

**CHISAGO COUNTY
BOARD OF COMMISSIONERS
OFFICIAL PROCEEDINGS
Wednesday, March 19, 2025**

The Chisago County Board of Commissioners met in regular session at 6:30 p.m. on Wednesday, March 19, 2025 at the Chisago County Government Center with the following Commissioners present: Greene, Dunne, Montzka, Dahlberg. Also present: County Administrator Chase Burnham, County Attorney Janet Reiter, and Clerk of the Board Christina Vollrath.

Chisago County Commissioner Jim Swenson will be attending the Chisago County Board of Commissioners Meetings on Wednesday March 7th until March 17th via Interactive TV, pursuant to Minnesota Statute 13D.02 and MN Department of Administration Advisory Opinions 08-034 and 13-009. Commissioner Swenson may be seen and heard at the meeting via electronic means and will participate from J.E. Irausquin Blvd 250, Oranjestad, Aruba, a location open and accessible to the public.

Chisago County Commissioner Jim Swenson will be attending the Chisago County Board of Commissioners Meetings March 18th to March 31st via Interactive TV, pursuant to Minnesota Statute 13D.02 and MN Department of Administration Advisory Opinions 08-034 and 13-009. Commissioner Swenson may be seen and heard at the meeting via electronic means and will participate from 17270 Whitewater Ct., Fort Myers Beach, Fl. 33931, a location open and accessible to the public. Any questions can be directed towards Chase Burnham, County Administrator, at (651) 213-8877.

The Chair called the meeting to order and led the assembly in the Pledge of Allegiance.

Commissioner Greene offered a motion to approve the agenda. Motion seconded by Dunne, the motion **passed** as follows: **IN FAVOR THEREOF:** Swenson, Greene, Dunne, Montzka, Dahlberg. **OPPOSED:** None.

On motion by Greene, seconded by Montzka, the Board opened the Road and Bridge Committee of the Whole at 6:31 p.m. The motion **carried** as

follows: **IN FAVOR THEREOF:** Swenson, Greene, Dunne, Montzka, Dahlberg.
OPPOSED: None.

The Board was given updates on the current projects of the Public Works Department from County Engineer Joe Triplett. **No action was taken.**

On motion by Montzka, seconded by Dunne, the Board moved items 1-5 to the consent agenda. The motion **carried** as follows: **IN FAVOR THEREOF:** Swenson, Greene, Dunne, Montzka, Dahlberg. **OPPOSED:** None.

On motion by Dahlberg, seconded by Dunne, the Board moved to close the Road and Bridge Committee of the Whole at 6:39 p.m. The motion **carried** as follows: **IN FAVOR THEREOF:** Swenson, Greene, Dunne, Montzka, Dahlberg. **OPPOSED:** None.

On motion by Dunne, seconded by Greene, the Board moved to approve the Consent Agenda. The motion **carried** as follows: **IN FAVOR THEREOF:** Swenson, Greene, Dunne, Montzka, Dahlberg. **OPPOSED:** None.

- 1.) R&B Committee Recommendation – County Engineer’s Report
- 2.) R&B Committee Recommendation – I-35/CSAH 19 Interchange with the Predesign Agreement
- 3.) R&B Committee Recommendation – Two Pines – CSAH 10 Reconstruction
- 4.) R&B Committee Recommendation – Right-of-Way Plat 117

RESOLUTION NO. 2/0319-1

PLAT RESOLUTION RIGHT OF WAY PLAN 117

BE IT RESOLVED, that the County Highway Engineer and County Surveyor are hereby authorized to prepare a plat for highway right of way acquisition for reconstruction and re-alignment of C.S.A.H. No 19, SP 013-619-023 located between C.S.A.H. No. 34 and C.S.A.H. No. 14 in Chisago Lakes Township, the city of Chisago City, and the city of Lindstrom, Minnesota.

- 5.) R&B Committee Recommendation – CSAH 16 Bridge Replacement Final
 - 6.) Payment of County’s Warrants and Miscellaneous Bills \$734,237.28
- Per Minnesota Statutes 375.1, proceedings of the County Board including a list of itemized accounts, claims or demands must be published in the official newspaper. The itemized list of claims is available for public review on the County website at <https://www.chisagocounty.us/1197/Claims-Paid>. Claims less than \$2,000 are listed as a total dollar amount and notes the number of claims included in the total.

