

EAST BETHEL CITY COUNCIL WORK MEETING

FEBRUARY 24, 2016

The East Bethel City Council met on February 24, 2016, at 6:00 p.m. for the City Council Work Meeting at City Hall.

MEMBERS PRESENT: Steve Voss Ron Koller Tim Harrington (absent from
Brian Mundle Tom Ronning 6:25 p.m. to 7:54 p.m.)

ALSO PRESENT: Jack Davis, City Administrator
Colleen Winter, Community Development Director

1.0 The February 24, 2016, City Council Work Meeting was called to order by Mayor Voss at 6:00
Call to Order p.m.

Voss stated if there's anyone here tonight that wants to speak later on for the CST relocation discussion, there's a sign-up sheet at the podium. If you could sign in, we'd appreciate it.

2.0 **Harrington stated I'll make a motion to adopt tonight's agenda. Ronning stated second.**
Adopt Voss asked we're going to delete Item 5 from the agenda tonight? Davis stated correct, that
Agenda was an item that was recommended to add to the agenda if we had time but I don't think we're
going to have any time to devote to that. We'll concentrate on the other two items. Voss stated
okay. Can we amend the agenda? **Ronning stated move to amend the agenda to remove**
Number 5.0. Harrington stated that's fine. Voss stated any other discussion? All in favor
say aye?" **All in favor.** Voss stated opposed? Hearing none motion passes. **Motion passes**
unanimously.

3.0 Davis presented the staff report, indicating at the January 20, 2016 City Council Meeting, Staff
EPA Audio was directed to develop a report for the upgrade of the City video recording and rebroadcast
Visual equipment for the February 24, 2016, Work Meeting. A representative from EPA Audio Visual
Presentation will present their proposal for the system upgrade. EPA Audio Visual provided the low quote
for this service in response to the City's request to vendors for pricing for this project.

Davis stated at this time Mr. Nathan Elam with the EPA Audio Visual will describe what their proposal is for upgrading our service and be able to answer any questions from Council. Voss stated welcome.

Nathan Elam stated I'm with EPA Audio Visual, Sales Manager for EPA. I've been working with Jackie Campbell on this upgrade and we laid out a budget letter to kind of propose costs for the upgrade. It kind of starts with, you know, you start with upgrading one thing from the old analog system, trying to get to the next digital system and it's kind of a 'snowballing' effect. So, basically, we came up with a budgetary letter to upgrade everything from in the Council here for the projectors, screens, the cameras, and then everything in the backbone part of the system as well.

Elam stated being the Tightrope for the digital signage, the cable cast player for the rebroadcast of the meetings, along with new updated control system, to be able to have digital inputs out here for computers, laptops, things like that. We also were kind of proposing to have touch panel located out in this area as well to be able to switch any inputs, adjust volume levels, things like that for program audio sources. There would also be one in the back for the record and things like that. So, those two touch panels would actually mimic each other and kind of work together to be able to put the system into one.

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Voss stated before you get too far, would you mind adjusting that microphone? Elam stated I can. Voss stated that leads to a lot of our issues in here in being able to hear everyone.

Elam stated I don't know, the budget letter, I don't know if people got a chance to read through that but that's basically looking at updating the projection system, the camera recording system, getting a new recorder for both audio and video, and then I think we were going to put in a new audio recorder as well just so you had a back-up copy of that. So, both audio and both audio and video on the recorder.

Voss stated I'm sure you've had quite a few discussions with Jack and Jackie about it but I think from our perspective, if you can present what exactly is going to be replaced. Well, I'm sure they've told you. The issues we have is sound within these Chambers and then the quality of the presentations on the screen. Basically, resolution is an issue.

Elam stated correct so right now you're running at a resolution of 1024 by 768, which is the older 3 by 4 resolution, which is like our old standard def TVs. Everything now that we're putting in for projection is probably 98% wide screen and probably of that wide screen, I would say about 80% is full HD presentation that's capable of doing HD presentations. So, it's at a 1920 by 1200, which is a full 1080 HD level. We would be looking at putting in two projectors. So, a new projector here and a new projector for the back. New screens to match that format and then also three cameras in here that would be HD cameras and still controlled from the back room. Very similar to what you're doing now. We would add a control for the system so you would have a touch panel in here to be able to switch inputs regarding laptops, computers, any of those different sources that we would have. There would be another touch panel in the back to be able to start/stop the recordings of the audio and video. That would also be able to have some audio level adjustments to change microphone levels back there as well.

Elam stated we did update the audio mixers already and those will be able to tie into the new system very easily and work with that. Then it would have a digital video recorder that would be able to either point towards a server, a video server to be able to do that recording and hold those recordings. Or, be able to put them on different flash drives and keep archive of the audio and video from each meeting that way.

Jack stated that we had discussed the possibility or question of scheduling these improvements or upgrades in phases and requested Nate to explain to Council what your answer to that question.

Elam stated essentially we said 'no' because it just kind of, everything works together. Trying to mix the old analog video with things and if we upgrade the projection system in here, then it's taking a digital signal and trying to feed it into an older analog backbone part of the system, which doesn't work. It's almost kind of like putting tires on a really old truck. It can get you by for maybe a little bit but, you know, if the transmission is about ready to fall out and the rust holes are coming through, it's probably time for something different. It really doesn't work that way with the audiovisual side of things. It really needs to basically all be updated or it's still going to be as good as your worst quality going out, which is the far backbone part of the system, is that Tightrope cablecast stuff. That's still an old analog system so even if you change out everything for in here for updating the video side of it to get that recording, even if you get to that far end point, you would have to convert things and it still isn't going to look proper. Voss stated that makes sense.

Davis asked in your proposal, is there anything in there for a wall smart board or podium smart board display where we can actively do these types of presentations without having to hook our laptop up and run cords and cables all over the place? Elam stated currently I don't believe we

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discussed that yet, no. So we didn't get into discussions with anything like that. If there is a need for that, we can certainly look into that though.

Davis stated the Tightrope software is what we're using for our Channel 10 cable broadcast. Elam stated the Tightrope software is digital. And I believe you have a digital signage player so that creates those bulletins, those slides that go out while you're not doing a live broadcast. So, it might have general information of things that are going on within the City. I don't know if you have that capability right now or not.

Elam explained there's two sides of the cablecast. One's going to be to schedule and rebroadcast the meetings through and the other side would be there Carousal package, which is more of a computer web-based generated box that's going to allow you to make different slides. Kind of like a fancy PowerPoint, to be able to push that out through that channel as well.

Davis stated one of the things, too, that the other vendors we contacted with for proposals, did not address the rebroadcast side or the issues we have with Channel 10. That's a very important part of some of the communications that we want to maintain and improve.

Ronning stated you mentioned wide screen. What would that look like on here? Elam stated basically what we would want to do is maintain about that same image height but we're just going to make that screen wider. So, we like to maintain that image height so everyone can see and read what the letters and font size that's up there. But, it would be actually a little bit taller so we would have to maybe move it down just a little bit and try to angle it in there a little more.

Ronning asked would it fill the screen more than it does now? Elam answered yes. Ronning asked and be about the same height? Elam stated yes. Voss asked that would be the same for the rear screen as well? Elam stated exactly. Voss asked so you'd lower the screen? Or, widen it? Elam stated no it would just be wider and we'd kind of have to see measurements from where you guys are sitting too.

Elam explained we haven't fully designed the system yet. We haven't engineered a full system yet. We basically just did a budget letter to say this is about where we're going to be at and we put things together to try to come up with a number. The next step for us would be to say yeah, we're ready to move forward. We've been approved for that amount that we've proposed. Then we would come in and fully engineer a system.

Voss stated one of the, in terms of the projection during the meetings, one of the things I've always wished that we had rather than the big screens was monitors, LED monitors. With what you're proposing in terms of brightness and resolution and clarity, how would that compare to like an 80-inch monitor? Elam stated projection is always a little bit softer than a monitor. The problem that we run into with monitors is they're not big enough. Even an 80-inch TV, you say okay, that's a big image. But from where you're sitting and if it's a 12-point font on that back wall, you're not going to be able to read it.

Voss stated my vision of it is mount it right above you so one faces this way and the other faces the audience. Then everyone's closer to it so it kind of makes up for the spacing. Elam stated sure, which might be doable. My concern then would be the camera angles and how we would catch those recordings. So, some of these cameras, like right there, we're not going to be able to get a wide shot view of the whole Council if we have those monitors right there as well. So, we've got to look at those sight lines and see. But, like I said, we haven't designed anything yet. We went off of what was in here and kind of the same set up but updating it to that next step. Input like that would be great if we can sit down and have a meeting with the engineer and myself and kind of brainstorm about some ideas and things as well.

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Koller stated we do have a couple wireless headsets for people that come in a little hard of hearing. Can those be used or will they need to be replaced? Elam stated I would have to see what they are. If they're in working order or not. It looks like Jack's got one there. It's a Williams Sound. That looks like it's still a fairly common used device so yeah, it would probably be used.

Voss asked so are we talking about changing the actual sound system in here too then? The microphones? Elam stated we would put in new amplifiers so they're up-to-date. Speakers, I don't think we were looking at replacing the speakers. You know speakers in rooms like this typically don't go bad. They don't have any issues. Things like amplifiers get weak over time and things like that we would be upgrading. Most of it was pretty much, I would say, 95% of everything would be upgraded though.

Voss stated with these mics, if you're not speaking directly into it, it gets a lot quieter. Elam stated yeah, and that's something that we could look at. I think we actually did plan on reusing these microphones but if we do need to look at something different, we can do that. Voss stated if it improves the sound quality, fine. That's the issue.

