

Krissa – everyone in town and village do know growth is coming. Biggest concern is how fast we are moving into big amounts of people concerned about 800 employees in addition to seasonal employees. They will be busing them in from Minnesota. Why are we not looking for the next business to come in and go slower? All about Ryan Companies but they are not going to stay with us forever. Concerned about TIF and toward how owes this help with new fire station, where we expand the fire department. There is money nowhere. Waughtal said it is about planning.

Patty – Asked Ryan Companies – who do you sell it to – large institutional owner. Is there a long-term contract with them? Try to do as long as possible. So, this is 3 to 5 years. Like to see a green building. Sewer plant will be flooded in 2026 – from Dan – this is a crystal ball question. 12% of problem is the villages. Johnson said that she doesn't think we look ready for – maps need to be consistent. This meeting is about changing the comp, no five-year budget – for everything coming down the road. No long-range planning for what we are doing. It is difficult to say no if they conform to our zoning how do we say no? How do we take care of the current residents and the growth? No plan for business that we want in the future. Paul – the TID District map is different than the Comp Plan map and they don't agree. This is a draft. Shouldn't the drafts be more consistent. Long term planning and being a business owner, you also have to look at funding and this project brings in these funds. This is a tool to help with the planning. There are some TID eligible funds. No matter what the expansion is there should be a plan. Asking that we not make a decision but would like to know if the board members have read this?

Jim Zeller – IS there plans for development on the Southside of 94 – Moeri said no but Goodwin said it is in the future growth. There is interest but how do you get the services to them? No pressure to go to the other side of the freeway.

Comment- Krissa's comment – again going back and forth – not against progress. If you had 7 to 10 business how does this really compare to what we are looking at? Looking for smaller progress. If they were smaller would build up the community instead of mega building with people coming in and out.

If you have a disease, you may take a harsh treatment but you should know the side effects of it. Have not answered the questions that people are concerned about. Where are these people coming from? Who is likely to take these jobs and to not tell us where they are coming from affects us? Ryan Companies do not get into the part of where they get their workers. Nick added that there are lots of businesses looking to come to Wisconsin. St Croix County is the fastest growing community. It is not fair to say that they are going to be bussed in. All believe they can source employees into this community. Very attractive region to relocate. They source employees from broader region. Still feels this is a non-answer. Company cannot be non-forward thinking to know where this comes from. Can we put together a group of smaller ones to grow the community. Moeri answered that for him and what he looked at it was what the TID could supply. People who are struggling to survive. This company came in and this is what he is proposing. One more TID but won't provide the infrastructure and how to pay for it.

Tharp – If he was going to project is too big for our community and will disrupt our daily lives.

What research and data has the board collected to make this decision? What is the estimated in the population, how many families to move into the community? Moeri said there has been a lot of activity in Roberts with building and selling. Possibility that you could study the impact on the community in which this has already happened. Can look at this and make some projections. How has this worked out? How did it improve the community, impact schools, etc.? Where was this? This was a bigger community than Roberts? Benefits?

Nick added that the Village has limited housing stock.

What went well? A building of that size and the problems that they had were limited on what you would expect to have happen. Worked well with Ryan. Asked about research, impact on schools, how many will move in? What will the class size look like? Needs these facts to work off of. Normally the tax money comes to the village and is distributed to the other entities. The economic development provides school districts be made whole. Either comes from tax or state. School aids are based on value of the whole school district but not the TID districts. Are they losing aid – no.? Johnson has not gone into a lot of depth and this is new to her. Don't know if for sure they are able to come but has been listening and feel for what you are saying. Struggling with where Willard is and how this will affect us. Will do more research on them once you know who it is.

Dan – did you talk to the folks on 70th or 130th? - no

Jody – what happens if they build this massive building and it goes under? Dog track? Many in St. Croix County cannot fill the need of the employment staff. What happens to the promises? Ryan said minimum assessment agreements and follow thru on commitments. DA would lock this funding in. They do not do the site selection. Large facility in Tomah, and Windom MN – struggling that there is no comparison.

Dave – Dan – No need to go from four lanes on 65 – the village should not absorb this. You want it you pay for it. Let us use the tax money for other projects but the road. Dan said that this was planned to be in the works. 65 and 70th was planned for 2027 but not the four lanes. Would this have been a net

zero to the Village. Goodwin said maybe 80% DOT 20% local. If we have no need appreciate that you go back and tell them that there is no need. I would forgo a park to get the 12 million back and help twin lakes. Worth exploring. Less than half earmarked. This is all found money and can be used elsewhere.

Village – the loudest voice does not always represent the majority of the community. Do you have a plan for asking residents what they think about it with the understanding that the residents know there are future cost because it does not go thru and who will pay for it? If 80% of the village does not want it, what do you do. Mahler said that this is why there was a town hall meeting, public hearings at the town and village. The folks need to take the initiative to come here. Typically, people that come are opposed to it. Dave said that some of the people don't have a means to get here. Does the Village have a plan to get their input? Moeri said there are a lot of repetitious topics that are coming up at the meetings. Village board does have the best interest of the village in mind.

