

**AGENDA
CITY OF ISANTI
CITY COUNCIL MEETING**

**TUESDAY, JANUARY 4, 2022 – 7:00 P.M.
CITY HALL**



- A. Call to Order**
- B. Pledge of Allegiance**
- C. Roll Call**
- D. Public Comment**
- E. Adopt Agenda**

F. Proclamations/Commendations/Certificate Award

G. Approve City Council Minutes

- 1. December 21, 2021- Regular Meeting of the City Council
- 2. December 21, 2021- Committee of the Whole Meeting

H. Announcements

1. CITY OFFICES CLOSED

Monday, January 17, 2022

(In Observance of Martin Luther King Jr Day)

- 2. Committee of the Whole
- 3. City Council Meeting
- 4. Planning Commission Meeting

Tuesday, January 18, 2022 at 5:00 p.m.

Tuesday, January 18, 2022 at 7:00 p.m.

Tuesday, January 18, 2022

(Immediately following the City Council Meeting)

5. Goal Setting

Monday, January 24, 2022 at 5:30 p.m.

I. Council Committee Reports

J. Public Hearings

K. Business Items

- 1. Interview Applicant for Vacant Parks, Recreation and Culture Board Seat
 - a. Resolution 2022-XXX Designating Committees and Representatives for City Commissions and Advisory Boards for 2022
- 2. Resolution 2022-XXX Designating an Official Newspaper, Appointing Depositories and Professional Services

Community Development Director Stephanie Hillesheim

- 3. Resolution 2022-XXX Approving the Amendment to the Conditional Use Permit at 305 East Main Street as Requested by Jim Bergman
- 4. Resolution 2022-XXX Approving a Conditional Use Permit for a Religious Institution at PID 05.029.1900 for New Hope Community Church

L. Approve Consent Agenda

1. Fourth Quarter Payroll for Council/ Boards/ Commissions in the Amount of \$7,610.06, Payroll in the Amount of \$126,311.84 and Accounts Payable in the Amount of \$772,929.21
2. Resolution 2022-XXX Declaring the Official Intent of the City of Isanti to Reimburse Certain Expenditures

M. Other Communications

Adjournment

**MINUTES
CITY OF ISANTI
CITY COUNCIL MEETING**

**TUESDAY, DECEMBER 21, 2021 – 7:00 P.M.
CITY HALL**



G.1.

Mayor Johnson called the meeting to order at 7:00 p.m.

The Pledge of Allegiance was recited.

Members Present: Mayor Jeff Johnson, Councilors: Jimmy Gordon, Paul Bergley, Steve Lundeen and Dan Collison

Staff Present: City Administrator Josi Wood, City Clerk Jaden Strand, Community Development Specialist Ryan Saltis, City Attorney Joe Langel, Community Development Director Stephanie Hillesheim and Chief of Police Travis Muyres

Others Present: Margaret Stringer, 305 Broadway ST SE

D. Public Comment

Margaret Stringer, 305 Broadway ST SE, shared her concerns with the car wash selling vehicles in the parking lot.

E. Adopt Agenda

ADD F.2. Recognition of Isanti Lions for Isanti County Christmas Project 40th Anniversary

ADD F.3. Remembering Fallen Officer Marshal Frank Dahlin

REMOVE K.1.

Renumbering K.1.-K.3.

K.1. City Council and Commission Meeting Dates for 2022

K.2. ORD-765 Amending Chapter 160; Fees

K.3. Resolution 2021-258 Approving a Final Plat for PID 16.125.0020

Motion by Lundeen, seconded by Bergley to approve agenda with the modifications listed above.
Motion passed 5-0. Motion carried.

F. Proclamations/Commendations/Certificate Awards

1. Years of service Awards

Mayor Johnson recognized John McCarty and Brian Saba for their 5 years of service with Isanti.

2. Recognition of Isanti Lions for Isanti County Christmas Project 40th Anniversary

Mayor Johnson recognized Isanti Lions for their 40th Anniversary of the Isanti County Christmas Project.

3. Remembering Fallen Officer Marshal Frank Dahlin

Chief of Police Travis Muyres shared that 95 years ago Officer Marshal Frank Dahlin was killed in the line of duty at the Potato Warehouse when he interrupted a robbery and was shot twice during an exchange of gunfire. He succumbed to his wounds two days later. Two men were arrested four months later and charged with Marshal Dahlin's murder. Both were wanted for several robberies in neighboring counties and the murder of a cashier during a bank robbery in Weelock, North Dakota, that occurred on November 12th, 1926. On May 14th 1927, both were convicted of Marshal Dahlin's murder and sentenced to life in prison. One was paroled on January 24th, 1949, after being diagnosed with severe heart problems.

Marshal Dahlin had served with the Isanti Police Department for one year. He was survived by his wife and stepson.

G. Approve City Council Minutes

1. December 7, 2021- Regular Meeting of the City Council

Motion by Bergley, seconded by Lundeen to approve minutes as presented. Motion passed 4-0.
Motion carried.

H. Announcements

1. **CITY OFFICES CLOSED**

Thursday, December 23, 2021

(In Observance of Christmas Eve)

Friday, December 24, 2021

(In Observance of Christmas Day)

Friday, December 31, 2021)

(In Observance of New Year's Day)

2. City Council Meeting

Tuesday, January 4, 2022 at 7:00 p.m.

3. EDA Meeting

Tuesday, January 4, 2022

(Following the City Council Meeting)

I. Council Committee Reports

Councilmember Lundeen shared that the Joint Powers Agreement has been tabled until a resolution is found. Lundeen further shared that the Fire District has gotten approval to purchase Ranger pickups because General Motors pulled their state bid package for buying state vehicles. They will be selling their two Impalas that are duty crew cars.

Councilmember Collison shared that the last race of the season was December 15th and BMX track is closed until after the 1st of the year. Collison further shared that the Fire and Ice Series is going to be sponsored by the National Guard this coming year.

J. Public Hearings

None

K. Business Items

- ~~1. Interview Applicant Vaughn Ihrike for Vacant Parks, Recreation and Culture Board Member Seat~~

City Administrator Josi Wood

1. City Council and Commission Meeting Dates for 2022

Administrator Wood shared that typically at this meeting every year the meeting schedule is sent out for the following year. This includes City Council meetings, EDA meetings, Committee of the Whole meetings, Planning Commission meeting and Parks, Recreation and Culture Board meetings. Earlier in the evening Goal Setting meeting date and time had been determined for

January 24th at 5:30 p.m. There is one Wednesday meeting for City Council in observance of National Night Out which will be August 3rd.

Motion by Bergley, seconded by Gordon to approve City Council and Commission dates for 2022.

2. ORD-765 Amending Chapter 160; Fees

Administrator Wood shared that annually the Fee Schedule is reviewed for warranted changes to ensure it is accurate for what staff costs are and any other significant changes. The changes are the same as presented to Committee of the Whole last month. The only addition is meter pricing because at that time it was undetermined what the pricing would be and the change has been made to say "at cost." Also, in Chapter 76-16 there was a reference to investigation for comprehensive background and financial investigation where it was written within Chapter 76 but not City Code so it was added to City Code as well. Changes also included removing any fines that were in Chapter 160 and including them in their applicable Chapter of City Code if not already included. Wood further stated that recommended changes are made by staff and City Attorney. The Ordinance draft has been reviewed by Committee of the Whole and posted for the required 10-day notice period.