Mundle asked would the sensitivity of the microphones be the same though? Elam stated it all depends on how we set it up too. There's a box in the back now that we actually replaced that's called the digital mixer. It's a DSP. So each of these microphones have a line that runs into it. We can adjust each microphone independently. If we do put in a control system, we can actually give you a microphone page so if somebody was sitting over off to the side and someone was having a hard time hearing or picking up at the podium, they could actually go to that page and push 'Podium Microphone' and bump up that level being right in the room. So that would be one addition we could do.

Davis stated another thing we'd like to look at too is wireless microphones that can be used by people in the audience. Or, even also the wireless headsets. Could those be integrated into this system? Elam stated sure, we could sure do that. A lot of times even what we do is have a mic stand or another podium. I mean, if you want to pass something around, typically a handheld would be the best for that. Some rooms I've seen it where we've done just a podium-type mic but on a stand where somebody can walk up and answer a question.

Voss stated I think what Jack's getting at with the wireless is a lot of time we'll have a presentations and if there's something, you're restricted in hanging on to that at the podium and making a presentation but if you want to turn, you can't turn to the audience. And, if you had a wireless microphone you could turn to the audience and not only could they hear but then the recording can hear it too. Elam stated that's true too. Yeah, there's all kind of different microphones we can have. Like the same thing like those Williams Sound hearing impaired systems you have. It's like a body pack that you wear that would take batteries. Then there's multiple kinds of headphones that we can use. There's over-the-ear, there's clip-on-lapel, there's collar-type mics. Different things of that nature we could look at.

Voss asked what kind of timeframe are you thinking. Elam stated I would think with engineering, you know if we have a meeting, get it all engineered out, we would be three weeks, probably, after we have that initial meeting. Two to three weeks to be able to get something all put together, get the numbers back to you. Once we get approval for the order, then it takes anywhere from two to four weeks, basically, to get equipment in and then get you scheduled to get in here and get stuff installed. Voss stated so a couple months probably. Elam stated I would say, safely, a couple months and it depends upon the time of year. As soon as May hits, middle of May, once schools get out, we do a lot of higher ed business as well. Then we get

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quite busy for a while. We've been out as far as three months as far as installs. We really try to keep it, from the time we get an order, from about 30 to 60 days though.

Mundle asked what's the life span of this technology? Elam stated you know, that's a hard question to answer, but we really try to kind of build systems that are going to last. We don't, I would honestly say we're probably not the cheapest company in town because we don't use the real low-end equipment. We work with manufacturers that work really well with us and we have good support from them so if we do have an issue, we can take care of the issue and get it resolved quickly. I would say, you know, you're probably in that 10 to 12 year range that you should really be pretty safe for. I would say I don't think resolutions are going to change a lot right at this point. I know people are talking about 4K but a lot of cable companies are still broadcasting in 480 standard def and they're not even to HD yet. So I think that's kind of what drives a lot of this stuff for City Councils. But, I would say you're still pretty safe in that 10 to 12 year range, maybe 15. Somewhere in there.

Davis stated just as a means of comparison this system has been in here for approximately 8 years and it has been obsolete for several years. I think your company also did some work at the new Viking's Stadium. Is that correct?

Elam stated not at the Stadium itself. We did the preview center for them where they sell the pre-sell tickets. Voss stated for the press. I've been in there. That place is impressive. Elam stated yeah, it's pretty neat. We did a tour there one day as well. Voss stated if you're not happy with what you're spending on the Stadium, don't go in the preview center. Elam stated that was something that one of our engineers designed. Since then he's done work for... Voss stated the video and sound in that place is incredible. Elam stated right and they've done, he's actually done work for the Atlanta Braves and now since people have seen that, a few others have talked to him about doing some stuff too.

Harrington stated Jack, I guess the question I've got for you is this budgetary amount; where would that come out of? What fund would that come out of? Davis stated, it would probably come out of the Buildings Capital Fund and then we would pay this back over time from the PEG fees that we collect from our Charter agreement with the cable company. That's our initial means of projecting how to finance it. So we do have funds that we could pay for it and then we'd pay ourselves back with no interest.

Voss asked out of the Capital Improvement Funds? Davis replied yes. Voss stated okay. Any other questions? So, there's no action by Council tonight but what kind of direction are you looking for Jack?

Davis stated what I'd like to do is we'll get back with Nate and ask him t, Jackie and I will, and come back with a proposal at the March 16th Council Meeting and then we can decide if we want to take action at that time.

Elam stated okay, so you'll get back to us at that point and decide if we should come in and do the full engineering? Davis stated correct. We'll be back in contact with you here in a couple of days to get everything ironed out. Then we'll bring that to the Council for authorization to proceed or whatever else their wishes are. Thank you for coming. I appreciate it. Elam stated thank you too. Voss stated thank you, have a good night and drive safe.

This matter will be on the March 16, 2016, City Council Meeting agenda.

**4.0
CST**

Davis presented the staff report, indicating CST, a producer and distributor of wood mulch and a packager and distributor of water softener salt has selected East Bethel as its preference for a

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relocation of their facility that's located in Elk River and Rogers. They are proposing to construct approximately 30,000-40,000 square foot office, warehouse and dyeing and bagging space on the Mike Wyatt property at 237th and Highway 65. They require 40 acres for their site, generate 30-plus truck trips per day, and have 55 employees. The majority of the acreage would be used for mulch stockpiles and storage of packaged mulch and salt. They would not process trees into mulch at the site but would ship this material to and dye the mulch on the property.

CST's proposed business use as a production, distribution and warehouse facility is consistent with the zoning for the site at 237th Avenue and Highway 65. However, City Code, Appendix A, Zoning, Section 4, Article 12, requires a Site Plan Review prior to the issuance of any building permits to ensure safe, functional, and attractive development. This plan will be submitted to the Planning Commission and the City Council for approval should CST purchase the site and apply for building permits.

At discussions on Monday night and Tuesday night before the EDA and Planning Commission, questions of concern relating to the relocation CST to East Bethel include but are not limited to the following:

- From a City perspective, the amount of land we have available for industrial sites is limited. We have one contiguous zone on the east side of Highway 65 between 237th and 245th Avenue that contains 308 acres of developable land. There are approximately 25 other parcels ranging in size between 1.5 to 18 acres of undeveloped Light Industrial zoned property throughout the remainder of the corridor. With only this amount of industrially zoned land, it is essential that we attempt to maximize the number of jobs per acre to achieve our growth goals. CST's proposal would generate approximately 1 to 1.25 jobs per acre. Normally, it is reasonable to expect 5 to 10 jobs per acre from a manufacturing facility. CST's proposal to initially purchase 40 acres and potentially acquire an additional 20 acres would constitute 20% of the available property within the area that essentially serves as the City's Industrial Park

Other questions were:

- Visual Impact upon the immediate neighborhood and the consequences that this influence may have on the future location of other Light Industrial facilities in the area between 237th and 245th Avenues on the east side of Highway 65 still needs further discussion and review.
- Environmental issues including but not limited to groundwater drawdown, treatment of dying effluent, stormwater runoff, noise, odors, control of site debris, and matters that still have not been thoroughly addressed should be considered.
- Traffic issues relating to truck impact on 237th Avenue, entrance locations and potential stacking issues, peak traffic concerns, need for by-pass lanes, or need for right-ins right-outs will require additional information and these will be given to us by the Anoka County Highway Department.
- The value of the relocation regarding the number of new jobs, potential for expansion on the site, number of employees that work from the facility, tax revenues, and tax valuation of site improvements need to be included in the benefit analysis of the relocation from the City's standpoint.

Davis stated the owners of CST are here tonight, Chad and Megan Toft, and they will present now an overview and profile of their proposal to the Council. Then they will be available for Council questions. At the end of that, then Mr. Voss will address how we'll handle public comments and then we'll have public comments from the audience. Chad and Megan, if you're ready, please come forward.

(Harrington left the Council Chambers at 6:25 p.m.)

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Chad Toft stated thank you for your time tonight. I was just going to do a quick background of

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us a little bit. We own CST Transportation Distribution. There's three parts to our company. We have a trucking side, a distribution side, and manufacturing side. I'll give a background of where we started out. I'm a farm kid from southern Minnesota. Everybody grew up, I'm from down there. I bought my first truck at 18 years old, been driving truck. I got into the mulch business in '89. I've been doing mulch since '89 and then we ended up in the wholesale distribution business about the same time with Super America. I've been doing all the distribution at Menards in the Twin Cities and it's just sort of grown from that point forward. So, I've been doing all the miscellaneous businesses from them. I'm just going to give you, I'll start out with the distribution side of it. Do you want to start with the distribution side of it?

Megan Toft stated yes, I've been on staffing and HR basically since I graduated college about 20-25 years. So what I take care of from our perspective, all of our employee's HR, all of our benefits, finances, accounting, and then mostly all of the paperwork and fun stuff with you guys for this. We have currently about 50 employees, most of which are full time. We do have some seasonal employees with our mulch yard, which runs primarily, you know, March through freeze out, which we'll talk further.

Megan Toft stated CST Distribution was the main company that we started. They started as wholesale distribution company. We currently deliver to about 2,500 convenience store locations located in Minnesota, North Dakota, South Dakota, Wisconsin, northern Iowa, and a little bit in Michigan. Primarily they would be Holiday Station Stores, Super Americas, and every smaller convenience store. The main one that we don't deliver to is Quick Trip. We deliver all of their outside softener salt, firewood, palletized water, ice melt, and windshield washer fluid. So that's primarily what we warehouse. That's what would come in during the day, those items. Those are what's stored inside the warehouse that we're proposing. That location is currently at our Rogers facility, which is a 3-acre facility with a 15,000 square foot warehouse/office/mechanics area and some truck parking. That's where all of our trucks are.

Megan Toft stated CST Transportation, they started after. We used a contract with a company that Chad had still worked for to do those deliveries. And, they're going to be primarily flatbeds with forklifts on the back that go into the convenience stores that are primarily all located in busy, some residential areas, small, obviously a gas station.