- 7.) Minutes from the March 5, 2025, County Board of Commissioners Meeting
- 8.) Final Plat Amador Meadows

RESOLUTION NO. 25/0319-2

**A RESOLUTION OF THE BOARD OF COMMISSIONERS OF CHISAGO COUNTY, MINNESOTA,
APPROVING THE FINAL PLAT OF AMADOR MEADOWS**

WHEREAS, property owners Steven Olson, Ann Byers, Gary Olson, and LaDonna Olson, as joint tenants, and applicant Robert Boyce submitted a request for the Final Plat of Amador Meadows on March 5, 2025; and

WHEREAS, the property owners wish to create two lots from the 26.8± acre subject site; and

WHEREAS, the subject site is generally located approximately one-tenth of a mile north of 392nd Street and approximately one-half of a mile south of 400th Street on the east side of Oriole Avenue / CR 70 in Amador Township and is zoned Agricultural (AG) District; and

WHEREAS, the subject site is legally described as:

PID 01.00266.50

That part of the North Half of the Southeast Quarter of Section 14, Township 35, Range 20, Chisago County, Minnesota described as follows:

Commencing at the southeast corner of said North Half of the Southeast Quarter; thence South 89 degrees 45 minutes 34 seconds West, assumed bearing along the south line of said North Half of the Southeast Quarter, 765.00 feet; thence North 00 degrees 14 minutes 26 seconds West, 660.00 feet; thence South 89 degrees 45 minutes 34 seconds West, 52.00 feet to the point of beginning; thence continue South 89 degrees 45 minutes 34 seconds West, 1798.69 feet to the west line of said North Half of the Southeast Quarter; thence North 00 degrees 20 minutes 52 seconds East, along said west line, 651.98 feet to the northwest corner of said North Half of the Southeast Quarter; thence North 89 degrees 48 minutes 23 seconds East, along the north line of said North Half of the Southeast Quarter, 1792.00 feet to the intersection with a line bearing North 00 degrees 14 minutes 26 seconds West from said point of beginning; thence South 00 degrees 14 minutes 26 seconds East, 650.48 feet to the point of beginning.

WHEREAS, the Preliminary Plat of Amador Meadows was recommended for approval by the Planning Commission on February 6, 2025 and approved by the County Board on February 19, 2025; and

WHEREAS, the Final Plat submitted on March 5, 2025, generally conforms to the approved Preliminary Plat and meets all conditions of Preliminary Plat approval; and

WHEREAS, the applicant has submitted and the County has received title evidence in the form of a title policy issued on February 14, 2025, and the County Attorney's Office has rendered an opinion that said title policy satisfactorily demonstrates, as required by Section 3.07 of the Chisago County Subdivision Ordinance, that fee title to the property subject to the application for Final Plat is in the names of Steven Olson, Ann Byers, Gary Olson, and LaDonna Olson, as joint tenants, on whose behalf the application for Final Plat has been made.

NOW THEREFORE, BE IT RESOLVED that the Board of Commissioners of Chisago County, Minnesota hereby approves the Final Plat of Amador Meadows, subject to the following conditions:

1. The Final Plat of Amador Meadows is approved as submitted on March 5, 2025. Any deviation from the approved plat drawing prior to recording shall require further review by the Planning Commission and approval by the County Board.
2. The property owner shall obtain all necessary and applicable permits from Federal, State, and County jurisdictions for any wetland impacts prior to commencement of development.

9.) Final Plat Goose Lake Acres

RESOLUTION NO. 25/0319-3

**A RESOLUTION OF THE BOARD OF COMMISSIONERS OF CHISAGO COUNTY, MINNESOTA,
APPROVING THE FINAL PLAT OF GOOSE LAKE ACRES**

WHEREAS, on October 16, 2024, the County Board approved the preliminary plat of Goose Lake Acres, property owned by David Nichols & Sheryl Nichols; and

WHEREAS, on January 29, 2025, David Nichols & Sheryl Nichols established The Nichols Living Trust, naming themselves as trustees and conveyed to said trust the property subject to the approved preliminary plat; and

WHEREAS, David Nichols & Sheryl Nichols, as co-trustees for The Nichols Living Trust, submitted a proposed Final Plat of Goose Lake Acres on February 28, 2025; and

WHEREAS, the property owner, The Nichols Living Trust wishes to create three lots, ranging in size from 5± acres to 7.5± acres, from the 40± acre subject site, with the balance of the site being exempt from the platting process; and

WHEREAS, the subject site is located at 48300 Cedarcrest Trail / CSAH 8 in Nessel Township and is zoned Agricultural (AG) District; and

WHEREAS, the subject site is legally described as:

PID 06.00707.00

The Northeast Quarter of the Southeast Quarter (NE 1/4 of SE 1/4) of Section Thirty-four (34), Township Thirty-seven (37), Range Twenty-two (22), Chisago County, Minnesota.