Motion by Lundeen, seconded by Bergley to approve Ordinance as presented. Motion passed 5-0. Motion carried.

3. Resolution 2021-258 Approving a Final Plat for PID 16.125.0020

Administrator Wood shared that there is a property in the Industrial Park at the Isanti Centennial Complex 3rd Rearrangement. It was listed as an outlot and the City is in the process of selling this property to Special Tools, Inc. It has already gone through the EDA and is EDA owned property. However, it was platted in 2007 as an outlot and needs to be platted as a lot. The intent is the same as it was in 2007 but is now a buildable lot.

Motion by Lundeen, seconded by Bergley to approve resolution as presented. Motion passed 5-0. Motion carried.

L. Approve Consent Agenda

1. Consider Accounts Payable in the Amount of \$2,006,095.00 Payroll in the Amount of \$157,649.21
2. **Resolution 2021-259** Approving Adopt-A-Park Policy Revision
3. **Resolution 2021-260** Accepting Full-Time Police Officer Tyler Lawson Letter of Resignation
4. **Resolution 2021-261** Approving a Check to be Written to Northern Elements Cheer for Volunteering at Isanti Movie Nights
5. **Resolution 2021-262** Approving Revision to Current Mowing Policy
6. **Resolution 2021-263** Approving Enrollment in Utility Assistance Program

A motion was made by Lundeen to approve the Consent Agenda, seconded by Bergley. Motion passed 5-0. Motion carried.

M. Other Communications

1. November Police Department Reports
2. November Code Enforcement Officer Report
3. November Building Inspector Report
4. December Engineering Project Status Report

M. Closed Session

1. City Administrator Annual Performance Review Pursuant to Minnesota Statutes 13D.05 Subd3 (a)

At 7:14 the City Council went into closed session regarding performance of the City Administrator.

Upon reopening of the meeting at 7:17 p.m., no action was taken.

Adjournment

A motion was made by Lundeen, seconded by Bergley to adjourn. Motion passed 5-0. Motion carried.

Meeting adjourned at 7:38 p.m.

Respectfully Submitted,

A handwritten signature in cursive script that reads "Jaden Strand".

Jaden Strand
City Clerk

**MINUTES
CITY OF ISANTI
COMMITTEE OF THE WHOLE MEETING**

**TUESDAY, DECEMBER 21, 2021 – 5:00 P.M.
CITY HALL**



Mayor Johnson called the meeting to order at 5:00 p.m.

The Pledge of Allegiance as recited.

Members Present: Mayor Jeff Johnson, Councilors: Jimmy Gordon, Paul Bergley, Steve Lundeen and Dan Collison

Members Absent: None

Staff Present: City Administrator Josi Wood, City Clerk Jaden Strand, Public Services Director Matt Sylvester, Community Development Director Stephanie Hillesheim and Finance Director Mike Betker

Others Present: George Hemen

D. Public Comment

None

E. Committee Meeting Items

1. Public Works Updates

- Crews have been working on a tree trimming list. This list is generated over the Summer when trees are at their fullest and is completed annually as a winter project.
- Due to the lack of snow in November, Public Works was able to help out with the Liquor Store move.
- The 2021 Storm System Management Project is now completed.
- Staff will be doing some brush cutting in other storm ponds over Winter when the ground is frozen as routine maintenance only.
- Sewer Jetting was completed this Fall. This year they jetted more than usual as a training exercise for some of the newer team members concentrating on gravity areas out to the main lift station.
- The clarifiers at the Waste Water Treatment Facility have been drained and cleaned. The WWTF is now in Winter mode where the clarifiers and UV bulbs are not in use.
- Fall maintenance was completed at the WWTF including oil changes on the backwash pumps, sludge pumps and the aeration blowers.

- Private well water testing is almost complete. Residents who have a private well are required to provide sample to be tested for Bacteria (Bac-T) and Nitrates in their private well. The limit is 0 for the Bac-T test and 10 mg/l in the Nitrates sample. This year, 9 residents did not submit their sample results. Public Works is working on gathering those samples and getting those samples submitted.
- Public Works was also able to make a “Snow Making Machine.” Staff has made a few modifications to it since the initial use with the cold temperatures. It will be used as need when the temperatures are cold enough.
- The Compost Site closed November 7.
- The Santa Event was held at the Isanti Community Center on December 10 beginning with Santa Claus followed by the movie “Jingle all the Way.”
- On December 12th Parks, Recreation and Event Coordinator Alyssa Olson held the “Candy Cane Flashlight Hunt” in Legacy Park.

2. Water and Sewer Base Fee Charges Discussion

- This was requested to be added to the agenda for discussion.
- Water and Sewer Base fee charges began in 1982 and at the time a lot of residents had well water and asked to start testing the water.
- At the time wells were not passing the test and the fee was meant to be an incentive to get onto the system.
- In 2020, charges collected was \$3800.00.
- Roughly 13 residents are charged for sewer and 33 charged for fixed water.
- Recommendation from Committee is for staff to look into City Code and different scenarios and bring back to Committee of the Whole for discussion.

3. Council Chambers Rental Discussion

- Earlier in 2021 this policy was brought back and updated to include a \$100 damage deposit, rules and regulations for use and added capacity. The rest of the policy was left intact.
- The policy only allowed certain groups and organizations. Religious and Political groups were not permitted to rent the Council Chambers.
- Upon attorney review, it has been concluded that certain groups cannot be excluded and needs to be biased.
- Consensus from Committee is to not allow the public to rent the space but staff can use it for City functions for needs of the City.

4. Goal Setting Meeting Date Discussion

- In the past Goal Setting meeting was on a Tuesday morning which did not work well with schedules, after other City meetings which in turn made for a really late night as well as the 4th Tuesday in January which would be January 25th.
- Consensus from Committee is for the Goal Setting meeting to be held on Monday, January 24th at 5:30 p.m.

5. Farmer’s Market Location Discussion

- With the old liquor store being sold brings up the question where the Farmer's Market go.
 - Options include: New Liquor Store, Bluebird Park and Eagle Park.
 - Liquor Store staff has asked that if the Farmer's Market moves there to have the date change to any other day of the week so it does not interfere with them.
 - Some vendors had concerns moving the Farmer's Market back to Eagle Park.
 - Recommendation from Parks, Recreation and Events Coordinator is to have the Farmer's Market at the Liquor Store on Wednesdays.
 - Consensus from Committee is for staff to ask Coborns first and if no luck have it at the North end of the parking lot and move to the South side of the lot if the land sells.
6. Economic Development Authority, Planning Commission and Parks, Recreation and Culture Board Minutes Discussion
- Current practice is meetings from other boards such as EDA, Planning Commission and Parks, Recreation and Culture Board have all come back through City Council to be approved. This does not need to be done as each Board approves their own Minutes.
 - If anyone wants to see what each Board has approved the Minutes are on the City's website.
 - Consensus from Committee is to not include Minutes for approval but add Councilmembers to the Park Board Agenda Packet email list.
7. CSAH 5 & 8th Ave Intersection
- A concept layout was shared with Committee.
 - The City Engineer's estimated cost was \$100,000.00 and the final cost is \$100,000.00.
 - Consensus from Committee is to share concept with the County and inquire if they would be willing to split the cost 50%.
8. Memorial Sign for Marshal Frank Dahlin
- Sam from the Historical Society reached out to Councilor Collison about a memorial sign for Marshal Frank Dahlin close to the site the incident occurred.
 - Parks, Recreation and Events Coordinator Alyssa Olson is working with the Park Board about putting an observation deck near the location where it could potentially be a memorial observation deck.
 - Consensus is for the Historical Society to work with Parks, Recreation and Events Coordinator Alyssa Olson about details regarding the memorial sign.
9. 901 East Dual & 400 East Dual
- Wood updated the Committee that on Friday the City closed on 901 East Dual property and today closed on 400 East Dual to Nick and Drews Discount Foods.