Chad Toft stated with Transportation, I'll go through the customers we do business with right now. We do Twin City Concrete, Cemstone, a lot with Patio Town, Versa-Lok. We do a lot of residential deliveries for the transportation side of it so I'm very aware of the concerns of customers and trucks and noises and stuff like that. We have all late-model trucks, 2014 or newer. So, we go in residential, that's what our drivers specialize in. We don't make a lot of noise and stuff like that. We don't have a lot of the straight pipes. I know that's a bit of a concern with the noise and stuff like that. Megan added low emission, new trucks.

Chad Toft stated so we're in there every single day doing deliveries for customers like that so that's a big part of the resident's concern. We do that right now and I don't have any complaints and that's an every day business for us. That's what we do is go into residential areas.

Chad Toft stated a lot of our trucks will leave out, they'll go out empty or full. They'll go down and pick up at a different warehouse, say Bloomington or Roseville or St. Paul. Medford's a big location for us. Then we pick up different products at that point and deliver them around the Midwest or Minnesota area and then we come back at the end of the day at that point. In the spring, we'll ship mulch out of here at the same time. There's not a lot of freight coming and going out of here during the non-peak season of mulch. Mainly Super America and CUB Foods, we store all the products for them in our warehouse. Every other customers we do with,

we store in Roseville and Bloomington at two different warehouses.

Chad Toft stated when we picked the East Bethel site, I looked at it real hard from a mileage standpoint for coming out for trucks. We looked at where all of our customers are, St. Paul, Roseville, Medford, different areas and this was about the best location besides where we are over there in Rogers, where we are right now and Elk River. Elk River's actually a little bit farther to get to all of our customer sites and with logbooks and hours of driving you try to condense down your time. We like this location because we're right on 65 and we can come down to the stoplight. It's right there for safety for crossing and stuff like that. We looked at a few other different pieces but that's the best location.

Chad Toft stated we started this process of picking out land about a year ago and we started with Stock Lumber. We worked with Stock Lumber from last April until October and we couldn't get a clean title with them from who owns it right now. We couldn't get a clean title on their property so we walked away from them. We've been working with a realtor since then and trying to find a piece of property.

Chad Toft stated this is the first piece of property that we've made an offer and bought on. We've had some other options in other places but this is a big enough piece we can condense everything down to one location. I know there's a lot of people that's said I've been rejected from other cities and stuff. I have other options in other cities but then I end up with two locations and that's the part that I don't want to have, is two locations. That's why I looked at East Bethel because I can get the size and quality of land that I need at this point. So, that's why I'm looking up here. We can go through all our, mulch, I know that's everybody's concern here is the mulch side of it and the water and the dye and all that stuff.

Megan Toft stated the mulch side is probably, we have three parts. So, the wholesale distribution is a third of the business, the trucking is a third of the business, and the mulch is a third of the business overall. Mulch, in particular, you know, I know some people have been up to our facility and looked at it. We run things very differently from another mulch companies in here. We don't do the same thing.

Megan Toft stated we do not land clear, we don't bring in any trees, we don't leave our mulch unfinished product on Class V. We don't let it compost into the ground, we don't have the odors. The only mulch odor that you may get is from cedar. Cedar has a great smell, I guess, depending on who, if you like it or not. And, you get the cedar smell sometimes. Otherwise, the wood, we've never had any complaints about smells, especially from our employees. We wouldn't be able to keep them if we did have the odors because they're around it every day.

Chad Toft stated you get a lot of smell, I know they talked about Rivard down there with the smells on their property. We color a little bit differently, how we do our business. You've seen our Site Plan. We're putting a lot of blacktop down and the reason we're putting blacktop down is you don't get all that compost as when you're putting it on gravel and dirt. You're going to keep putting layers and layers on there and then that breaks down and you get composting. That's where a lot of the smell comes from. We like a clean mulch. When you bag it, you can't put rocks or whatever in there. From Home Depot, Menards, they don't think very kindly of that when you send a bag of rocks to somebody when they're supposed to be getting red mulch or something like that. So we put everything on blacktop. We rotate it around it.

Chad Toft stated we met with Jack and Colleen out at our Elk River facility. There's a little concern about pallet, or height of our piles is the biggest thing we had, probably, maybe. And that's the reason we need to move. We're in a 13-acre facility so I want to stretch our piles out, stretch out a little bit lower so there's less visibility. On the visibility side, we're proposing to

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put a 9-foot berm on the south side of the road and it curves around behind the gas station. You'll probably see a little bit of that. There's going to be a 9-foot berm and then we'll put aspens and I can't remember, pine trees, and a whole bunch of different trees inside that berm. It will be a 100-foot wide berm.

Megan Toft stated and we have changed some things on the Site Plan, when the final one was submitted by the end of Monday, to make it a little bit more attractive and to address some concerns that residents had with noise and various things like that. So, we'll speak to that a little bit further then. And, I know coloring.

Chad Toft stated so the berm along the side will be all pine trees, aspens; different trees. I can't remember what other trees we're putting in there. Megan Toft stated we'll have to ask them. There's little groundcover that rustles a little bit. We don't have much noise but it would, I mean it would alleviate any of the noise that we do have.

Chad Toft stated yeah, and we moved our coloring facility. See the round circle up there? (*Chad Toft pointed to a site plan diagram off screen.*) We moved that to the north side of up there and we turned the building a little bit different so everything on the south side is storage, on that side of it closer to the road. You see the round circle? That's where we color, that will be up here at the top side here. And this building got turned a little bit. That way it faces right into that building so then this would be just raw material storage at about, I like to keep my piles at 18 to 20 tall height. And, we're only full at about two months, three months a year. We're finally filled up right about now and then by June we'll be empty out of there. We run down to about 100 truckloads in the summer. So then all this other stuff, this becomes pallet storage. We changed that a little bit around so there's less noise on the south side of the road for all the residents on the south side.

Voss stated you talk about not doing the tree processing but can you kind of walk us through your manufacturing process? How you make your mulch? Chad Toft stated right now I buy all my mulch, I'm sorry, we buy all of our product in here prefinished. I don't get into the grinding and all that stuff as everybody else out there. There's a lot of companies out there that do it so I can get it done cheap from everybody else and it's not my forte. I'm not a logger. I'm not a land clearer. I'm a bagger. I put it in the bag and I truck it. That's what my forte is and that's what I do.

Chad Toft stated there's a company in McGregor, Minnesota, called Savannah Pallets. We buy 20 loads a week of all their waste product when they make pallets from them. We'll bring that down there, we'll pile that up through the year. Then the City of Minneapolis and a few other sites, all the Ash Borer when they cut trees down and grind that up at Ceres in Brooklyn Park. There's a company down there that collects all that and then they grind it and we bring it up here. Bring it into us pre-ground.

Chad Toft stated we pile it on the ground and then we'll run it through the color machine or if it's like cypress and cedar, we'll bag it. Not everything gets ran through the color machine. Some stuff, cypress and cedar, cedar gets bagged here. Cypress gets a blend, a 60/40 mix. Megan Toft stated the cedar comes from British Columbia and it comes down by rail container. Same thing with our cypress. That comes up from Florida.

Mundle stated I'll ask because I know somebody will ask. You mentioned the City of Minneapolis with their Ash Borer trees, bringing that up here. Would that be contaminated stuff? Chad Toft answered no because it all has to be ground down before you move it around within the quarantined areas to a two to three size. Then they consider that. We deal with the Minnesota Department of Ag and I don't know what the federal side is, but we deal with that.

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We sell a lot of firewood, the little bundles of firewood. We sell about seven truckloads a week of that stuff. So, they come into our place, they monitor us every month-and-a-half, check it over. They'll come in there and they bring in sieves to make sure and then sieve the mulch to make sure it's down to the right size for moving it around. I can't move it, there's some really serious fines if you don't do it the right way and keep it the right size of what the feds and EPA want and all that kind of stuff.

Mundle asked so there wouldn't be any risk of bringing that up here? Chad Toft answered nope, and this County is in a contaminated area already. So, like this is considered contaminated already because you're in a contaminated area already. Anoka County is for Ash Borer.

Chad Toft stated the cypress we'll blend down, we'll run it through the bagging line. There's one chute outside. We put it in there. There's a conveyor that goes inside the building. There is one pay loader that feeds it. It goes in there, runs through a bagging machine. I think you've seen a little bit of it, we didn't have our new machine in yet, but we're putting that in right now. Runs through the bagging machine, goes through there. They stack it. It goes through a wrapping machine and off it goes. We're done. It runs, we run a pallet every five to six minutes off the line right now, a pallet of mulch. We move probably 3 million bags a year of mulch. So that's about what we run.

Chad Toft stated we do colors. I don't know what else you can really say about it. Water uses, I know there's a lot of concern about water uses and color and stuff like that. The color going in the ground, it's all, I have MSD sheets that will all be presented with my final plan. It's safe. There's nothing wrong with it. It goes in school playgrounds, it goes around people's houses, it goes everywhere. Your kids play in it, your dogs play in it. There's nothing wrong. I'd give my four-year-old daughter a drink of it and she'd be fine. She'd maybe look funny with a red mouth but it's completely safe. There'll be MSD sheets presented with the final bid so there's nothing to worry about contamination or anything. There's real strict EPA rules with it because it goes around houses and schools and playgrounds and everything like that.

Voss asked is the dying operation indoors? Or, outdoors? Chad Toft answered outdoors. That's the big round circle. Voss asked so you're just spraying? Chad Toft stated it's a trammel system. I don't know if you got that picture with the green? It's a trammel system. We color different than other people. Some people bathe it. I spray it on. Rivard and other manufacturers, they soak it through. They'll make like a pool of it and it runs through the water. I spray it on through a trammel system. It goes right in there, it's that green thing right there. It's about 40 feet long. We'll dump the wood in there, it goes up a conveyor, and then there's literally just like a spray bar in there with a whole bunch of pressure washer jets on it. It just sprays the mulch. We get about 60% coverage when it sprays on right there. Then it just goes down, pile, and just rolls around in the trammel a little bit. Then it goes up a conveyor into one of those bins and it will sit for 12 hours to dry off. Then you can put it in a bag at that point. You can ship it out or anything like that.