AND

That part of the Southeast Quarter of the Southeast Quarter (SE 1/4 of SE 1/4) of Section Thirty-four (34), Township Thirty-seven (37), Range Twenty-two (22), Chisago County, Minnesota described as follows:

Beginning at the northeast corner of said SE 1/4 of the SE 1/4; thence South 01 degrees 47 minutes 36 seconds West, assumed bearing, along the east line of said SE 1/4 of the SE 1/4, a distance of 25.00 feet; thence North 88 degrees 43 minutes 33 seconds West a distance of 343.99 feet; thence North 87 degrees 43 minutes 38 seconds West a distance of 782.18 feet, more or less, to the north line of said Southeast Quarter of the Southeast Quarter, thence easterly, along said north line, a distance of 1126.34 feet to the point of beginning and said line there terminating.

WHEREAS, the Preliminary Plat of Goose Lake Acres was recommended for approval by the Planning Commission on October 3, 2024 and approved by the Board of Commissioners on October 16, 2024; and

WHEREAS, the Final Plat submitted on February 28, 2025 generally conforms to the approved Preliminary Plat and meets all conditions of Preliminary Plat approval; and

WHEREAS, the applicant has submitted and the County has received title evidence in the form of a title policy issued on February 4, 2025, and the County Attorney's Office has rendered an opinion that said title policy satisfactorily demonstrates, as required by Section 3.07 of the Chisago County Subdivision Ordinance, that fee title to the property subject to the application for Final Plat is in the name of David R. Nichols and Sheryl A. Nichols, Co-Trustees of The Nichols Living Trust, dated January 29, 2025, on whose behalf the application for Final Plat has been made.

NOW THEREFORE, BE IT RESOLVED that the Board of Commissioners of Chisago County, Minnesota hereby approves the Final Plat of Goose Lake Acres, subject to the following conditions:

3. The Final Plat of Goose Lake Acres is approved as submitted on February 28, 2025. Any deviation from the approved plat drawing prior to recording shall require further review by the Planning Commission and approval by the County Board.

4. The property owner shall obtain all necessary and applicable permits from Federal, State, and County jurisdictions for any wetland impacts prior to commencement of development.

Environmental Services Director Kurt Schneider presented the Board with the Director's Report and action items. **No action was taken.**

On motion by Montzka, seconded by Dunne, the Board moved to accept the Environmental Services Director's Report. The motion **carried** as follows: **IN FAVOR THEREOF:** Swenson, Greene, Dunne, Montzka, Dahlberg. **OPPOSED:** None.

On motion by Greene, seconded by Montzka, the Board moved to approve Resolution No. 25/0319-5, a Resolution of the County Board of Commissioners of Chisago County, Minnesota, approving the Larry Hansen Accessory Building Interim Use Permit (IUP) at the Southeast corner of the intersection of Rush Lake Trail / CSAH 1 and 527th Street / CR 94 (PID #06.00235.11).

RESOLUTION NO. 25/0319-5

**A RESOLUTION OF THE BOARD OF COMMISSIONERS OF CHISAGO COUNTY, MINNESOTA,
APPROVING AN INTERIM USE PERMIT ALLOWING AN ACCESSORY STRUCTURE WITH
SANITARY FACILITIES WITHOUT THE PRESENCE OF A PRINCIPAL USE STRUCTURE ON
PROPERTY IDENTIFIED AS PID 06.00235.11 IN NESSEL TOWNSHIP**

WHEREAS, property owner Larry Hansen submitted an application dated received January 13, 2025 and considered complete on January 17, 2025 for an Interim Use Permit allowing an accessory structure with sanitary facilities without the presence of a principal use structure on property located at xxxxx Rush Lake Trail / CSAH 1 in Nessel Township; and

WHEREAS, the subject site is located in the Agricultural (AG) District; and

WHEREAS, the subject site is 12.57± acres in size and legally described as:

PID 06.00235.11

Lot 1, Block 1, Ponytail Addition, Chisago County, Minnesota.