Don Graf – agrees with Scott on Millers. Bigger culvert in the ditch. The building that you are putting out there and wouldn't want to see and hear the noise every day. Is anyone going to go to work out there for \$15/hour minimum. 4 weeks make \$2,608/mo. Rent is \$1,900/mo. in his neighborhood. This doesn't leave a lot of money of other expenses. Johnson said there could be a second income.

The decision is to change the future land use of the Comp Plan. If it was someone else, May of this year, lots of phone calls from others along the 94 corridors. Difficult conversations to have with the community. Personally involved with 6 commercial/industrial companies looking at these sites. Use to focus on Minnesota and now it is in Wisconsin and the first couple of corridors here. 550,000 and 610,000 square feet. Emotional piece and have an impact on community, you may not have the same TID district that you have here. Won't have help to study areas on concern. Look at big picture and look at how it can co-exist with the community and structure it how you want it. Moeri said that this would revert back.

Jerry Weiss – would Ryan state how much they contributed to Woodbury above and beyond the taxes? 11 million. Upgrade on Manning, Hudson Road and sewer. Woodbury is 2/3rds the size of this building. What are you doing above and beyond for the Village? Woodbury is normal development cost. When you involve the TID and Ryan you could demand a lot more than what you got. Labor, Woodbury will be in direct competition with Roberts because Woodbury is coming out of Oakdale. Goodwin said that the TID is a draft and is not final. Weiss said it was all about money. No development plans for this area. DOT pushed for worse case scenarios for this area. They will have slightly different maps and employees and counts, etc. Goodwin said the devil is in the details. DOT asked for this detail and wanted a worse case scenario. Snap shot of five-year point and a lot of this development and increase in traffic will happen in the next five years. Dan said there were zero plans, meant for the out lots. Had to buy to make it more efficient but based on traffic and safety. Land contribution is also an effort to listen to community. Weiss added that he realizes that we cannot tell you where to build but we can tell you where you cannot build. If it does happen want it to the South of the proposed area.

Dan Funk – clarification on numbers of gallons used per day. Angi had 13,000 and Dan said 20,000. Dan said that this came from Angi. Angi said it comes to 21,000 but wanted to add that this is based on per employee and this number does not take in low flow fixtures that this could create a 30% reduction. Treatment plant is discharging 100,000/day or 6 inches a year in twin lakes. This will increase from 6 to 7.2 inches per year. 40 attendees last night. No one spoke in favor. Recapped meeting from Township.

This project is being driven by one person and one person only. Town and Village during election – leads with largest percentage of write in candidates at 35%. Not too late to make a change and start with an apology for rushing this project into Roberts before anyone knew this was happening. Showed graph of Twin lakes. Went up 9 feet in 45-year period. This is the impact of artificial discharge. Permit says you can go over 4 times this amount. Had opportunity to work with monitoring the lake level but lawyered up and denied this. Moeri asked if you ever asked why? First came in 2017 – yelled at them. Never met before in his life, treat with respect, land lord and first time yelled at for providing information. Don't understand how to work collaboratively. This is not like anything else. Mahler asked how much money the Village and Township have to correct the problem – 0. If this goes thru, they will have millions to deal with this. Funk added tell Roberts they cannot grow. Cheryl Johnson said that there are other solutions being looked at.

Moeri has never been more insulted than by what has just happened. Cares about the community. Mortgage is not being paid by Ryan. Has done nothing more than to try to help this community. Accusing him of turning his back on people who are flooding out.

Stave commented majority not being the loudest. 400 people have said no. Have yet to have anyone mark it yes on the survey that he sent out.

Close Public Hearing concerning adoption of an ordinance amending the Joint Comprehensive Plan for the Village of Roberts and Town of Warren.

Motion to close the public hearing at 9:00 PM by Dakovich, seconded by Sheman. Motion carried.

Discussion/approval of Intergovernmental Agreement between the Warren Township and the Village of Roberts.

Consider Ordinance 9-2021 to amend the Joint Comprehensive Plan for the purposes of updating and modifying the future land use map incorporated in the Plan.

Discussion/approval of Revised Preliminary CSM for Ryan Companies US, INC for Outlot 1 located East and South of Dollar General also described as PART OF THE N 1/2 OF THE SW 1/4, SECTION 27, TOWNSHIP 29 NORTH, RANGE 18 WEST, VILLAGE OF ROBERTS, ST. CROIX COUNTY, WISCONSIN.

Motion to table the above three items until the Village Board received the same information as the Township and the report from DOT regarding traffic by Dakovich, seconded by Trembley. Motion carried.

Motion to adjourn at 9:30 PM by Dakovich, seconded by Shemon. Motion carried.

Megan Dull
Village Clerk.