F. Adjournment

Meeting was adjourned at 5:53 p.m.

Respectfully Submitted.

A handwritten signature in cursive script that reads "Jaden Strand".

Jaden Strand
City Clerk

A Community For Generations.



City of Isanti Board Member Application

For consideration, please fill out the below information along with the attached conflict of interest statement signed and dated by you. Please submit all the information to:

Human Resources/City Clerk Katie Brooks, PO Box 428, Isanti, MN 55040 or
kbrooks@cityofisanti.us, 763-444-5512

Name: Vaughn Ihrlke

E-mail: [REDACTED]

Address: [REDACTED]

Phone Number: [REDACTED]

Board Seat for which you are applying for:
☒ Parks, Recreation, and
Culture Board

☐ Economic Development
Authority

☐ Planning Commission

For Consideration on the Board you must circle at least one:

☒ City of Isanti Resident

☐ Non-Resident of Isanti
State:

Education and/or Knowledge that will be useful to the Board:

I have experience working in public works at city of Ramsey, and now city of Cambridge. This experience has provided opportunities to implement plans for community engagement and park beautification.

Why you are interested on being on the Board?

I am interested in the planning aspect for our community parks and I am passionate about the city of Isanti.

What is your vision of Isanti?

A community that promotes health and wellness by providing opportunity to be active throughout the life span. Isanti is rapidly growing. Our parks, recreation and culture need to grow as well.

Any other pertinent information that might to be taken into consideration. You may attach additional pages.



Request for City Council Action- MEMO

To: Mayor Johnson and Members of City Council
From: Jaden Strand, City Clerk
Date: January 4, 2022
Subject: Resolution 2022-XXX Designating Committees and Representative City Commissions and Advisory Boards for Year 2022

Background:

Appointments must be made for the year 2022 for Advisory Committees, Commissions and Boards.

Parks, Recreation and Culture Board

There is one open seat for an appointed member and one Student Representative position also open. Advertisements were placed to seek interested candidates. One application form was received from Vaughn Ihrke. The applicant lives within City limits. The open board seat is for a 3-year term extending to December 31, 2023.

EDA

There is one open seat for an appointed member. Advertisements were placed to seek interested candidates. The board seat is for a 3-year term extending to December 31, 2023.

Planning Commission

There is one open seat for an appointed member. Advertisements were placed to seek interested candidates. The board seat is for a 3-year term extending to December 31, 2023.

Request:

- Interview subject candidate that applied for the Parks, Recreation and Culture Board seat and make appointments for Boards, Committees and Commissions.

Attachment:

- Resolution 2022-XXX Designating Committees and Representative City Commissions and Advisory Boards for Year 2022
- Applicant's Application

RESOLUTION 2022-XXX

DESIGNATING COMMITTEES AND REPRESENTATIVE CITY COMMISSIONS AND ADVISORY BOARDS FOR YEAR 2022

WHEREAS, the City is required to make certain official appointments at the beginning of each year and throughout the year as needed; and,

WHEREAS, the City Council must appoint City Council members to represent the City on various City and County-wide organizations on an annual basis;

NOW, THEREFORE, IT IS HEREBY RESOLVED by the City Council of the City of Isanti, Minnesota as follows:

1. That the City Council appoints the following individuals to represent the City on the following commissions, boards and advisory committees for 2022:

Committee of the Whole	
Economic Development Authority	
Parks, Recreation & Culture Board	
Planning Commission	
Rum River BMX Association Board	
Community Education	
Cable TV Liaison	
Civil Defense Director	
Fire District	
ICICLE	
School Liaison	
Chamber of Commerce Liaison	
Bike Isanti County Committee	
C-I Bike/Walk Trail	
Public Works Labor Management Committee	
Weed Inspector	

2. That the City Council appoints the following to act as Mayor Pro-Tem in the absence of the Mayor:

3. That the City Council designates the following individuals to the Park, Recreation and Culture Board for 2022:

Zachary Gahm	<i>(Appointed 6-15-2021; term expiration 12-31-2023)</i>
Aaron Zdon	<i>(term expiration 12-31-2022)</i>
Open Seat	<i>(term expiration 12-31-2024)</i>
Dan HinnenKamp	<i>(Appointed 7-6-2021; term expiration 12-31-2022)</i>
Jeffrey Johnson	Council Representative <i>(term expiration 12-31-2022)</i>
Open Seat	Student Representative <i>(term expiration 12-31-2022)</i>

4. That the City Council designates the following individuals to the Planning Commission for year 2022:

Mayor and City Council:

Jeffrey Johnson (Appointed 1-4-2022; term expiration 12-31-2022)
Dan Collison (Appointed 1-4-2022; term expiration 12-31-2022)
James Gordon (Appointed 1-4-2022; term expiration 12-31-2022)
Paul Bergley (Appointed 1-4-2022; term expiration 12-31-2022)
Steve Lundeen (Appointed 1-4-2022; term expiration 12-31-2022)

Appointed Members:

Open Seat (term expiration 12-31-2025)
Arissya Simon (Appointed 1-7-2020; term expiration 12-31-2022)

5. That the City Council Economic Development Authority Board membership terms are as follows for year 2022:

Mayor and City Council:

Jeffrey Johnson (Appointed 1-4-2022; term expiration 12-31-2022)
Dan Collison (Appointed 1-4-2022; term expiration 12-31-2022)
James Gordon (Appointed 1-4-2022; term expiration 12-31-2022)
Paul Bergley (Appointed 1-4-2022; term expiration 12-31-2022)
Steve Lundeen (Appointed 1-4-2022; term expiration 12-31-2022)

Appointed Members:

Open Seat (term expiration 12-31-2024)
Luke Merrill (Appointed 1-5-2021; term expiration 12-31-2026)

This Resolution is hereby approved by the Isanti City Council this 4th day of January 2022.

Attest:

Mayor Jeff Johnson

Jaden Strand
City Clerk

To: Mayor Johnson and Members City Council
From: Jaden Strand, City Clerk
Date: January 4, 2022
Subject: Resolution 2022-XXX Designating Official Newspaper, Appointing Depositories and Professional Services

- Resolution 2022-XXX Designating an Official City Newspaper, Depositories, Appointment of City Attorney, City Engineer, City Auditor and Professional Services

**DESIGNATING AN OFFICIAL CITY NEWSPAPER, DEPOSITORIES, APPOINTMENT
OF CITY ATTORNEY, CITY ENGINEER, CITY AUDITOR AND PROFESSIONAL
SERVICES**

Jaden Strand
City Clerk



MEMO for Council Action

To: Mayor Johnson and Members of the City Council
From: Stephanie Hillesheim, Community Development Director
Date: January 4, 2022
Subject: Resolution to Approve Amendments to the Conditional Use Permit for Auto Sales at 305 Main Street East.