WHEREAS, notice was provided and on March 6, 2025 the Planning Commission conducted a public hearing regarding this application, at which it heard from the Land Services Coordinator, the property owner, and invited members of the public to comment; and

WHEREAS, the Planning Commission recommended approval of the Interim Use Permit with Findings of Fact and conditions per Resolution No. PC2025-0301; and

WHEREAS, the Board of Commissioners considered the request and the Planning Commission's recommendation at its March 19, 2025 meeting and made the following findings per Zoning Ordinance Section 8.05, C.:

- Factor #1 The use is compliant with the Comprehensive Plan and development policies of the County;
- Finding #1 *The Chisago County Comprehensive Plan does not specifically address the proposed use; however, the Zoning Ordinance allows the proposed use in the Agricultural (AG) District with issuance of an Interim Use Permit. Additionally, the proposed structure appears to meet all setback requirements of the AG District. Therefore, the County finds that the proposed use is consistent with the County's development policies.*
-
- Factor #2 The use shall not create an excessive demand on existing parks, schools, streets and other public facilities and utilities which serve or are proposed to serve the area;
- Finding #2 *Being that the proposed use is intended solely for residential storage purposes, the County finds that the proposed use will not create any demand on existing parks, schools, streets, or other public facilities or utilities which serve the subject site. Further, the Chisago County Highway Department, serving as Road Authority, did not provide any written or verbal concern regarding the impact on Rush Lake Trail / CSAH 1 or 529th Street / CR 94 during or following the February 12, 2025 Technical Review Committee meeting.*
-
- Factor #3 The use shall be sufficiently compatible or separated by distance or screening from adjacent development or land so that existing development does not suffer undue negative impact and there will be no significant deterrence to future development;
- Finding #3 *Given the size of the subject site (12.57± acres), the existing forestation / vegetation located on all sides of the proposed structure, the limited amount of development in the immediate vicinity, and the fact that the structure is proposed to meet and exceed all required setbacks, the County finds that the subject site is sufficiently separated by distance and screening from adjacent development so as to neither cause undue negative impact nor deter future development.*

- Factor #4 The structure and site shall have an appearance that will not have an adverse effect upon adjacent properties;
- Finding #4 *The Chisago County Zoning Ordinance does not identify any aesthetic requirements for accessory structures within the Agricultural (AG) District; therefore, the County finds that there is no evidence to suggest that the structure will have an appearance which will cause adverse effects upon adjacent properties.*
-
- Factor #5 The use, in the opinion of the County, is reasonably related to the overall land use goals of the County and to the existing land use; and, is consistent with the purposes of the Zoning Ordinance and the purposes of the zoning district in which the applicant intends to locate the proposed use;
- Finding #5 *The Chisago County Zoning Ordinance allows a singular accessory structure without the presence of a principal use structure in the Agricultural (AG) District with issuance of an Interim Use Permit; therefore, the County finds that the proposed use is in compliance with land use goals and regulations established by the County's official land use controls.*
-
- Factor #6 The use shall not cause traffic hazard or congestion; and
- Finding #6 *The application materials indicate that the proposed accessory structure is intended for the property owner's personal residential use and storage. The County finds that the accessory structure will create minimal traffic and will not cause traffic hazard or congestion. Further, the Chisago County Highway Department, serving as Road Authority, did not provide any written or verbal concern regarding traffic hazard or congestion on Rush Lake Trail / CSAH 1 or 529th Street / CR 94 during or following the February 12, 2025 Technical Review Committee meeting.*
-
- Factor #7 Existing nearby properties shall not be adversely affected by intrusion of noise, glare or general unsightliness.
- Finding #7 *The proposed use is consistent with accessory structures allowed in the Agricultural (AG) District and it will be separated from neighboring properties by significant distance and existing forestation / vegetation; therefore, the County finds that the accessory structure will not adversely impact nearby properties by intrusion of noise, glare or general unsightliness.*

NOW THEREFORE, BE IT RESOLVED that the Board of Commissioners of Chisago County, Minnesota hereby approves the request for Interim Use Permit, subject to the following conditions:

1. This approval allows for a singular 1,680-sf accessory structure for personal use and storage without the presence of a principal use structure, subject to the conditions below. Further, this approval allows for sanitary facilities (toilet and sink only) within the accessory structure. The accessory structure shall be constructed in general conformance with the application materials dated received January 13, 2025, in terms of size and location, and kept on file with the Chisago County Department of Environmental Services. Any significant deviation from the approved request, as determined by the Department of Environmental Services, shall require further consideration by the Planning Commission and determination by the County Board of Commissioners.
2. The structure shall not be used for overnight accommodations or include residential living quarters, unless the structure meets all building and architectural requirements of the Chisago County Zoning Ordinance and other applicable ordinances / codes. Further, the structure shall not be used for commercial purposes, until and unless this specific use is allowed by or pursuant to the Chisago County Zoning Ordinance.
3. Any change to the approved accessory structure involving enlargements, intensification or expansion of use, or change not specifically permitted by this Interim Use Permit, shall require an Amendment to this Interim Use Permit.
4. Annual certification of the Interim Use Permit is required. The permit holder shall notify the County annually that the activity permitted by the Interim Use Permit is ongoing and the activities being conducted continue to adhere to the conditions of approval. Failure to maintain certification may be a basis to revoke the Interim Use Permit. The property shall be made open and available for regular inspection at any time during reasonable hours by the Chisago County Department of Environmental Services and/or any duly authorized law enforcement agency.
5. This Interim Use Permit shall expire at such time that the current or future property owner(s) construct(s) a principal use structure.
6. Violations of the conditions contained herein shall be cause for the revocation of the Interim Use Permit upon action of the County Board.

The motion **carried** as follows: **IN FAVOR THEREOF:** Swenson, Greene, Dunne, Montzka, Dahlberg. **OPPOSED:** None.

On motion by Greene, seconded by Dunne, the Board moved to approve Resolution No. 25/0319-6, a Resolution of the County Board of Commissioners of Chisago County, Minnesota, approving the Preliminary Plat

of Anam Cara Acres at 3780 Stark Road / CASA 10 in Fish Lake Township, (PID # 03.00339.00).

RESOLUTION NO. 25/0319-6

**A RESOLUTION OF THE BOARD OF COMMISSIONERS OF CHISAGO COUNTY, MINNESOTA,
APPROVING THE PRELIMINARY PLAT OF ANAM CARA ACRES**

WHEREAS, property owner Nancy L. Jamieson Revocable Trust, represented by Nancy Jamieson, submitted an application dated received January 30, 2025 and deemed complete on February 3, 2025 for the Preliminary Plat of Anam Cara Acres; and

WHEREAS, the property owner wishes to create three buildable lots from the 10.42± acre subject site; and

WHEREAS, the subject site is located at 3780 Stark Road / CSAH 10 in Fish Lake Township and is zoned Agricultural (AG) District / Shoreland Management District; and

WHEREAS, the subject site is legally described as:

PID 03.00339.00

That part of Lot One (1) Section Twenty-five (25), Township Thirty-six (36), Range Twenty-two (22), described as follows: beginning at a point 31.75 chains East of the Northwest corner of Section 25, thence East on the North line of said Section 25 to a point Sixty-three (63) feet East of the Northeast corner of Lot One (1), Section 25, thence South 710 feet to the shore line of Fish Lake, thence Northwesterly along the shore line of Fish Lake, to a point 10.75 chains South of the North line of Section 25 thence North 10.75 chains to the place of beginning.

WHEREAS, notice was provided and on March 6, 2025 the Planning Commission conducted a public hearing regarding this application, at which it heard from the Land Services Coordinator, the property owner's representative, and invited members of the public to comment; and

WHEREAS, the Planning Commission recommended approval of the Preliminary Plat of Anam Cara Acres with conditions per Resolution No. PC2025-0302; and

WHEREAS, the Board of Commissioners considered the request for Preliminary Plat of Anam Cara Acres and the Planning Commission's recommendation at its March 19, 2025 meeting and determined the plat to be consistent with the intent of the County's Zoning, Subdivision, and Shoreland Management Ordinances.

NOW THEREFORE, BE IT RESOLVED that the Board of Commissioners of Chisago County, Minnesota hereby approves the Preliminary Plat of Anam Cara Acres, subject to the following conditions:

5. The Preliminary Plat of Anam Cara Acres is approved per plat drawing dated amended February 19, 2025. Any significant deviation from the approved plat drawing, except as noted herein and as determined by the Department of Environmental Services, shall require further review by the Planning Commission and approval by the County Board.
6. The property owner shall arrange for a septic compliance inspection for the existing system located on proposed Lot 3, Block 1 prior to submission of request for Final Plat.
7. The County acknowledges that Lots 1-3, Block 2, Anam Cara Acres are substandard but, due to platted Right-of-Way and pursuant to Minnesota Statute 505.01, must be platted in this manner. Therefore, corresponding lots must be combined, either by Lot Combination or Tie Together, and remain in common ownership as follows: Lot 1, Block 1 together with Lot 1, Block 2; Lot 2, Block 1 together with Lot 2, Block 2; and, Lot 3, Block 1 together with Lot 3, Block 2.
8. The property owner shall obtain all necessary and applicable permits from Federal, State, and County jurisdictions for any wetland impacts prior to commencement of development.
9. Request for Final Plat shall not be submitted until the Chisago County Department of Environmental Services has verified the wetland delineation and soils report submitted as part of the January 30, 2025 request for Preliminary Plat, and the Department has found said delineation to be accurate and said report to comply with all applicable regulations.
10. Request for Final Plat shall be submitted within one year of Preliminary Plat approval unless an extension of time is requested by the property owner and/or applicant and granted by the County Board upon recommendation of the Planning Commission.

The motion **carried** as follows: **IN FAVOR THEREOF:** Swenson, Greene, Dunne, Montzka, Dahlberg. **OPPOSED:** None

On motion by Montzka, seconded by Greene, the Board moved to direct County Staff to conduct a comprehensive review and update of the 2010 Chisago County SSTS Ordinance in consult with the Minnesota Pollution Control Agency and schedule required public hearing review of said update before the Chisago County Planning Commission [or County Board as may be

amended]. The motion **carried** as follows: **IN FAVOR THEREOF:** Swenson, Greene, Dunne, Montzka, Dahlberg. **OPPOSED:** None

On motion by Dunne, seconded by Greene, the Board moved to approve the February 21, 2025, County Parks 2025 Ram 2500 Tradesman 4x4 at a cost of \$46,490.00 along with additional license fees, sales tax, toolbox, and safety strobe lights under Cooperative purchase price from the State of Minnesota not to exceed \$55,000 as presented. The motion **carried** as follows: **IN FAVOR THEREOF:** Swenson, Greene, Dunne, Montzka, Dahlberg. **OPPOSED:** None

On motion by Montzka, seconded by Greene, the Board moved to approve and award Custom Pole Buildings, LLC. for building construction services for 2025 CIP project numbers ENVS-0443 and ENVS-0444 and reallocate cost savings measures from approved unspent 2025 CIP equipment (ENVS-0435,0436,0438 and 4440). The motion **carried** as follows: **IN FAVOR THEREOF:** Swenson, Greene, Dunne, Montzka, Dahlberg. **OPPOSED:** None

Nancy Hoffman – HRA EDA; Nick Simpson – Stacy Hardware & Powersports

7:00 Public Hearing

Property Tax Abatement for NS Investments LLC Public Hearing

On motion by Montzka, seconded by Dunne, the Board moved to open the Public Hearing for the Property Tax Abatement for NS Investments LLC at 7:05 p.m. The motion **carried** as follows: **IN FAVOR THEREOF:** Swenson, Greene, Dunne, Montzka, Dahlberg. **OPPOSED:** None

Property Tax Abatement for NS Investments LLC Public Hearing

TIME – 7:05 p.m. **END TIME** – 7:06 p.m.

of SPEAKERS – 0

On motion by Greene, seconded by Dunne, the Board moved to close the Public Hearing for the Property Tax Abatement for NS Investments LLC at 7:06 p.m. The motion **carried** as follows: **IN FAVOR THEREOF:** Swenson, Greene, Dunne, Montzka, Dahlberg. **OPPOSED:** None

On motion by Montzka, seconded by Dunne, the Board moved to approve an economic development tax abatement for NS Investment, LLC.

RESOLUTION NO. 25/0319-4

**RESOLUTION APPROVING TAX ABATEMENT ASSISTANCE FOR THE
STACY HARDWARE, INC (NS INVESTMENTS, LLC) PROJECT IN THE CITY OF STACY**

BE IT RESOLVED by the Board of Commissioners of Chisago County (the "County") as follows:

1. Recitals.

- 1.1 NS Investments, LLC., a Minnesota corporation ("Developer") proposes to build its shop facility on the NW corner of Falcon Ave. North and Stacy Trail consisting of Parcel Number (s) PID #19.00004.20 of real property located in the State of Minnesota, County of Chisago, City of Stacy ("City") and legally described on Exhibit A attached hereto and incorporated herein (the "Property").
- 1.2 The Developer proposes to build a new 12,000 square foot building and related site improvements on the Property and the Developer anticipates retaining not less than six (6 FT) and eight (8 PT) employees and creating four (4 FT) and two (2 PT) new jobs at a base wage of \$22.00 per hour (the "Project").
- 1.3 The Developer has requested assistance from the County in the form of tax abatement by the County as allowed by Minnesota Statutes Section 469.1813 (the "Statute").
- 1.4 The County's HRA/EDA ("Authority") has recommended approval of a portion of the Developer's tax abatement assistance request with certain specified contingencies.
- 1.5 The City has approved tax abatement assistance to the Developer (the "Township Abatement") in the amount of up to \$40,340.