Chad Toft stated we don't have any run off, if you're worried about run off of color and stuff like that. If I have run off of water or anything like that, that's bad. That's all my profit going away. So I know, I heard somebody say that, you know, 'Where does the 30,000 gallons of water go?' It all absorbs into the wood, the wood fiber. That's what holds the color into it. So, there's no run off. We don't have any holding ponds behind it or anything like that. I think you were up there and seen it. We don't get run off. There is no run off from it. That's profit lost.

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Voss asked what time of year do you do the dying then? Chad Toft stated it depends on when it warms up. You know last year we started the second week of April. Two years ago with

snow... Voss stated so it is during warm weather. Megan Toft answered yeah.

Voss stated I remember the trammels. I used them quite a bit and they themselves can get loud. Chad Toft stated it's all mulch. You can stand next to it and we can fire it up if anybody wanted to see it. You can stand right next to it and talk. It's all rubber-wheeled trammel. It's not like, it's mulch. It's not like a gravel trammel, 'clunk, clunk.' It's all mulch and rubber wheels and trammels. It's real, real quiet.

Chad Toft stated pay loaders that feed it are no louder than a regular semi going down 65. The neighbors are worried, have concerns about noise at night or something like that. I've been up at that property at 9 o'clock at night and I've been in the neighborhoods. We'll be on the north side of our property. You'll hear more traffic from all the trucks going up and down 65 with the stoplights getting going, the old trucks, and old straight pipes and stuff like that than you'll ever hear out of me with the berm and stuff like that coming up.

Chad Toft stated I know there's a lot of safety concerns. People are worried about mulch and stuff like that for run offs and all the environmental issues. You guys can go online and look at the City of Long Beach. They're starting to do some stuff out in California. They're making walls of mulch. You can look it up a little bit. And, they're taking fences, literally it's like a chain-link fence and they're building up 20 feet tall. It's a cheaper way to do it. It's more environmentally friendly. It holds the sound down better than sound walls, like along interstates and stuff like that. And, it decomposes and makes a nicer thing. So, it's actually more environmentally friendly to have like a mulch or something like that than you would with a regular sound wall. You'll see a lot of that starting to come up. I guess they've been doing research out in California, a lot of stuff like that.

Voss stated it's funny you say that because I was in Long Beach last week and I remember, around the airport, I remember seeing them. Chad Toft stated yeah, so they're coming up around there.

Chad Toft stated neighbors are concerned about mulch blowing. Like I heard somebody talking about mulch blowing down. I don't remember who it was, but blowing a couple three-quarters mile down the road. If mulch blew that far, nobody would ever put it in their yard because it would blow into the neighbor's yard. Mulch doesn't blow around like that or anything like that. There's no concern of that. Even on a windy day, if we dump the bucket, you may get a blow of 20-25 feet but that's not ever even going to get close to anybody or anything like that.

Chad Toft stated water use, a lot of people are really concerned about water usage on that site. The numbers were exaggerated very largely. We use about 40 gallons a minute when we're coloring. If you take an average of that times 10 hours a day, which we can't color constantly 10 hours a day, and you take three months of that, we'd use about 1.4 million gallons a season, in the first three months of the season. We shut down, get real quiet in July and August. We don't do much coloring in July and August because we're bidding for next year's contracts. Then we'd fire up again, was it mid-September through the end of October. We fire up again at that point and start going. So maybe we'd use, that's 1.4 million in the first three months and we'd maybe use another, about one-half a million gallons or right around that 2 million gallons.

Chad Toft stated if you go on line, everyone's welcome to do a lot of research on water. The average person uses 80 to 120 gallons of water a day. There's a lot of research done with California and all that stuff. So, I took an average of 100 gallons of water for an average person, a household of four, and it uses about 145,000 gallons a year of water. Then you break it down to, so I'd use about the same amount of water as 13.5 houses. There's more people in here than 13.5 houses.

Chad Toft stated and, there's some other options to do. I've talked to Jack. He really wants to get me on City water, which I have no problem with. I prefer to be on City water. If he wants to get me on City water, how soon, I'd have to deal with him on that and it would sort of be up to the City. But we have that runoff pond for the water for rain. We could run a pipe if the neighbors and City are concerned about water usage. We could pipe it all the way down there underneath the ground so when we get rain and it goes in the holding pond, I could pump it back up and use that water. So I'm using less water out of the ground if that would be something you guys want.

Voss asked you're able to use gray water for what you're doing? Chad Toft answered yup. So I can use the rainwater runoff but I'd have to have some kind of return on investment. If you want me to hook up to water within three years I don't know if I'd do that just because the return on investment. I'd have to have something where I'd have to have five or seven years just to do it. But, I don't know how soon you guys want to get water down there or what you really want to do. So that's something you guys would have to decide between each other.

Chad Toft stated that's just my biggest thing. You know, I grew up on a farm and stuff like that and I know there's so much concern about water. You take an average cow drinks 26 to 36 gallons of water a day. I mean 80 cows would be about the same as 1 million gallons. The farmer next to me has a lot of cows and he uses more water than I would even use out of there. So, that's where I am on that.

Ronning asked which aquifer are you in? Do you know? That you're going to? Chad Toft stated I don't know that. My civil engineer would know that or maybe Jack would know. Davis stated they would probably be in the same aquifer that our first well at Whispering Aspens is in It used to be called the FIG but they've changed the name of that aquifer. It's not anywhere related to the aquifer that has the issues over around White Bear Lake. We're not in any of those.

Chad Toft stated I just want to make sure. I want to come to this City as a whole. Our employees are very important to us. They're like family. We have even more family that works for us so we're a family-oriented company. We've talked with a lot of our employees. They live a long ways away, Princeton, Zimmerman, Rogers, Hanover. We've got employees that live out as far as St. Cloud and they're willing to drive in here. We have really good employees. I pay above standard industry wages out there. Most of our drivers make \$60,000 to \$70,000 a year and plus, we pick up 100% of medical coverage, dental, retirement plans, vacation. And, I think that's something that the City would want. A company that pays their employees well. And, the growth that I'm having down the road and stuff like that. I think it's a good thing to bring in. And, we're a young company. We have a lot of young employees who are under 30. I probably have like six of seven who are going to move with me once I figure out a place to go and stuff like that. So, I think it's a good mix for the City of East Bethel.

Ronning stated I don't think you mentioned or addressed the truck fleet. How many vehicles you expect, roughly now and maybe a couple years if things grow. Chad Toft stated my trucking fleet, I don't grow much on that side of it. I haven't did much. I haven't been looking for a lot of business. I don't have, like a sales force out there that does sales. Everything I've ever grown on is word of mouth. I'm very, I grow with my customers. I don't go looking for more business. I'm sort of a weird company on that side of it. I like to have sort of people come to me because at least I know they're willing to do business and work with me. I look for businesses that work with inside my business so it's more efficient and stuff like that. That's how I've sort of got these different things involved. So trucks, I don't see a tremendous amount

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of growth. And, a lot of trucks don't park here. You'll maybe see a few more in the winter. But in the summer, I probably have five or six trucks at most. The guys take all their trucks home to their houses and stuff like that. I've got five guys that live up there. From once it warms up until it gets real cold where they have to plug in at night, most guys take their trucks home. We have guys that live in Shakopee. I park three, four trucks in Little Canada. So, they're sort of spread out just because I have a lot of trucks I park them in different areas so they're close for employees.

Megan Toft stated with us moving, we would be looking for a space to park trucks up towards the St. Cloud/Buffalo area. We have a number of drivers out that way who we would accommodate parking. We don't want to lose them. Chad Toft stated I don't want to lose my good employees. It's hard to find really good employees now days. So, I would find a spot up there to park some of the guys.

Ronning asked is there a way to gauge the daily truck traffic to and from? A guesstimate? Approximately? Chad Toft stated spring you might have 30-45 trucks coming in and out. In the winter, 10, 15. I know that's not a huge number. I know that piece of property, they've look at dividing up into 10-acre parcels so there could be four different businesses in there with different types of business so you could actually have four different trucking companies or something. There could be a lot more trucking on that piece of property than what I will have. The most thing I need that property for is just outside storage. Just for that pack up at the end of the winter.

Ronning stated 30 to 45, that's, you can't say so many an hour but an average of about 4.5 an hour on a 10 hour day? 3 to 4.5? Chad Toft stated yeah. And, our guys leave at all different hours. Megan Toft stated some we don't see. Chad Toft stated yeah, some we don't even see. Megan Toft stated we may not even see a truck sometimes during the day for four or five hours and then you may have, you know, four that come within an hour, four with another hour. And that's kind of at the end of the day. You get it from like 2:30 to 4:30 and then in the morning when they leave. We kind of accommodate our driver's personal lives as well. We have some that like to leave early in the morning, who like to get out of bed and they like to start early, 6 a.m. Then we have others who like to leave at 8 a.m. and they work later. They have a different family schedule. So we kind of have it staggered. Not everybody leaves at the same time. Chad Toft stated you think of a normal trucking company, a FedEx where everybody sort of rolls out at one time. We're throughout the whole time. You don't get that through us.

Ronning stated I think we're trying to consider what some of the others, some of the questions I've had and I have no answer to, but what others are interested in. And the noise, it sounds like it's very little. Chad Toft stated yeah, and I've been in the neighborhoods. I've been up here at night, listened to it. I mean my payloader running at night on that side of the road, you'll hear more off 65 than off of what I'll have for noise with the barrier.