The Planning Commission held a public hearing for the Conditional Use Permit Amendment Application for 305 Main Street East. The Planning Commission approved the request with the added conditions:

1. The site is limited to displaying a maximum of eight (8) vehicles on the lot for sale located in the northwest corner of the lot.
2. Fencing on the west side of the property must remain in place to soften the effects of the auto sales upon neighboring residences.
3. Fencing between 4 and 5 feet high on the south side of the property must be installed to soften the effects of the auto sales upon neighboring residences.

Request:

Staff is requesting action on this item.

Action Required:

If the Council concurs, it should by motion, approve Resolution as written, approving the amendments to the Conditional Use Permit.

Attachments:

- Resolution 2022-XXX
- Findings of Fact

RESOLUTION 2022-XXX

APPROVING THE AMENDMENT TO THE CONDITIONAL USE PERMIT AT 305 EAST MAIN STREET AS REQUESTED BY JIM BERGMAN

WHEREAS, Jim Bergman of Sportsmen Specialties has applied for an Amendment to the Conditional Use Permit at 305 East Main Street to allow Auto Sales as an additional use to the site as detailed in Resolution 2003--022; and,

WHEREAS, the Planning Commission held a public hearing to consider the Conditional Use Permit request on December 21, 2021; and,

WHEREAS, the Planning Commission voted unanimously to recommend approval of the Conditional Use Permit request with certain conditions;

NOW, THEREFORE, IT IS HEREBY RESOLVED by the City Council of the City of Isanti, Minnesota that Jim Bergman's request for a Conditional Use Permit is hereby approved requesting allowance of Auto Sales at 305 East Main Street with the following conditions added to the original conditions as stated in the original Conditional Use Permit:

1. The site is limited to displaying a maximum of five (8) vehicles on the lot for sale located in the northwest corner of the lot.
2. Fencing on the west side of the property must remain in place to soften the effects of the auto sales upon neighboring residences.
3. Fencing between 4 and 5 feet high on the south side of the property must be installed to soften the effects of the auto sales upon neighboring residences.

This resolution was duly approved by the Isanti City Council this 4th of January 2022.

Attest:

Mayor Jeff Johnson

Jaden Strand
City Clerk

<p style="text-align: center;">FINDINGS OF FACT AND CONCLUSION CONDITIONAL USE PERMIT AMENDMENT – 305 MAIN STREET EAST</p>
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Request

Request by Jim Bergman of Sportsmen Specialties for a Conditional Use Permit Amendment to increase the number of vehicles displayed for Auto Sales at 305 Main Street East.

Findings of Fact

1. The applicant is requesting approval of a Conditional Use Permit Amendment for to increase the number of vehicles on display for Auto Sales.
2. The Property is zoned B-2 General Business District.
3. A public hearing on the matter was scheduled before the City of Isanti Planning Commission on December 21, 2021 at 7:00 p.m. at City Hall within the City Council Chambers.
4. Notice of the Conditional Use Permit Amendment application was published with the *County Star* on December 9, 2021. Notices were sent to all property owners located within 350 feet of the aforementioned address.
5. Section 21, Article 2, Subd. 3D of the Zoning Ordinance establishes factors that the judgement of the Planning Commission shall be based upon when reviewing a Conditional Use Permit Amendment request.
6. On February 18, 2003 the Isanti City Council approved a Conditional Use Permit for Auto Sales at 305 Main Street East through Resolution No. 2003-022.
8. On December 21, 2021 the City of Isanti Planning Commission approved the Conditional Use Permit Amendment to modify site plans with conditions listed in the December 21st staff report and passed with a 4-1 vote.

Conclusions

In review of the standards established in Section 18, Subdivision 7; the following conclusions have been made (*conclusions to each requirement are shown in italics*):

- I. 1. The proposed action has been considered in relation to the specific policies and provisions of and has been found to be consistent with the goals and objectives of the Comprehensive Plan, including public facilities and capital improvement plans.
The nature of the business is consistent with the goals and objectives of Isanti's Comprehensive Plan to develop along Highway 65.

2. The proposed action meets the purpose and intent of this Ordinance and the underlying zoning district. *Auto Sales is a Conditional Use in B-2 General Business zoning district, applying for the CUP meets the purpose and intent.*
3. The establishment, maintenance or operation of the conditional use will promote and enhance the general public welfare and will not be detrimental or endanger the public health, safety, morals, or comfort. *The operation of auto sales will enhance the community and general welfare and is not anticipated to endanger the public's health, safety, morals or comfort.*
4. The conditional use will not be injurious to the use and enjoyment of other property within the immediate vicinity for the purposes already permitted; nor substantially diminish or impair property values within the neighborhood. *The conditional use is not anticipated to diminish or impair surrounding property values. Surrounding uses of this parcel are commercial properties, state highway, and residential areas. Adjacent residential properties will be shielded by new and existing fencing.*
5. The establishment of the conditional use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district. *The conditional use will not impede on the normal and orderly development and improvement of surrounding property.*
6. Adequate public facilities and services are available or can be reasonably provided to accommodate the use which is proposed. *The site is already connected to and serviced by adequate utilities.*
7. The conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located. *The proposed conditional use amendment does not maintain adequate parking standards. The intended use does conform to the other applicable regulations of the district.*
8. The conditional use complies with the general and specific performance standards as specified by within this Article. *The conditional use meets this requirement.*

Decision

The City of Isanti Planning Commission reviewed the request in a public hearing that was held on December 21, 2021. The meeting minutes, staff memo, and attachments shall be made a part of the Findings of Fact and Conclusion.

Planning Commission Recommendation:

Motion by Bergley, seconded by Johnson to recommend approval of the Conditional Use Permit Amendment. Motion passed 4-1.



Request for City Council Action

To: Mayor Johnson and Members of City Council
From: Ryan Saltis, Community Development Specialist
Date: January 4th, 2022
Subject: Request by New Hope Community Church for a Conditional Use Permit, said request is to allow for a Religious Institution in the R-1 Tier 1 Zoning District

Background: A presentation was given at the December 21, 2021 Planning Commission Meeting by the City's Community Development Specialist in regards to the Conditional Use Permit for New Hope Community Church. The applicant would like to construct a religious institution on PID 05.029.1900 within the city's R-1 Tier 1 Zoning District. A majority of the 40-acre parcel contains wetlands and forested areas. The west side of this parcel has some developable area near Highway 65, with the concept plan of the site showing the church and parking area in this location. It was pointed out that the concept plan that was submitted in this application will not be considered at this time of the process, and that a completed plan set shall be submitted for full site plan review. The applicants representing New Hope Community Church were present at the meeting and available for questions from the Planning Commission. Mayor Johnson asked if they are planning to keep the existing New Hope Church location or if they would like to move all of their operations to this new facility and location. The applicant confirmed that the plan is to move all of their operations to this new facility and location with long term goals of expanding on this site as well.

At the December 21st Planning Commission Meeting, there was nobody present at the public hearing to speak on the Conditional Use Permit. A letter was submitted by a neighboring property owner that was read aloud at the public hearing. The letter voiced concerns of having the church be located near the wetland, and that the development of a church on the parcel will disrupt wildlife and the natural beauty of the area. Planning Commission members discussed the location of the church on the parcel in relation to the nearby residences on Chisholm St NE. It was determined that the church would be directly surrounding only commercial businesses and Highway 65. The wetland and natural area of the Sroga Slough will be in between the proposed church and residential properties acting as a natural buffer.

