

TUESDAY MARCH 31, 2020 SPECIAL COLD SPRING CITY COUNCIL MEETING MINUTES

The meeting was called to order by Mayor Dave Heinen at 6:30 p.m. The following City Council members were found to be present: Mayor Dave Heinen, and Council Members Jayme Knapp and Shannon Miller. Present by phone: Gary Theisen and Doug Schmitz. Others present: Brigid Murphy, Jessica Green, Scott Bender, Karl Schmitz, Jim Schleper, Doug Boser, Clark Lohr, Tom Goodrum and Angie Mueller. Also present by phone: Brian Demos.

APPROVAL OF THE AGENDA

MOTION WAS MADE BY KNAPP, SECONDED BY MILLER, TO APPROVE THE AGENDA OF THE MARCH 31, 2020 CITY COUNCIL MEETING AS PRESENTED. ROLL CALL VOTE, AYES - KNAPP, MILLER, HEINEN AND SCHMITZ. NAYES - NONE. MOTION PASSED UNANIMOUSLY.

ENVIRONMENTAL ASSESSMENT WORKSHEET DETERMINATION OF NEED

A. Review of the Public Comments Received and Responses

Tom Goodrum from Loucks Engineering stated that the Environmental Assessment Worksheet (EAW) is a mandatory document for a project of this size. He stated that three comments were received on the EAW, they were from the Minnesota Pollution Control Agency, the Minnesota Department of Natural Resources, and Wakefield Township. He stated that the comments received from these governing agencies were addressed in the document. He stated that there are no other required steps in this process after declaring a negative determination of a need for an Environmental Impact Statement.

B. Finding of Facts, Resolution No. 2020-13, A Resolution Finding a Negative Determination

MOTION WAS MADE BY KNAPP, SECONDED BY MILLER, TO APPROVE RESOLUTION NO. 2020-13, A RESOLUTION FINDING A NEGATIVE DETERMINATION OF A NEED FOR AN EIS FOR INVENTURE PROPERTIES, LLC. ROLL CALL VOTE, AYES - KNAPP, MILLER, SCHMITZ AND HEINEN. NAYES – NONE. MOTION PASSED UNANIMOUSLY.

CONSIDERATION OF COLD SPRING BREWING TIF PROJECT

A. Report of the Project and the Ad Hoc Committee Recommendations

Jessica Green from Northland Financial gave an overview on Tax Increment Financing (TIF) and how it works. She stated that a Municipal Development District No. 6 project area could be created for the Brewery project and that Tax Increment Finance District No. 6-1 could be created within that project area. She stated that this type of tax increment financing would be for economic development which has a specific duration of nine years.

Council member Theisen joined the meeting at this point.

B. Call for a Public Hearing – Resolution No. 2020-14

Murphy stated a Public Hearing would be held on April 30, 2020 at 6:00 p.m. to formally consider the Cold Spring Brewing Company's request for TIF.

MOTION WAS MADE BY KNAPP, SECONDED BY MILLER, TO ADOPT RESOLUTION NO. 2020-14, A RESOLUTION CALLING FOR A PUBLIC HEARING TO FORMALLY CONSIDER THE REQUEST FOR TIF FINANCING FOR THE COLD SPRING BREWING WAREHOUSE PROJECT. ROLL CALL VOTE, AYES – THEISEN, SCHMITZ, KNAPP, MILLER AND HEINEN. NAYES – NONE. MOTION PASSED UNANIMOUSLY.

REQUEST FOR SUPPORT OF AN APPLICATION TO THE MINNESOTA DEPARTMENT OF EMPLOYMENT AND ECONOMIC DEVELOPMENT

Brian Demos from Cold Spring Brewing Company requested support of an application to the Department of Employment and Economic Development to the job creation fund. He stated that they plan to add 34 jobs in their new warehouse. He stated that the funds from the State will help them be competitive in the marketplace.

MOTION WAS MADE BY KNAPP, SECONDED BY MILLER, TO APPROVE RESOLUTION NO. 2020-15, A RESOLUTION REGARDING THE SUPPORT OF A JOB CREATION FUND APPLICATION IN CONNECTION WITH COLD SPRING BREWING COMPANY. ROLL CALL VOTE, AYES – THEISEN, SCHMITZ, KNAPP, MILLER AND HEINEN. NAYES – NONE. MOTION PASSED UNANIMOUSLY.

EDA RECOMMENDATION FOR REVOLVING LOAN ACCOUNT

Murphy explained that the EDA had an emergency meeting to discuss deferment of principal and interest for the existing revolving loans, due to the disruption to businesses in the community. She stated that two businesses had already requested the deferment. She also stated that Mr. Harris will be looking to see if there is more that can be done with federal funds to assist businesses.

MOTION WAS MADE BY THEISEN, SECONDED BY KNAPP, TO APPROVE THE RECOMMENDATION TO ALLOW DEFERMENTS OF UP TO 90 DAYS FOR EXISTING REVOLVING LOAN ACCOUNTS. ROLL CALL VOTE, AYES- THEISEN, SCHMITZ, KNAPP, MILLER AND HEINEN. NAYES – NONE. MOTION PASSED UNANIMOUSLY.

PROCEDURES FOR TELECONFERENCE MEETINGS

Murphy explained that she will provide a written policy for discussion at the April 14th meeting. She stated that although there can be technical difficulties, she stated this may be the way meetings need to be conducted for the foreseeable future.

LEASE AGREEMENT WITH COLD SPRING BREWING COMPANY

Scott Bender from Cold Spring Brewing Company explained the request to lease two parcels in the Cold Spring Business Park from the Economic Development Authority. He explained that with all the upcoming projects they will need to move product from St. Cloud to Cold Spring, while also keeping up with their existing production, they will need additional staging room to accomplish it. He stated that the monthly lease rate is proposed to be \$1,000 per month for four months. Murphy stated that the duration could be extended if needed and Bender agreed that they will be flexible working around the Firefest concert.

MOTION WAS MADE BY THEISEN, SECONDED BY KNAPP, TO APPROVE THE LEASE AGREEMENT WITH COLD SPRING BREWING COMPANY FOR A LEASE OF TWO PARCELS IN THE COLD SPRING BUSINESS PARK. ROLL CALL VOTE, AYES – THEISEN, SCHMITZ, KNAPP, MILLER AND HEINEN. NAYES – NONE. MOTION PASSED UNANIMOUSLY.

ADJOURN

MOTION WAS MADE BY MILLER, SECONDED BY THEISEN, TO ADJOURN AT 6:28 P.M., SEEING NO FURTHER BUSINESS TO COME BEFORE THE CITY COUNCIL. ROLL CALL VOTE, AYES – THEISEN, SCHMITZ, KNAPP, MILLER, AND HEINEN. NAYES – NONE. MOTION PASSED UNANIMOUSLY.

David Heinen, Mayor

Brigid Murphy, City Administrator