Chad Toft stated if there's something the City would like different for a sound barrier, or berm, I'm willing to work with whatever it is. And, with the neighborhood, within reason. There has to be some reason with cost but I'm willing to work with whatever. I think I've worked with Jack and Colleen quite a bit and I'm pretty flexible with my layout. I'm not like a hard thing. I've tried to minimize. There's a brick house down at that end of the property, I've tried to use that just for pallet storage so nobody's down there. You'll see us in the fall when we fill it and the spring when we take it out. That's about the only time you'll see us at that end of the property. It's just going to sit empty, probably from May until October and then it will fill back up. Then it will be full of palletized mulch and then in the spring it will disappear out there. I'm trying to minimize the impact to the residents around everything.

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Ronning asked how many copies Jack? How many copies did we have of this? Or, is it on site? I noticed one gentleman came up and got one. Is there enough for some others? Davis stated yes, there's about a dozen up there in case anybody wants to get a copy.

Megan Toft stated that will change. We changed it a little bit based off some of the concerns that we've heard from residents. So when it comes in final, it's just some of how the mulch is placed and the coloring and the bagging building. Just to alleviate their noise concerns on that south end. Chad Toft stated so we're sitting on the very north side of the property instead of working on the south side of the property for the residents.

Voss asked any other questions? Ronning stated interesting business. Chad Toft stated it's a business. It's a weird business. But it works really well and I've got a good niche inside of it and great employees. My employees are my family. I can't talk highly enough of them. We've gone through quite a bit of stuff with them and stuff like that of where we're going to move to, what it's going to work for. This is sort of our corridor. This is the very farthest north I'm willing to go and then it sort of goes over that way. There's not a lot of options between here and there for a large piece of property in one section. Megan Toft added with good trucking lanes.

Chad Toft stated with good trucking so 65 is important to me coming out of that side of it. I really want to work with the community around here. I think I've made that very well with everybody. If there's anything I can do to help up and be flexible. Whatever the community needs. Ronning stated yeah, it sure sounds flexible. Chad Toft stated I'm looking for a home for long term. I'm not looking for something for five or ten years. I plan on being dead out of this place so I'm looking for someplace that will work with me as a City and as a community.

Megan Toft stated yeah, we'd like to do a retail eventually of some of our products so we would like to work with the community and have them come in. We're being pretty open with what we're doing.

Voss stated that's one of the questions that I have. You've got, on the far west, and area designated as future outdoor retail display area. This is an Industrial area. It's not a Commercial area so it would take a rezoning. Megan Toft stated and that's not something we would be doing now. Voss asked there's no retail right now, right? Chad Toft stated no. Voss stated okay.

Ronning stated like I say, I'm trying to think of some, I know Wyatt's farm north of that and I'm imagining once you have a fresh plowed field, you'll have more dirt moving than you will mulch. Chad Toft stated yes. I grew up on a farm. You'll get more blow off from the top soil than you would of mulch moving around.

Voss stated one of the questions I had from your presentation last night and I think Jack and Colleen have probably talked to you already about it, what's marked as a gravel drive mid-way through the property, which is designated as your entrance basically. That lines up with Davenport. And the City's talked to you, I think, in the past about that being a dedicated right-of-way. Basically the start of our future Service Road system through that side of the road. Chad Toft stated yeah.

Voss stated so that will be a dedicated right-of-way, which is essentially City property then. And, I think the City is being flexible enough to allow it to be used just as an entrance right now but at some point, as the City grows, that will become a road. So, how does that effect what your operations are? So, from a couple aspects, one is you're going to have all your piles on one side, assuming this doesn't change. Then I think the bigger issue is this road will sort of divide your property into two.

Chad Toft explained that's why we sort of designed it that way, so that's just storage on that side of the yard. So, we only go over there when we're filling it and then we're done and we don't go over there. So, we'll fence it. If you guys decide to put a road through and you want to, we could berm going up to the north, or south. We could berm both sides of it so we just cross over, probably, in the fall. Pack about eight times a day with a semi. We use a semi to stock the yard when we're putting all the product through so you'd drive across the road eight times a day, which isn't a huge concern, I don't see, on my side. I don't see a super busy road or anything like that.

Ronning asked can you estimate a typical morning start time and a closing time? Chad Toft asked for trucking or packing? Ronning stated anything. Chad Toft stated packaging, the first shift comes in at 6:30 in the morning and all the managers do and then at 7 o'clock the guys show up to start working and stuff like that. That's all done inside the building up there. Trucking you'll start from, if we're doing like Sam's Club deliveries, we may start, we have a lot of 5 a.m. deliveries for that. But most of the drivers come in like at 5-6 a.m. up until 8 o'clock at night. That's the reason we asked for that 4:30 is because we do Sam's Club and we do a lot of appointments at 5 a.m. for Sam's Club deliveries. Ronning stated it wasn't my questions, sorry.

Voss stated so back to the Service Drive issue, and I'm not sure Jack, whether you've discussed with them whether or not, the whole matter of it being a road, a City road. We discussed last night whether or not that triggers this having to be a plat or not. Davis stated I think Colleen had the discussion with you all today regarding what recommendation today from our City Attorney was in that respect. When we had met previously, we had discussed the requirement for the dedication of the right-of-way, and at a minimum, the construction of the subgrade of that to meet our current standards for those roads. Chad Toft stated yeah.

Voss stated okay, but in terms of whether it's platted or not? Megan Toft stated we don't have an answer yet. It was just a couple hours ago. It was just today. Chad Toft stated yeah, so we're talking. Your City Attorney thinks it might be easier to plat it all right now so then it's all done and platted out. Megan Toft stated so we'll address that.

Voss stated so that's an ongoing discussion then. Davis stated that's correct. This came up last night and then we had the discussion with the Attorney today. And, Colleen had a conversation with Chad and Megan this afternoon. So that hasn't been thoroughly resolved at this point. Voss stated okay, any questions?

Mundle asked with your early start times and the second shift that has the potential to go to 2:30 a.m., what are your outdoor lighting requirements? What kind of work will go on? Chad Toft stated that's why we turned the building and I moved the color machine farther to the north. *(Chad Toft pointed to a site plan diagram off screen.)* This building will turn right there, this way instead, so it will sit right about here. So it will be light shining towards my main shop so that doesn't interfere with residents down here. There'll be a light on the back for the hopper. The color machine will sit up here. And then it will be one light off the color machine if I have them coloring, say in the fall, when it gets dark a little bit earlier, shining on the pile. So, there will be no lights shining down towards residents this way.

Voss stated I think along those lines, if we discuss them being downcast LED, that makes a huge difference. Megan Toft stated yeah, they'd be all LED and I know they've addressed that with our lighting plan that they'll submit. Chad Toft stated they'll submit that on March 1st. So there's no lights, I know we made it very strong that we didn't want to have any lights down facing this way to the neighbors. That's why we changed a couple things around.

Ronning stated it's nice to hear employment coming with living wage jobs. That's what gets people into the City. That's commendable. Thank you. Chad Toft stated you know, you've got to pay people a decent living out there to work. I'm a big person on my side of the business is, you pay employees well and you don't have to retrain. There's a lot of companies out there that'll pay truck drivers \$40,000 and \$35,000. Why do you want to go through the work of hiring, retraining, and finding employees? I've never ran an ad for an employee in three years and I know how bad the economy is. It's all word of mouth reference. I have guys, if I want a job, I just tell one of the drivers, 'Hey, I'm looking for another driver.' And I'm up with a guy. I pay well. I take care of my employees. We do a lot of company events.

Megan Toft stated most of our employees are a single-income family with kids and their wives choose to stay at home and they can accommodate that with multiple kids working for us. Chad Toft stated we do a lot of company events and I'm very involved in my employee's lives. A lot of them are just personal friends we hang out with on that side of it. So, it's important for me to make sure my family's taken care of.

Voss asked any other questions? One of the, with what you presented, what we've had over the last week is, last night was the first time I saw a drawing. Drawings always help. So, we just had discussions and descriptions. One of the concerns I have as a whole, and it's nothing you can really do about it, but is the fact that this, you're at the southern end and it goes all the way up a mile to the County line. This is all zoned Light Industrial. When that was zoned that way many years ago, I don't believe, at least in my mind, that having a series of these large land intensive operations was in the vision. It was more of a, what I would call like the manufacturing, well, you're manufacturing too, but take your manufacturing and put it in a 60,000 square foot building. That's kind of the vision we had. That's a long-term vision and you're the second industrial user in the area. Cemstone to the very north was the first one. So that's kind of the struggle, at least that I have is the fact that you're 'chewing up' a big piece of land. And, the number of employees per acre kind of thing is one way to look at it. It's a low density.

Chad Toft stated and we run on a lot less employees. There's a lot of room for expansion in other stuff if we decide to grow. Like, I don't need the full 40 acres right now but you might as well get it in case you ever need it. And, obviously prices go up as everybody knows. Land continually gets more expensive.

Voss stated yes, you've got a point in that the land's not being used right now anyway. And, at some point in the future there'll be more demand for land and for that industrial use. But, you look at a manufacturer and they may have 70-100 employees in a five-acre piece of land, which is a higher density.

Chad Toft stated if you take right now, we could cut the property down to a smaller size so maybe someday if I don't ever, and the land prices go up and they want to put another customer on the right side of the road, towards that brick house, we could sell off at that point. But I figured well, it's all available, you might as well buy it and have it at that point. I don't really need all the land right now but you might as well.

Voss stated that's one of the struggles I'm having. Anything else you want to add? Any staff comments? Megan Toft stated we appreciate it.