The City of Isanti Planning Commission approved the Conditional Use Permit at the December 21st, 2021 Planning Commission Meeting. Motion of approval passed with a vote of 5-0.

Request: Consider adopting the attached findings of fact/conclusion and resolution.

Attachments

- Resolution
- Findings of Fact/Conclusion
- Planning Commission Report with Exhibits

RESOLUTION 2022-XXX

APPROVING A CONDITIONAL USE PERMIT, FOR A RELIGIOUS INSTITUTION IN THE R-1 TIER 1 ZONING DISTRICT LOCATED AT PID 05.029.1900 FOR NEW HOPE COMMUNITY CHURCH

WHEREAS, New Hope Community Church (applicant) has requested approval for a Religious Institution in the R-1 Tier 1 Zoning District located at PID 05.029.1900; and,

WHEREAS, the property is zoned R-1 Tier 1, Tier 1 Residential District; and,

WHEREAS, a public hearing on the matter was scheduled before the City of Isanti Planning Commission on December 21, 2021 at 7:00 p.m. at City Hall within the City Council Chambers; and

WHEREAS, notice of the Conditional Use Permit application was published with the County Star on December 9, 2021; and

WHEREAS, notices of the public hearing for a Conditional Use Permit were sent to all property owners located within 350 feet of the aforementioned address; and

WHEREAS, Section 21, Article 2, Subd. 3D of the Zoning Ordinance establishes factors that the judgement of the Planning Commission shall be based upon when reviewing a Conditional Use Permit request; and

WHEREAS, under Isanti Zoning Code Section 21, Article 2 Subdivision 5, a Conditional Use Permit is required to obtain approval of the Planning Commission and City Council; and,

WHEREAS, the City of Isanti Planning Commission held a public hearing to consider the proposed Conditional Use Permit on December 21st, 2021 and pursuant to said hearing recommends approval of the proposed conditional use permit by a vote of 5-0;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Isanti, Minnesota that the New Hope Community Church request for a Conditional Use Permit for a Religious Institution at PID 05.029.1900 be hereby approved.

This Resolution is hereby approved by the Isanti City Council this 4th day of January, 2022

Mayor Jeff Johnson

Attest:

Jaden Strand
City Clerk

<p style="text-align: center;">FINDINGS OF FACT AND CONCLUSION CONDITIONAL USE PERMIT – NEW HOPE COMMUNITY CHURCH</p>

Request

Request by New Hope Community Church for a Conditional Use Permit to allow for a Religious Institution in the R-1 Tier 1 Zoning District located at PID 05.029.1900.

Findings of Fact

1. The applicant is requesting approval of a Conditional Use Permit for a Religious Institution located at PID 05.029.1900.
2. The Property is zoned R-1 Tier 1, Tier 1 Residential District.
3. A public hearing on the matter was scheduled before the City of Isanti Planning Commission on December 21, 2021 at 7:00 p.m. at City Hall within the City Council Chambers.
4. Notice of the Conditional Use Permit application was published with the *County Star* on December 9, 2021. Notices were sent to all property owners located within 350 feet of the aforementioned address.
5. Section 21, Article 2, Subd. 3D of the Zoning Ordinance establishes factors that the judgement of the Planning Commission shall be based upon when reviewing a Conditional Use Permit request.
6. On December 16th, 2021 the City of Isanti Planning Commission approved the Conditional Use Permit to allow for a Religious Institution within the R-1 Tier 1 Zoning District located at PID 05.029.1900 and passed with a 5-0 vote.

Conclusions

In review of the standards established in Section 18, Subdivision 7; the following conclusions have been made (*conclusions to each requirement are shown in italics*):

1. The proposed action has been considered in relation to the specific policies and provisions of and has been found to be consistent with the goals and objectives of the Comprehensive Plan, including public facilities and capital improvement plans.
The nature of the business is consistent with the goals and objectives of Isanti's Comprehensive Plan to develop along Highway 65.

2. The proposed action meets the purpose and intent of this Ordinance and the underlying zoning district.
A Religious Institution is a Conditional Use in the R-1 Tier 1 zoning district, applying for the CUP meets the purpose and intent.
3. The establishment, maintenance or operation of the conditional use will promote and enhance the general public welfare and will not be detrimental or endanger the public health, safety, morals, or comfort.
The operation of a religious institution will enhance the community and general welfare and is not anticipated to endanger the public's health, safety, morals or comfort.
4. The conditional use will not be injurious to the use and enjoyment of other property within the immediate vicinity for the purposes already permitted; nor substantially diminish or impair property values within the neighborhood.
The conditional use is not anticipated to diminish or impair surrounding property values. Surrounding uses of this parcel are commercial properties, state highway, and residential areas. Surrounding residential areas are intended to be naturally shielded by existing mature trees and wetlands.
5. The establishment of the conditional use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.
The conditional use will not impede on the normal and orderly development and improvement of surrounding property.
6. Adequate public facilities and services are available or can be reasonably provided to accommodate the use which is proposed.
The site is located just south of city limits and is part of the tier 1 Zoning District. The parcel has access to city sewer and water and would be able to reasonably accommodate the conditional use for a religious institution. In order to access the city water and sewer, the parcel would have to be annexed into the city limits, otherwise the parcel will have to be serviced by private well and septic.
7. The conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located.
The proposed conditional use conforms to the regulations set in the R-1 Tier 1 Zoning District. Plans for the building and site shall be reviewed under the R-1 Tier 1 Zoning District and approved by Planning Commission and City Council prior to future construction.
8. The conditional use complies with the general and specific performance standards as specified by within this Article.
The conditional use meets this requirement.

Decision

The City of Isanti Planning Commission reviewed the request in a public hearing that was held on December 21, 2021. The meeting minutes, staff memo, and attachments shall be made a part of the Findings of Fact and Conclusion.

Planning Commission Recommendation:

Motion by Bergley, seconded by Lundeen to recommend approval of the Conditional Use Permit. Motion passed 5-0.



MEMORANDUM

TO: Planning Commission

FROM: Ryan Saltis, Community Development Specialist

DATE: December 21, 2021

SUBJECT: Conditional Use Permit for a Religious Institution at PID 05.029.1900 within the R-1 Tier 1 Zoning District

Request:

Request from New Hope Community Church for a Conditional Use Permit for a Religious Institution at PID 05.029.1900 within the R-1 Tier 1 Zoning District.

Overview/Background:

The applicant, New Hope Community Church is requesting a Conditional Use Permit for a Religious Institution to be allowed on PID 05.029.1900 within the city's R-1 Tier 1 Zoning District. This parcel is located just south of O'Reilly Auto Parts and has frontage along Highway 65. The applicant is looking to develop the lot into a church with a large parking area with potential to expand in the future as needed. This vacant parcel is roughly 40 acres; however, a majority of this acreage is made up of the Sroga Slough and surrounding wetlands. The concept plans show the church and parking area on the west end of the parcel near Highway 65. The concept plan is included as an attachment to this memo, but shall not be considered for approval as part of the Conditional Use Permit review. The applicant will have to submit site plans for review by city staff at a later time in which these plans will be in consideration for approval.