2. Findings.

- 2.1 The Property is not located in a tax increment financing district.

- 2.2 The proposed tax abatement assistance relating to the Property and the Project upon the terms and subject to the conditions and contingencies set forth in this Resolution is in the best interest of the County and meets the criteria for granting such assistance in that:
- a. The Project will increase the tax base of the County.
 - b. The Project will retain and create employment opportunities in the County.
- 2.3 The tax abatement assistance provided by the County hereunder does not constitute a Business Subsidy under Minnesota Statutes 116J.993, Subd. 3(1).
- 2.4 The granting of the tax abatement assistance set forth herein will not cause the County to be in violation of the limits set forth in Minnesota Statutes Sections 469.1813, Subd. 8.

3. Resolution.

- 3.1 The County hereby agrees that upon completion of the Project the County will provide the Developer tax abatement assistance in an amount equal to the increase in property taxes received by the County as a result of the construction of the Project commencing with the first increase in such taxes and continuing thereafter until the earlier of (i) five (5) years from such first increase date or (ii) Developers receipt of \$82,905 in total County tax abatement subject to the conditions, contingencies and requirements described herein. The County tax abatement amount will further be limited in that it shall not exceed \$13,458 paid to the Developer in any given calendar year.
- 3.2 The tax abatement assistance recommended for approval hereunder is contingent upon and subject to the following:
- a. The County's receipt and review of such documentation as shall be necessary to establish that the Developer will receive the tax abatement assistance amounts for use with respect to eligible costs relating to the Project. Such documentation may consist of but not be limited to: invoices in support of such eligible costs.

- b. The execution of a tax abatement agreement and development agreement (“Tax Abatement and Development Agreement”) between County and the Developer will be provided, setting forth the specific terms of the tax abatement assistance granted by the County and containing such terms and provisions as shall be appropriate in the determination of the County staff, officers and consultants to carry out the intent of this Resolution including without limitation, Developer’s agreement to retain not less than 6 full time jobs and 8 part time, create not less than 4 full time jobs and 2 part time, at a wage not less than \$22.00 per hour during the two (2) year period after the execution of the Abatement Agreement..
- 3.3 The Chairman and Chisago County Clerk of the Board are authorized and directed with the assistance of County staff and consultants, to execute the Abatement Agreement.
- 3.4 The Chairman and Clerk of the Board are hereby authorized and directed to take any and all such further actions consistent with this Resolution as shall be reasonably required to carry out the transactions contemplated by this Resolution.

The motion **carried** as follows: **IN FAVOR THEREOF:** Swenson, Greene, Dunne, Montzka, Dahlberg. **OPPOSED:** None.

On motion by Montzka, seconded by Dunne, the Board moved to accept the March 12th Budget and Finance Report, approve using Public Safety monies to purchase 8 Flock Cameras and 3 year contracts for \$74,500, 3 radar trailers for \$29,865, an new drone system for \$21,958, 3 years of Sigma Tactical Wellness for the remainder of CCSO staff in 2025 and 2026 and the second round of checkups in 2027 for the original 75 staff members for \$106,250, and the allocation of \$600,000 for a future Command Vehicle, approve the creation of a Budget and Finance Subcommittee with the appointment of the Chair and Commissioner Dunne with the vice chair as the alternate for the 2026 Budget, approve the expenditure of \$206,161 for CaseWorks Financial Services technology, and approve the budget and project of Extended Access for the Wyoming Area Library using fund balance, \$70,356. The motion **carried** as follows: **IN FAVOR THEREOF:** Swenson, Greene, Dunne, Montzka, Dahlberg. **OPPOSED:** None

On motion by Montzka, seconded by Greene, the Board moved to approve the Westlaw contract for three years with two option years for the Chisago County Attorney's Office. The motion **carried** as follows: **IN FAVOR THEREOF:** Swenson, Greene, Dunne, Montzka, Dahlberg. **OPPOSED:** None