Davis stated I have one question. You indicated you'd like to be in operation by August 1st of this year. Do you think that's a reasonable goal that you can obtain with all the things involved in the site plan approval process, property closing, engineering and ordering the product? Is that something you're still 'shooting' for? Chad Toft stated 100%. We're actually 'shooting'

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for, if we get City approval, April 6th I think is what we talked about. We'd order the building, that's eight weeks out, and we'd be working in there in May and we'd be in there, they're talking if we have a nice dry summer, the first building we'd be in there July 1st to July 31st. It depends on how wet a spring it is. Then they'd finish the other one right after that. So we'd be in there 100% by November 1st at the latest. That's what's in our contract.

Ronning stated again, this isn't necessarily my question. There's a berm on the full south side, well most of the south and southeast where that 45 is. What, do you know yet, wetlands will stay wetlands assumedly. Chad Toft stated yeah. Ronning stated the piece next to it, what would be in there or around it. Chad Toft stated that would just be pallet storage. That would be the other part that we really don't, it would just be empty pallet storage and we'd fill it in the fall and take it out in the spring and then it would sit there empty. It's the least amount of impact for this house, this resident down here, for seeing anything.

Voss stated along those lines, the two areas you've got designated 'pallet storage,' is that Class V? Or paved? Chad Toft stated Class V. Megan Toft stated specifically it's palletized mulch that would be delivered to Home Depot or a Menards. So, it's not empty pallets. It's finished product that's ready to deliver. Chad Toft stated so if you go into like a box store, a Home Depot or anything like that, that's where all of that stuff would be sitting right here.

Voss asked how high do you stack them? Chad Toft stated one high. You can't stack them because it falls over, so about five feet tall. Voss stated oh, so it's just one high. Chad Toft stated yeah, all of this is about five feet tall. So that's the problem why you need so much land. If you could stack it, you could go with a lot less but you can't stack it. It tips over and then you've got all kinds of messes. This piece of property, the only thing we did a little different with this is we extended the berm a little bit farther and then made that a green area. So we have good filtration down in the pond if there's anything like that, on the next Site Plan.

Davis asked what are your plans for expansion and what do you project for future employment in say five, ten years? Megan Toft stated as far as expansion with trucking, we normally add one to three trucks per year depending on business. We have some other opportunities, more from a warehousing standpoint that we're at capacity for our softener salt. We can pick up softener salt business. It would be a couple customer service people, adding another accounting person, another warehouse employee, and a couple more forklift employees in particular. Probably about four, two per shift. But the warehousing is the main part that we're looking to grow. For us the importance becomes a rail facility and we'd be looking for a facility to unload that has rail as well.

Chad Toft stated we talked quite a bit that Bethel right over there has rail. So, we'd look at a facility over there and we'd be able to unload over there in that city. Voss stated so train loads then. Chad Toft stated yeah. Since we'd end up with stock, we'd try to buy that stock lumber but it didn't work out so that's why we like rail. You guys are close to rail at the same point.

Chad Toft stated on the mulch side of the production, I don't see anything I run at max capacity right now. And that's sort of what it is. It's never changed. I don't have any more room for production on that side.

Voss stated you talked, when I asked earlier about when you do the dying, obviously you don't want it to be freezing weather because you're using water. Chad Toft stated yeah if it's freezing you can't do it. And, the wood fibers have to warm up or else the dye won't stick to it so it has to get somewhat warm enough to get the dye to stick to the wood fiber. Voss stated I was curious as to why you wouldn't take that operation and put it indoors? Chad Toft stated big building and lots of cost. Everybody wants to buy a bag of mulch, Menards, Home Depot, they

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want to buy it for a buck, I'll just use a number. If you add that, you'll add another thirty cents and you'll put yourself right out of the market. You won't compete.

Voss stated I was just thinking of it from the aspect you could be doing it all winter long and be ready. Megan Toft stated you can't unload the product either in the winter. Sometimes if it freezes coming down from Canada, you can't load it. Chad Toft stated we get pretty quiet in the winter around there. The mulch side is real quiet. There's not much you can do. Megan Toft stated there's nothing.

Ronning stated I think I heard an earlier concern about smell. From what you've described in your market, the smell you're going to have there is what you'd have if you walked through Lowe's or Menards or whatever. Megan Toft stated if you went to Patio Town and walked through their bin area, that's what it smells like. If you go, whatever garden center you shop at. If you go down to Mickman Brothers and walk through their area, that's the smell that you're going to have.

Chad Toft stated that's why I like blacktop. You won't get that compost underneath and that's where a lot of that smell comes from. A lot of different people, at Rivard down there, get that constant buildup. In a compost you get a lot of smell. Obviously you guys know compost makes smell. Megan Toft stated and he does more bulk. We can't put that in the bags because as a consumer buying at Menards, you'd return your mulch with rocks in it. Voss stated I know that too. Okay, any other questions from Council?

Ronning stated Rivard has had, probably gets their stuff put up green, generates a lot of heat and I think the Fire Department's been there once or twice. What's the possibility of that with your? Chad Toft stated in this type of business you always have the possibility of fire but we have on-site, we've dealt with the City of Elk River, we have on-site fire control, water tanks, and stuff like that. Actually, the worst thing you can do if you end up with a big pile, and he does a lot of composting so that makes twice the amount of heat as you're going to get in wood fiber.

Chad Toft stated you come out and see my big wide pile like Jack and Colleen seen, there's not a lot of heat in it. But when you're composting, you're sitting up there and he makes a dark material. It's called, it's like a two-year old hardwood. So you compost it and it makes lots and lots of heat. I don't have no product that sits on the ground that long so I don't make that composting. But, actually water's one of the worst things you could do if you actually had a fire on mulch. You want to snuff it out. You want to actually dump more mulch on it because it will actually put itself back out. Ronning stated smother. Chad Toft stated yup. We do have our own water tanks and trailers if something ever did happen like that. Voss asked anything else?

Davis asked have you had any feedback yet from the Anoka County Highway Department regarding your entrances or any other questions they have relating to 237th Avenue? Megan Toft stated we haven't had anything yet.

Ronning stated earlier this evening, I had a call. One of it was, call it a DNR interaction. Do you have permits or anything you do through the DNR being there's wetland there? Chad Toft stated no. We built a large section of infiltration area so if anything does run off, it runs in there and ponds. I just don't have any like that. I just don't have run off. It's going to be rainwater is my run off.

Davis stated the DNR would require a permit the well. Ronning stated oh, yes. Voss stated a Water Appropriation Permit. Chad Toft stated and the well, we talked with our well gentleman and he has full permit for the water to pull it out of the ground and stuff like that.

4.0
CST

Ronning asked do you have any idea what aquifer Wyatt's in? Davis stated I'm going to guess he's also in the FIG. The aquifer below that is called the Mount Simon and that's the one that the DNR is saving for the future. In order to get into that one, you have to have special permission and show special hardships. So, most everyone up there, with the exception of the second well that we put in at Whispering Aspens, it's in the FIG. That's the Franconia-Ironton-Galesville. It's changed names now but it's still the same aquifer. The one below that's the Mount Simon. It's a little deeper and it is probably a little better quality water. The DNR will not allow you to tap that unless there are certain thresholds that you meet. Ronning stated thank you.

Voss asked anything else you want to add? Megan Toft stated no, thank you for your time. Chad Toft stated thank you. Voss stated don't go anywhere, have a seat in the front row if you could. Jack, you want to grab the sign-in list? I want to thank the audience for being patient and listening. This, tonight is a Work Meeting for City Council and we're taking a little bit of a 'left turn' on it by allowing the public to address Council on this. This is not a public hearing. I think it's been explained the last two nights, just so everyone's aware.

Voss stated the property is zoned Light Industrial and has been zoned that way since 2008 when the last Comp Plan went through. Basically from three-quarter mile from Highway 65 in and then there's another zoning, kind of a buffer zoning, on the east side. This goes all the way up to the Isanti County line. So, it's a mile stretch. So their application fits the zoning and it fits, so far, all the requirements for a business to come into an industrial area.

Voss stated so, because of that, when a business comes in and meets all the requirements as the City has laid out in ordinance, they're an allowable use. They will have to, what they've shown tonight in the Site Plan is part of what they have to do. Any business has to do a process and a Site Plan Review, the City looks at that pretty carefully. It will go through Planning again. It will go through staff and it ultimately comes back to Council for approval. And so while we cannot technically stop businesses from coming in, what the City does is make sure that as many of the issues as we can identify during this process get addressed. Just as these folks have stated, you know, they want to work within the community and within the neighborhoods there. And so what our job as the City and City staff is to, again, try to make this work. So it's more of a relationship eventually between this business and the area.

Voss stated in this case, obviously, it's an industrial use on the other side of a road with residential use. And there's no real way to avoid conflicts with uses. You're going to have commercial up against residential, you're going to have industrial up against things. Again, you know, the City tries to do their best to try to, I'll call it 'soften the blow.' I don't know what other term to use.

Voss stated so along with that, there is no official public hearing, at least not yet with the way the plan's going through. So technically there isn't a medium for residents to address Council but we are going to allow the public, certainly here tonight, and many of you have been invited by many of us to come to the meeting, to address Council. And, more from an aspect of questions. You know, get your questions answered. I think that's what you want to get tonight. And if there's things that we haven't talked about, please bring them up. What I'll ask is if you signed in, I'll just go down the list. Again, state your name and address for the record so we have it. Please address Council and if it's a question the applicant's can answer, we'll do that. This is a Work Meeting so it's just an informational session.

Relocation
Discussion

think I am probably as much as anybody going to be impacted. And, I appreciate you giving us the opportunity to talk because if you didn't I think that would have been very much a disservice to the residents of that area. Voss stated and I agree too. Tuttle stated so thank you.