Analysis of Application

The applicant has submitted a Conditional Use Permit Application for a Religious Institution in the R-1 Tier 1 Zoning District.

A "Religious Institution" is defined in Section 2 of the Zoning Ordinances as follows:

"A place of worship or religious assembly, where people regularly assemble for religious purposes and related social events with related accessory uses and facilities such as the following: rectory or convent; private school, meeting hall, offices for administration, or licensed child or adult day care; and which is maintained and controlled by a religious body organized to sustain public worship and religious ceremonies."

The Planning Commission shall hold a public hearing and consider possible adverse effects of the proposed Conditional Use. The judgment of the Planning Commission shall be based upon, but is not limited to the following factors:

1. The proposed action has been considered in relation to the specific policies and provisions of and has been found to be consistent with the goals and objectives of the Comprehensive Plan, including public facilities and capital improvement plans.
The nature of the business is consistent with the goals and objectives of Isanti's Comprehensive Plan to develop along Highway 65.
2. The proposed action meets the purpose and intent of this Ordinance and the underlying zoning district. *A Religious Institution is a Conditional Use in the R-1 Tier 1 zoning district, applying for the CUP meets the purpose and intent.*
3. The establishment, maintenance or operation of the conditional use will promote and enhance the general public welfare and will not be detrimental or endanger the public health, safety, morals, or comfort. *The operation of a religious institution will enhance the community and general welfare and is not anticipated to endanger the public's health, safety, morals or comfort.*
4. The conditional use will not be injurious to the use and enjoyment of other property within the immediate vicinity for the purposes already permitted; nor substantially diminish or impair property values within the neighborhood. *The conditional use is not anticipated to diminish or impair surrounding property values. Surrounding uses of this parcel are commercial properties, state highway, and residential areas. Surrounding residential areas are intended to be naturally shielded by existing mature trees and wetlands.*
5. The establishment of the conditional use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district. *The conditional use will not impede on the normal and orderly development and improvement of surrounding property.*
6. Adequate public facilities and services are available or can be reasonably provided to accommodate the use which is proposed. *The site is located just south of city limits and is part of the tier 1 Zoning District. The parcel has access to city sewer and water and would be able to reasonably accommodate the conditional use for a religious institution. In order to access the city water and sewer, the parcel would have to be annexed into the city limits, otherwise the parcel will have to be serviced by private well and septic.*
7. The conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located. *The proposed conditional use conforms to the regulations set in the R-1 Tier 1 Zoning District. Plans for the building and site shall be reviewed under the R-1 Tier 1 Zoning District and approved by Planning Commission and City Council prior to future construction.*
8. The conditional use complies with the general and specific performance standards as specified by within this Article. *The conditional use meets this requirement.*

Staff Recommendation:

Staff recommends approval of the Conditional Use Permit for a Religious Institution at PID 05.029.1900 within the city's R-1 Tier 1 Zoning District. Public Right of Way separates this parcel with the surrounding parcels and the site will have natural buffers of existing mature trees and wetlands alleviating impacts on nearby commercial and residential properties. At this time staff does not have recommendations for conditions, if the Planning Commission would like to add conditions to this CUP it should be discussed at the public hearing.

Attachments:

- Applicant Letter
- Concept Plan



November 2021

Narrative of the Project for PID 0502291900 in Isanti.

New Hope Community Church (NHCC) is in the process of completing its due diligence in anticipation of purchasing the above referenced property for a future church located on Hwy 65 between O'Reilly's on the north and P&M Truss on the south. NHCC would intend to develop primarily the west boundary of the property for the church as shown on the site plan that is included in this packet of information. It is our belief that this site will be a wonderful addition to the Hwy 65 corridor and the City of Isanti.

It is our understanding upon meeting with the City Officials, that a church is a permitted use of this property located within the Tier 1 district subject to an approved CUP. In order for NHCC to have an approved CUP from the city, there is significant cost and detail required in terms of building plans, detailed site plan, utility plan, etc. which will need to be done when development of the site for a church is to be undertaken. At this time, there is no specific time frame to develop the site, but our desire is to do our due diligence to determine if a purchase of the property should be made so that when we are ready to begin development of the site that there are no obvious obstacles to prevent our intended use.

We have completed the following as a part of our due diligence:

1. General site plan showing setbacks as required by the city.
2. A wetland delineation done by Bolton and Menk.
3. A survey completed by the MNDNR to determine the high-water mark on the property to determine the setbacks needed.
4. Boundary Survey of the property.
5. Phase I Environmental Study.
6. CUP application with information as we know it.
7. Site Plan Review Application.

It should be noted that the above information/reports have not indicated any issues of concern related to the development of the property.

It has not been determined if NHCC will want to access sewer/water utilities or if we will explore the use of a well and septic.

We are requesting to have the City of Isanti give NHCC confidence that they will be able to develop the site for a church subject to the details required for an approved CUP.

On a further note, we want to thank and acknowledge the City of Isanti officials, Bolton & Menk, MNDNR and the Isanti County Zoning Office for their wonderful help to us in the process of doing our due diligence related to the potential development of this property.

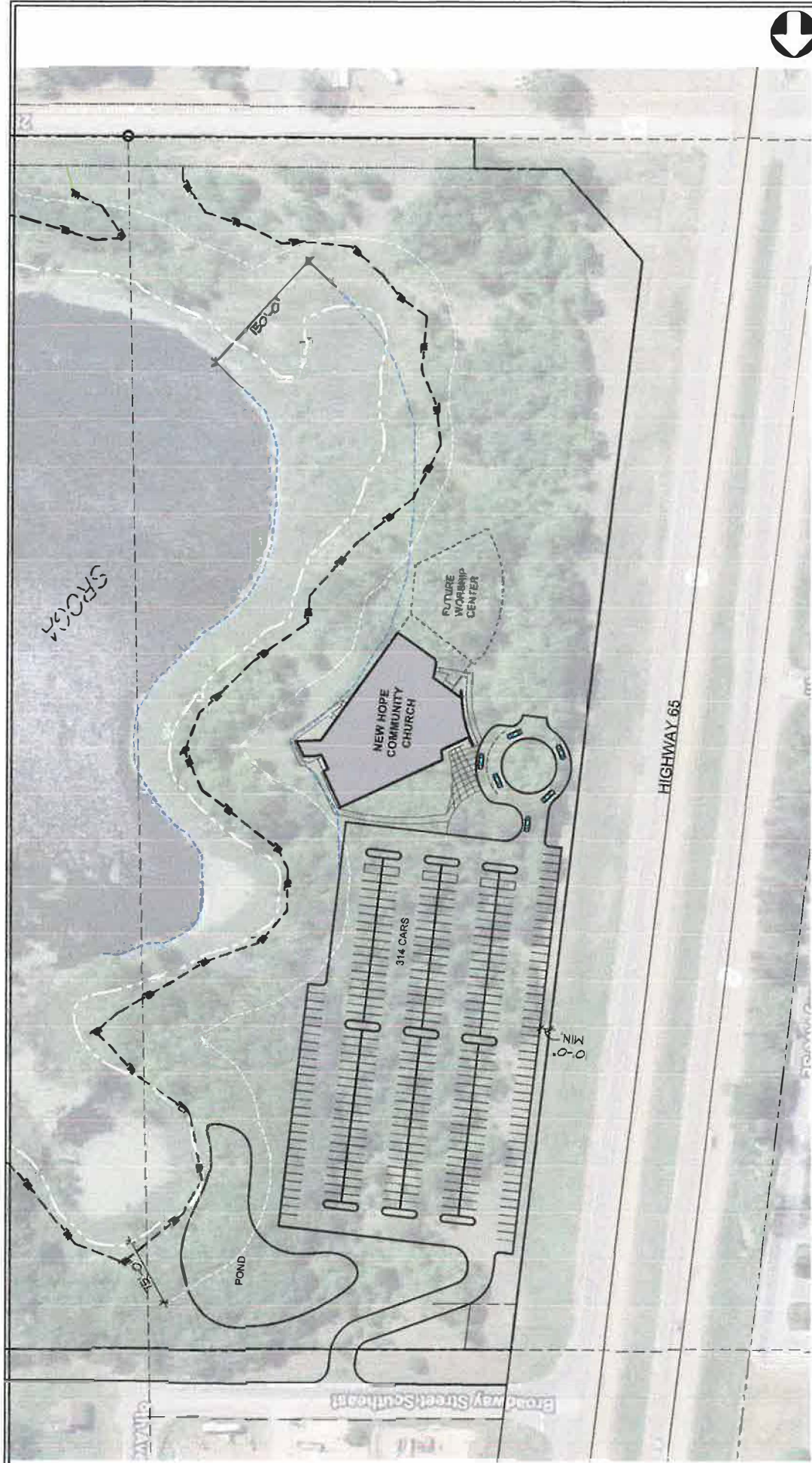
Many thanks for your consideration.