On motion by Dunne, seconded by Greene, the Board moved to approve the SHIP Grant Agreements – SHIP 244 Williams Park Community Garden and SHIP 245 Family Pathways. The motion **carried** as follows: **IN FAVOR THEREOF:** Swenson, Greene, Dunne, Montzka, Dahlberg. **OPPOSED:** None

On motion by Greene, seconded by Montzka, the Board moved to approve the 2025 Chisago County – SWCD Master Intergovernmental Services agreement. The motion **carried** as follows: **IN FAVOR THEREOF:** Swenson, Greene, Dunne, Montzka, Dahlberg. **OPPOSED:** None

On motion by Montzka, seconded by Dunne, the Board moved to approve the out-of-state travel request for Sheriff's Office Chaplains to attend the training seminar for the International Conference of Police Chaplains Region 3 in Watertown, SD. The motion **carried** as follows: **IN FAVOR THEREOF:** Swenson, Greene, Dunne, Montzka, Dahlberg. **OPPOSED:** None

On motion by Dunne, seconded by Greene, the Board moved to approve the State of Minnesota Human Trafficking Investigators Task Force Joint Powers Agreement. The motion **carried** as follows: **IN FAVOR THEREOF:** Swenson, Greene, Dunne, Montzka, Dahlberg. **OPPOSED:** None

On motion by Montzka, seconded by Greene, the Board moved to authorize the DES Director to issue the associated PO's and sign any needed documents to renew the contract for services with Honeywell. The motion **carried** as follows: **IN FAVOR THEREOF:** Swenson, Greene, Dunne, Montzka, Dahlberg. **OPPOSED:** None

On motion by Dunne, seconded by Greene, the Board moved to approve the D.E.S. Director to issue the associated PO's and sign any needed documents to renew this contract for services with DarkTrace. The motion **carried** as follows: **IN FAVOR THEREOF:** Swenson, Greene, Dunne, Montzka, Dahlberg. **OPPOSED:** None

CITIZENS FORUM

TIME – 7:22 p.m. **END TIME** – 7:22 p.m.

of SPEAKERS – 0

County Administrator Burnham provided administrative updates. **No action was taken.**

On motion by Dunne, seconded by Greene, the Board moved to close the County Board meeting at 7:25 p.m. to review confidential or protected appraisal data and to consider and develop purchasing strategies and purchase offers concerning the real properties of 02.00794.00; and 02.00780.00. The motion **carried** as follows: **IN FAVOR THEREOF:** Swenson, Greene, Dunne, Montzka, Dahlberg. **OPPOSED:** None

CLOSED SESSION

Pursuant to Minnesota Statutes section 13D.05, Subd. 3 (c), the County Board of Commissioners will convene in closed session concerning the real properties of 02.00794.00; and 02.00780.00, to review confidential or protected appraisal data and to consider and develop purchasing strategies and purchase offers concerning such properties.

Following said closed session, the County Board of Commissioners will reconvene in open session to announce any action taken in closed session and to consider and act on matters noticed on the agenda for consideration or action in open session.

Present: County Attorney Janet Reiter, Assistant County Attorney Jeff Fuge, County Administrator Chase Burnham, Commissioner Greene, Commissioner Dunne, Commissioner Montzka, Commissioner Dahlberg, LID Administrator Ben Elfelt, Environmental Services Director Kurt Schneider, Greg Graske from EOR, and Clerk of the Board Christina Vollrath. Commissioner Swenson participated virtually.

On motion by Greene, seconded by Dunne, the Board moved to end the closed meeting and reconvened the regular meeting at 7:36 p.m. The motion **carried** as follows: **IN FAVOR THEREOF:** Swenson, Greene, Dunne, Montzka, Dahlberg. **OPPOSED:** None

On motion by Dunne, seconded by Greene, the Board moved to approve Resolution No. 25/0319-_____ a Resolution to Authorize Negotiation of Tentative Agreements to Acquire Land and Easements Needed for North Center – North Lindstrom Channel Maintenance and Improvement. The motion **carried** as follows: **IN FAVOR THEREOF:** Swenson, Greene, Dunne, Montzka, Dahlberg. **OPPOSED:** None.

Several Commissioners offered reports of their respective committee assignments. **No action was taken.**

On motion by Montzka, seconded by Greene, the Board adjourned the meeting at 8:05 p.m. The motion **carried** as follows: **IN FAVOR THEREOF:** Swenson, Greene, Dunne, Montzka, Dahlberg. **OPPOSED:** None.

Dan Dahlberg, Chair

Attest:_____

Christina Vollrath
Clerk of the Board