Tuttle stated I appreciate the presentation today by Mr. and Mrs. Toft. I also recognize, though, that from a business point of view, their job is to put the best 'smell' on it that they can. And, I think they did that but I also think there's some things that aren't answered. One of the things I don't think he did a good job answering was the, and this came up just tonight, I didn't even think about it until it came up tonight, was the Ash Borer consideration. I have at least a dozen, maybe 15 ash trees on my property and to have a business owner say, 'Well, you're already contaminated, what difference does it make?' doesn't sit well with me. That is not a man that is working with the community. I would like a better answer to that than, 'Well, it's coming whether you like it or not so I may bring it faster. Just get used to it.' I'm sorry, but I wasn't happy with that answer.

Tuttle stated I also have other concerns. One of them had to do with the statement that, 'Well, the business isn't going to grow.' Well according to this that I just printed out tonight, he anticipates growing three to five trucks a year. If you look at that five years down the road, that's 15 to 20 more trucks. Ten years down the road that's 30 to 40 more trucks. So the answer that he gave about expansion saying, 'Well, we don't anticipate more trucks.' I'd like a better answer to that because clearly it says on this thing I printed off of this website indicated something different.

Tuttle stated now in addition, I'll have to admit I'm not as knowledgeable on the topic as I should be. I just heard about this today about 4 o'clock and so I'm learning. I definitely need to get a better education.

Tuttle stated some of the bulleted items that you had, I'd like to address a little bit more in detail. The very first one was about the City's goals. Now, where did it go? The City's goals were to develop that land as Light Industrial and in your own handout you pointed out that this business is only going to create 1 to 1½ or 1¼ jobs per acre. Is that really in the goals of East Bethel? Is that what we set out to do? I don't think so.

Tuttle stated the visual impact, the business seems to feel there'll be a limited visual impact. I'm sorry, I've been around businesses like this, not theirs, but like this. They do have a visual impact. It's very easy to say, 'Well, that's the other guy's, that's not us.' I'm sorry. I would have to see it to believe it. A nine-foot berm doesn't impress me.

Tuttle stated environmental issues. My well is just as close as Mr. Wyatt's. I'm just as concerned. I've heard his name brought up several times. I understand he must be a member that's respected in the community so you're concerned about him. Well, my well's right there as well. I'm concerned about water quality issues. I don't think I've got a good answer on that yet.

Tuttle stated the business owners themselves mention that right now, they don't have to deal with holding ponds in their current business. Well, apparently they're going to be dealing with one now. Are they equipped to do that? Do they have the background and understanding to know what it takes to not contaminate a wetlands? To add a holding pond? These are issues that need to be handled by professionals. Otherwise, it's going to damage my property, my well, and my surrounding neighbors. I'm concerned about environmental issues.

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Tuttle stated odors. Again it's very nice to say, 'Well, the other people have odors. We don't. You know, I'm sorry. He's putting the best 'face' on it he can. That's his job. I'm skeptical.

Compost, not compost but mulch storage places have odors in my experience.

Tuttle stated traffic issues. I see a lot of concern about that intersection and there should be, 237th and 65. But I'm sorry, I believe those trucks are going to be going more than right there. They're going to be headed to 35. Well going down 65 isn't going to get them there very quick. Again, I would be concerned about traffic issues, where the trucks actually are going, especially with an increase of three to five trucks a year. Their current fleet, I've forgotten the numbers he gave us is one thing. But, according to this, three to five trucks a year increase, doesn't take too long before he's got quite a fleet coming in and out of there. And, by his own admission, his plan is to expand. That's no secret.

Tuttle stated property values is obviously a concern for anybody that lives there. I am concerned about my property values and I think all of my neighbors would likewise be concerned. I appreciate your giving me a chance to speak. I will, it's probably obvious right at this point, I'm opposed to this project. I don't think I hid that and it's, oh, one more topic. I would just like to make a suggestion. When we're handed a document like this to say, 'This is what we're going to use,' make sure it's accurate. Don't give me this and then say, 'Oh, we decided to change it.' We need accurate information.

Voss stated well, just so you understand on that topic, they changed it based on the discussions that happened 24 hours ago. Tuttle stated okay, and that's partly, I'm not as knowledgeable as I need to be. I wasn't here last night. All I know is I'm sitting here looking at this and then all of a sudden I'm told, well, that's no longer accurate. I'm sorry, I'd like accurate information. Not something that's close, you know. So, I would appreciate some new drawings. Thank you very much. Voss stated thank you.

Mike Langley, 23531 Davenport Street NE, stated my wife and I are new to the neighborhood. We just moved from North Dakota last month to East Bethel. Voss stated welcome. Langley stated thank you. We moved on Davenport and we're more or less worried about the resale on our property and the traffic. We like the area because it doesn't really have much traffic through there. That's about it. Thank you.

Ronning asked whereabouts in North Dakota? Tuttle stated northeast part over by Grand Forks kind of. Ronning stated I'm originally from 60 miles southwest of Fargo, probably. Tuttle stated oh really, okay, my wife's family lives in Cambridge so that's why we moved out here. To be closer to them. Ronning stated it's warmer here too. Tuttle stated yeah.

Dwight Spitzer, 23508 Goodhue Street NE, stated I'm real close to the people who have been talking and I guess one thing I have a concern about, is there a buffer zone between a residential and, you know, that plot? I mean, do you just go right across the road when it's residential? I mean, has there ever been a thought to that? A buffer zone between that?

Voss stated Jack is pulling up the zoning. (*Voss referred to a map on display.*) Where he's got the cursor is basically where the applicant is. You can see the wetland. There, that's better yet, to the east where you've got, I don't know if that's orange or light brown, that is R-3. Is that correct? Davis replied R-1. Voss stated R-1, okay. Then it gets into Rural Residential. So that's the buffer going east. The buffer going south is literally 237th Avenue. Spitzer stated right, yeah.

Voss stated one way to potentially look at this is, and again, you always have conflicts between zoning. Cemstone is on the north side. I think you're all aware of where Cemstone is. Cemstone literally fits the definition and could have been on this property here. So there's, I know this really doesn't help but there's far more intensive industrial uses that could be on this

than what these folks are proposing.

Spitzer stated I guess what I'm talking about is a Light Industrial, is that a semi application? I mean, maybe a cube truck? That would be Light Industrial? Voss stated as maybe a comparison and Colleen will correct me if I'm wrong, but we've got a number of different Commercial districts and they don't allow outdoor storage or very limited outdoor storage. The way that our current ordinances are written for Light Industrial, that's where the outdoor storage is allowed. So this is a good example of a use that has a lot of outdoor storage. Generally if you have outdoor storage, you have trucks. But in a Commercial area you can have just as many trucks going in. If it's a retail, grocery stores, they all have deliveries every day there's trucks there. Retail is going to have trucks. If you really want to talk about trucks, a truck terminal is where you'd really see a lot of trucks and that's something that doesn't fit anywhere around here as far as I'm concerned.

Spitzer stated I've got a couple other questions. So, has anybody for the City planned to be out and visit their current businesses to really know what's going on? Voss stated Jack or Colleen, can you comment on that?

Davis stated Ms. Winter and I visited the facility approximately two weeks ago. They took us on a tour of their warehouse office facility in Rogers and then their bagging, storage and distribution use and facility in Elk River. This was discussed at the Roads Commission meeting with the EDA on Monday night. It was also discussed at the Planning Commission meeting last night. Here are some photos of their operation. The top photo in the upper left hand corner is their office facility and warehouse in Rogers. I have two pictures on their existing site, which are some of their mulch storage piles. Again, as Chad pointed out earlier, this is their drying machine that they use on site. Here's some examples of their storage pallet areas.

Davis stated we looked at this. The issue here is this is zoned Light Industrial and if you look at what our City Code states, these are the permitted uses: manufacturing, medical office, recreation, research, warehousing, distribution, wholesaling. There's even one called adult uses. In fact, just let me point something out here. This is the only area in the City of East Bethel that adult uses can be permitted in. And, this would be up around Cemstone because of the way the ordinance is written there are certain setbacks. But, their use falls within the definition of Light Industrial use so it's like saying the City has complete control and they can say, 'What you can do with your property if it's proper,' which we can't do. Nor do we want to do. So, the issue here is the performance and if something like this comes in and they meet all standards it would be permitted.

Mundle stated so we can't say 'no' even if we wouldn't want it. Spitzer stated right. Ronning stated we don't have the option, well, we'll take A. A is this company, B, C, and D. E is none of the above.

Spitzer stated another question is can this business be run seven days a week? Saturdays? Sundays? Chad Toft stated no we don't. On Saturday, about a month and a half into spring we'll work until noon on Saturday. That's about it during the springtime.

Spitzer stated so, but this could be an option to be a Saturday and Sunday business? Chad Toft stated no. It's still 6 o'clock in the morning on Saturdays sometimes when it's really busy, until noon, for a month, month and a half. That's it. Spitzer asked does the City have a limit on that?

Voss stated to be clear, that's their prerogative. It's not within our ordinances that we restrict the weekday uses. There's impacts we have to avoid. Davis stated the only restrictions we have in City ordinance are related to construction activities and then we dictate the times that

they can operate within those. But, this doesn't fall in that category.

Spitzer stated okay. The other thing I have, just one last quick question, is do businesses have the opportunity to vote at the City of East Bethel. Davis answered no. Spitzer asked do you have to be a resident? Right? So, we're voting you guys in, you know. Be in our best interest really. So they can't vote you guys in, we do. And, I thank you for being there and doing what you do. Voss stated thanks Dwight.

Ronning stated it's not really my answer to a question, but when you're forecasting the future business thing, there's a lot of Ouija Board in that. So, it's nice to hear what we did here but I wouldn't put any hard numbers to it myself.

Kevin Mullins, 23534 Goodhue Street NE, stated I am neighbors with all these people in the room and we got a pretty good clique down Goodhue Street. I guess everybody's just against this and I just had a newborn born about two weeks ago. Voss stated congratulations. Mullins stated and I've got another two-year-old at home. We moved here about three years ago expecting, you know, a good life away from trucks, I should say. That's the main thing I'm worried about. I don't understand why they have to go down 237th at all and just have like Cemstone has turn lane and everything so they don't have to go down that road.