A handwritten signature in black ink, appearing to read 'Brian Larson', is written over a horizontal line.

Brian Larson
New Hope Community Church
Director of Operations

Exhibit A- Aerial View of the Site from Isanti County GIS





NORTH

PROJECT NUMBER	15-0000
DATE	12/28/15
DESIGNED BY	BL/TS
CHECKED BY	BL

A1-B

SITE PLAN

SCALE: 1"=100'-0"

NEW HOPE COMMUNITY CHURCH

ISANTI, MN

**ARCHITECTURAL
CONSORTIUM L.L.C.**

1600 West Lake Street, Suite 127 612-435-4030
Minneapolis, MN 55408 www.archconsort.com

City of Isanti

Gross Payroll	7,069.25
Social Security & Medicare	540.81
Total City Expense	<u><u>7,610.06</u></u>

Pay Date 12/24/2021

Pay Period: Q4CCPay21 (10/1-12/31/21)

City of Isanti

Gross Payroll	108,741.84
Social Security & Medicare	6,149.86
Public Employees Retirement	11,420.14
Total City Expense	<u>126,311.84</u>

Pay Date 12/24/2021

Pay Period 26 (12/5-12/18/21)

Report Criteria:

Report type: Summary

Check.Type = {<->} "Adjustment"

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Check GL Account	Amount
12/21	12/21/2021	57353	2863	AMAZON CAPITAL SERVICES	101-20200	271.12
12/21	12/21/2021	57354	3128	BASA, ANDREA LITTLE & JAMES	601-20200	125.00
12/21	12/21/2021	57355	2850	BEAUDRY OIL & PROPANE INC	101-20200	2,319.20
12/21	12/21/2021	57356	1815	CENTURYLINK	609-20200	603.77
12/21	12/21/2021	57357	1108	CITY OF BRAHAM	101-20200	1,220.77
12/21	12/21/2021	57358	2751	CMS MONITORING	101-20200	60.00
12/21	12/21/2021	57359	1472	CRAWFORDS EQUIPMENT INC	101-20200	40.97
12/21	12/21/2021	57360	2760	CREATIVE SERVICES OF NEW ENGLAND	101-20200	443.95
12/21	12/21/2021	57361	2478	EAST CENTRAL ENERGY	101-20200	39.95
12/21	12/21/2021	57362	1866	EDINA REALTY TITLE	601-20200	42.78
12/21	12/21/2021	57363	912	FASTENAL COMPANY	601-20200	106.27
12/21	12/21/2021	57364	2761	GRATITUDE FARMS	101-20200	250.00
12/21	12/21/2021	57365	2209	INNOVATIVE OFFICE SOLUTIONS INC	101-20200	10.05
12/21	12/21/2021	57366	114	ISANTI COUNTY RECORDER	505-20200	92.00
12/21	12/21/2021	57367	113	ISANTI TIRE & AUTO CARE INC	101-20200	22.00
12/21	12/21/2021	57368	2574	ITL PATCH COMPANY INC	101-20200	206.00
12/21	12/21/2021	57369	3129	KVAM, THOMAS & CRYSTAL	601-20200	122.23
12/21	12/21/2021	57370	3130	LASKA, KEITH & JILL	601-20200	115.05
12/21	12/21/2021	57371	3131	LOFQUIST, ZACHARY	601-20200	5.38
12/21	12/21/2021	57372	1180	MLB PRINTING INC	609-20200	220.00
12/21	12/21/2021	57373	264	MN DEPT OF AGRICULTURE	101-20200	10.00
12/21	12/21/2021	57374	176	MN DEPT OF REVENUE	101-20200	34,485.00
12/21	12/21/2021	57375	2055	MRPA	101-20200	300.00
12/21	12/21/2021	57376	2080	MVTL LABORATORIES INC	602-20200	510.87
12/21	12/21/2021	57377	2467	NORTHERN TECHNOLOGY INITIATIVE	108-20200	850.00
12/21	12/21/2021	57378	1165	NORTHLAND TRUST SERVICES INC	931-20200	750.00
12/21	12/21/2021	57379	1239	NORTHWAY SPORTS	101-20200	226.57
12/21	12/21/2021	57380	2553	O'REILLY	101-20200	10.90
12/21	12/21/2021	57381	2625	RESULTS TITLE	601-20200	91.41
12/21	12/21/2021	57382	3127	RIHM MOTOR CO	602-20200	185.92
12/21	12/21/2021	57383	3067	RITE	609-20200	6,228.44
12/21	12/21/2021	57384	2473	RITEWAY BUSINESS FORMS	603-20200	2,083.11
12/21	12/21/2021	57385	1442	ST LOUIS MRO INC	603-20200	22.50
12/21	12/21/2021	57386	315	ST PAUL STAMP WORKS	101-20200	18.85
12/21	12/21/2021	57387	1361	STAPLES ADVANTAGE	101-20200	7.99
12/21	12/21/2021	57388	73	STAR	101-20200	6.15
12/21	12/21/2021	57389	96	STREICHERS INC	101-20200	135.98
12/21	12/21/2021	57390	2793	TEAM LABORATORY CHEMICAL LLC	602-20200	823.00
12/21	12/21/2021	57391	1762	THE TITLE GROUP	601-20200	10.46
12/21	12/21/2021	57392	2485	ULINE	602-20200	90.09
12/21	12/21/2021	57393	3132	VANHEEL, ALEXANDRA	601-20200	148.38
12/21	12/21/2021	57394	4	WATSON CO INC	609-20200	774.77
12/21	12/21/2021	57395	1922	WEX BANK	101-20200	4,783.81
Grand Totals:						58,870.69

Report Criteria:

Report type: Summary

Check.Type = {<->} "Adjustment"

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12/21	12/30/2021	57397	2863	AMAZON CAPITAL SERVICES	101-20200	10.99
12/21	12/30/2021	57398	1141	ASSURANT EMPLOYEE BENEFITS	861-20200	457.84
12/21	12/30/2021	57399	53	BELLBOY CORPORATION	609-20200	4,236.26
12/21	12/30/2021	57400	9	BERNICKS PEPSI-COLA	609-20200	4,745.94
12/21	12/30/2021	57401	1500	BOLTON & MENK INC	425-20200	40,963.50
12/21	12/30/2021	57402	2319	BREAKTHRU BEVERAGE OF MN	609-20200	15,808.70
12/21	12/30/2021	57403	1792	CARLOS CREEK WINERY	609-20200	1,185.00
12/21	12/30/2021	57404	1474	CDW GOVERNMENT INC	614-20200	207.90
12/21	12/30/2021	57405	120	CONNEXUS ENERGY	101-20200	19,787.26
12/21	12/30/2021	57406	918	CRYSTAL SPRINGS ICE	609-20200	134.48
12/21	12/30/2021	57407	8	DAHLHEIMER DISTRIBUTING CO	609-20200	42,772.56
12/21	12/30/2021	57408	2720	DEFIANT DISTRIBUTORS	609-20200	1,036.13
12/21	12/30/2021	57409	1741	FSA TITLE SERVICES	601-20200	42.53
12/21	12/30/2021	57410	2028	FURTHER	101-20200	33.80
12/21	12/30/2021	57411	160	HAWKINS INC	601-20200	909.56
12/21	12/30/2021	57412	1563	ISANTI ELECTRIC INC	101-20200	289.00
12/21	12/30/2021	57413	7	JOHNSON BROTHERS LIQUOR CO	609-20200	29,537.85
12/21	12/30/2021	57414	5	KAWALEK TRUCKING	609-20200	605.20
12/21	12/30/2021	57415	1170	LAND TITLE INC	601-20200	25.62
12/21	12/30/2021	57416	3134	LUND, JORDAN	101-20200	181.32
12/21	12/30/2021	57417	3117	MAVERICK WINE LLC	609-20200	5,082.82
12/21	12/30/2021	57418	17	MCDONALD DISTRIBUTING CO	609-20200	25,981.60
12/21	12/30/2021	57419	2978	MILBANK WINWATER WORKS	601-20200	2,779.82
12/21	12/30/2021	57420	3133	MORTON SALT	101-20200	11,238.29
12/21	12/30/2021	57421	2080	MVTL LABORATORIES INC	602-20200	331.05
12/21	12/30/2021	57422	1165	NORTHLAND TRUST SERVICES INC	602-20200	436,213.75
12/21	12/30/2021	57423	617	PAUSTIS & SONS	609-20200	708.50
12/21	12/30/2021	57424	44	PHILLIPS WINE & SPIRITS INC	609-20200	10,439.56
12/21	12/30/2021	57425	2341	RED BULL DISTRIBUTION CO INC	609-20200	1,169.50
12/21	12/30/2021	57426	2473	RITEWAY BUSINESS FORMS	101-20200	192.08
12/21	12/30/2021	57427	2174	SCR INC ST CLOUD	609-20200	1,771.00
12/21	12/30/2021	57428	2396	SOUTHERN GLAZERS OF MN	609-20200	44,739.37
12/21	12/30/2021	57429	73	STAR	101-20200	15.38
12/21	12/30/2021	57430	2793	TEAM LABORATORY CHEMICAL LLC	602-20200	823.00
12/21	12/30/2021	57431	1762	THE TITLE GROUP	601-20200	67.20
12/21	12/30/2021	57432	2485	ULINE	602-20200	90.09
12/21	12/30/2021	57433	3125	UNCOMMON LOON BREWING CO	609-20200	387.00
12/21	12/30/2021	57434	42	VIKING COCA-COLA BOTTLING CO	609-20200	196.15
12/21	12/30/2021	57435	1286	VINOCOPIA INC	609-20200	2,431.16
12/21	12/30/2021	57436	4	WATSON CO INC	609-20200	2,582.88
12/21	12/30/2021	57437	2872	WINEBOW	609-20200	1,759.25
12/21	12/30/2021	57438	2666	WRS IMPORTS	609-20200	1,316.70
12/21	12/30/2021	57439	3135	ZINS, STEPHANIE	603-20200	70.93
Grand Totals:						714,058.52

RESOLUTION 2022-XXX**DECLARING THE OFFICIAL INTENT OF THE CITY OF ISANTI TO REIMBURSE
CERTAIN EXPENDITURES FROM THE PROCEEDS
OF BONDS TO BE ISSUED BY THE CITY**

WHEREAS, the Internal Revenue Service has issued Treas. Reg. § 1.150-2 (the "Reimbursement Regulations") providing that proceeds of tax-exempt bonds used to reimburse prior expenditures will not be deemed spent unless certain requirements are met; and,

WHEREAS, the City expects to incur certain expenditures that may be financed temporarily from sources other than bonds, and reimbursed from the proceeds of a tax-exempt bond; and,

WHEREAS, the City has determined to make this declaration of official intent ("Declaration") to reimburse certain costs from proceeds of bonds in accordance with the Reimbursement Regulations,

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE
CITY OF ISANTI AS FOLLOWS:**

1. The City proposes to undertake the following projects (the "Projects"):

2. The City reasonably expects to reimburse the expenditures made for certain costs of the Projects from the proceeds of bonds in an estimated maximum principal amount of the following:

	<u>20</u>	<u>-20</u>	<u>Budget</u>
	\$		

The City may declare other separate statements of reimbursement intent in connection with specific public improvement projects as they are initiated under Minnesota Statutes, Chapters 475, 429 and 444, or for other capital projects, with the understanding that such additional declarations of reimbursement intent will supplement this resolution. All reimbursed expenditures will be capital expenditures, costs of issuance of the bonds, or other expenditures eligible for reimbursement under Section 1.150-2(d)(3) of the Reimbursement Regulations.

3. This Declaration has been made not later than 60 days after payment of any original expenditure to be subject to a reimbursement allocation with respect to the proceeds of bonds, except or the following expenditures: (a) costs of issuance of bonds; (b) costs in an amount not in excess of \$100,000 or 5 percent of the proceeds of an issue; or (c) "preliminary expenditures" up to an amount not in excess of 20 percent of the aggregate issue price of the issue or issues that finance or are reasonably expected by the City to finance the project for which the preliminary expenditures were incurred. The term "preliminary expenditures" includes architectural, engineering, surveying, bond issuance, and similar costs that are incurred prior to commencement of acquisition, construction or rehabilitation of a project, other than land acquisition, site preparation, and similar costs incident to commencement of construction.

4. This Declaration is an expression of the reasonable expectations of the City, based on the facts and circumstances known to the City as of the date hereof. The anticipated original expenditures for the Projects and the principal amount of the bonds described in paragraph 2 are consistent with the City's budgetary and financial circumstances. No sources other than proceeds of bonds to be issued by the City are, or are reasonably expected to be, reserved, allocated on a long-term basis, or otherwise set aside pursuant to the City's budget or financial policies to pay such Project expenditures.

5. This Declaration is intended to constitute a declaration of official intent for purposes of the Reimbursement Regulations.

This Resolution is hereby approved by the Isanti City Council this 4th day of January 2022

Attest:

Mayor Jeff Johnson

Jaden Strand
City Clerk