Voss stated Cemstone's on a separate City street. On two City streets. Mullins stated right but they have a separate turn lane to go in there, right? Voss stated when Cemstone came in and because of the trucks they have, they were required to put in acceleration and deceleration lanes. Yeah. Mullins stated I don't see why they couldn't use that also.

Davis stated one thing we have to remember here is this is not a City street. This is a County road. We have no control over 237th Avenue. That's all the Anoka County Highway Department.

Mullins stated okay, well since I've moved here three years, I've almost seen four or five people die on that intersection. And I know that's like one of the worst intersections. I grew up in Ham Lake and everybody talks about Coopers Corner being the most dangerous intersection and now you're going to put a ton of trucks going down there with people. I don't understand why they can't see people coming or there's just a long stretch but accidents happen at that corner. So, that's all I have to say. I just appreciate you guys listening to me. Voss stated thank you. Ronning stated thanks for your input.

Kathryn Morris Echols, 23615 Goodhue Street NE, stated I live on Goodhue Street along with these folks. That's actually 1,200 feet from the proposed property. I think I can mirror most of their concerns, especially this gentleman, who we just recruited today to come to this meeting who was unaware of this, when I say we're concerned and not looking forward to this coming to our neighborhood. My husband and I, who will also be speaking, came to this town in 2009. We bought foreclosed land and we chose to build here. And, I can say confidently that we would not have come here if that was in the area and I'm seriously considering getting out based on my safety concerns with this business, which I will describe.

Morris Echols stated what the owners did not tell you is that upon a little bit of research, I was able to see that they had a fire, which he said that they had some associations with the Elk River Fire Department. But, they had a fire that took six plus hours to extinguish in August of 2015, which is what they're proposing as the busiest time of their procedure. I think that one of your qualifications on ordinances and, you know, approving this company comes into safety, aesthetics, and all of those things. I think that's a very large concern that really needs further investigation. I would like to know what safety procedures and protocols and mitigation plans they have in place to make sure that does not happen in East Bethel, 1,200 feet from my home.

Morris Echols stated I also researched, in August, what the wind normally is in our area and when this fire hit in Elk River, our wind would have been travelling south, which would put that fire blazing and blowing into my yard, which I would be very concerned of and it's also in the area of a church and very close to other houses.

Morris Echols stated the owners also said there was no complaints from the other two locations. In various concerns that we had, you know, noise and smell and so forth, but after looking at Google maps on their other two locations, there's no houses around there. As you said here, there's no buffer. It's only 237th that separates us from them. They're currently located in Industrial parks in Elk River where I would think most of their processing occurs but there's, again, no buffer for us. I'm just saying there's no benefit to me that outweighs the negatives.

Morris Echols stated just like this gentleman said, if they're proposing to add 1 to ¼ jobs per year, I don't really see the benefit that's bringing to East Bethel as a growth opportunity. And, if we have this many residents concerned about this, to their core, and they're here tonight when they, I think that speaks volumes. I, along with all the people here, you know, mirrored our concerns with our wells.

Morris Echols stated I've never had a well before but would be concerned of what they said won't happen. But, run off, I'm concerned about our wetlands. Then I have been told that a lot of companies, Light Industrial or otherwise, have tanks for storage of fuel and gas and oil, etc. Currently, they lease property from another business in Elk River that's licensed with Minnesota Pollution Control Agency that holds 9,500 gallons of fuel, diesel, gas, oil, and I'd be concerned with how they're going to mitigate any risk that those tanks that might come to East Bethel would bring.

Morris Echols stated then one other concern, I have many but I'll only voice a few here, is a proposed berm of nine feet when, you know doing any research and what he previously said, the piles are going to be anywhere from 18 and 20 feet tall. You know, what is a nine-foot berm with a two-foot birch tree or whatever? I mean how is that going to cover up all of the activities beyond there and protect us from the sound and protect us from the smells and all of the other things.

Morris Echols stated then my last concern is just some other research I did on being close to any type of wood processing plant or mulch processing plant. Despite what they do with that, there has been research that link a lot of what you're breathing in to health risks that are associated with that. So, there is a study that was done in 2012 from the John Hopkins University that links people that are even three miles away from these type of operations being exposed to a lot of different health risks. I'll leave that out of it but I would think that a lot of people that work with this stuff have masks on but, you know, we can't have those masks being 1,200 feet away. So I would just like to be protected as much as I can and would like reassurances that would happen. I think that about covers it.

Morris Echols stated another thing is just that the owner had stated that it could have been much worse with that fire and I think that's kind of my hinging point is our safety in the neighborhood. You know, needing the DNR to come out with a helicopter to extinguish those fires and seven other fire departments to kind of put that blaze out. I can only imagine how devastating that would be to East Bethel when we don't have those nearby cities to come in and help us with any type of security issue that would come up. So, that's one of my concerns.

Morris Echols stated so, as much as I appreciate how much they've said that they're here to work with the community and stuff like that, but I really would like to see them elsewhere. I

just hope you guys do everything in your power to deny their request. So, thank you.

Voss stated to address two of the concerns you brought up, one on the fire aspect. I think in most of our Site Plan Reviews, our Fire Chief does review these businesses. It will be something that City staff would be reviewing from that aspect.

(Off mic comment.) Chad Toft stated I had a hydraulic hose blow next to the motor, spray the hydraulic oil on the motor, started the payloaders on fire. Hopefully that will never happen again. I put a fire suppression system on all the payloaders so we don't have that type of fire. It's not something we're looking for. With a hydraulic hose, you can have that on a construction site, when you're building, anything. I went ahead and put a fire suppression on all payloaders and stuff like that. And the concern with dust and that, I'm not a processor of mulch. I'm not grinding and stuff like that. She's worried about the dust. I'm not grinding. I'm not making dust that she's worried about from the John Hopkins.

Voss stated I think we understand that too. The other point to make, too, is and this isn't just for this one. We've had this before with the idea of putting berms up. The berms are intended to block people from seeing absolutely everything. But, if you think about it, a nine or ten-foot berm is going to block out, you know, 90% of what they're actually doing, seeing the trucks moving around. You're not seeing a lot of activity. You're going to see a berm with a 20-foot tree on it eventually. The berms aren't intended to hide, it's to help screen. Just so we have that in mind.

Matt Echols, 23615 Goodhue Street NE, stated a lot of my issues have been brought up already but I'm really concerned about the truck rounds per day. You talk about how much business you do, you know, 25,000 or 2,500, or whatever it was. That's a lot of trucks coming in and out plus your trucks for your wood chips, to deliver your wood chips. That seems like an awful lot of trucks tonight in and out off 237th. It seems like there's going to have to be a lot of construction done on 237th just to accommodate that.

Echols stated you talked about other cities. Did you propose this to other cities? Chad Toft responded no. This is the first City I've been in front of. Echols stated okay. And, also on your plan you talk about 30,000 yards, two aisles, what are the sizes of those? Chad Toft stated we're going to; that's 17 feet, it's 125 feet wide by... Echols asked roughly how tall I guess? Chad Toft stated like 400 feet. I spread it out so it's lower. Because I know it's one of the concerns.

Echols stated okay and asked are you with Plaisted's right now? Chad Toft stated no I'm not, not at all. Echols asked are you there though? In their facility? Chad Toft stated no Echols asked is that pretty close to Plaisted's? Chad Toft stated yes. I don't store, like that amount of fuel, 9,500 gallons, I don't have that. Echols stated well you're going to have a fuel barrel though, I would assume, whatever, 6,000. Chad Toft answered yes and I follow all the State and Fire Marshal Codes and that. We have double walled fuel tanks and *(inaudible comment)*. Echols stated but if you're close to Plaisted's, Plaisted's is not residential. It's surrounded by Knife River and surrounded by Barton's and then 169. There's no residents around there.

Voss stated Matt, if you could address Council. Echols stated I'm sorry, I had questions for him and it was just easier. Voss stated again, what the intent is, is to raise the issues to make sure the City addresses them.

and Gravel, huge gravel pits, and then 169. Now they're going to move into a residential area. Doesn't seem like a good fit for us.

Echols stated then the zoning was brought up. You know, he's meeting the requirements of all the zoning, which I understand. Do you feel that maybe it wasn't zoned correctly to begin with in 2008? That maybe there should have been a buffer zone of some other sort, and then your Light Industrial? Voss stated that's a 'should of' question. I mean I think we're here to talk about the present. Echols stated but we're here now because of the issue. Voss stated it will, actually the discussion is starting again in our Comp Plan and so that will be brought up again.

Echols stated I know we would never have bought, as my wife said, would have never bought our property to build on if they were there. That's not what we're looking for when we moved to East Bethel. I know that 100% and I know a lot of these people feel the same way.

Echols stated you talk about noise at night. Semis are quiet, yeah, I understand that but all semis have back up alarms. All forklifts have back up alarms and all payloaders have back up alarms. And, those are loud, extremely loud. I guarantee you at night I could hear those from my house. I can hear the combine when he's in the field in the fall. But that's only in the spring in the fall when he's tilling and using the combine.

Echols stated you talked about visiting a site too, in the wintertime. He also said that the wintertime was their slow season. Be nice to see what the site was like in their busy season and full production, actually get a grasp of what's going on. You know, snap some pictures and things like that. It looks good but it's a little different in the summer time in full boom. So, that's all I had. I appreciate your listening. Voss stated okay, thanks Matt.

Richard Hart, 23525 Goodhue Street NE, stated for the trucks and everything, I know, like 27-30 trucks make a whole lot more noise than 2 motorcycles in my back yard and I can't have more than 2 motorcycles in my back yard. So, that's kind of a weird concept. You have an ordinance that you can't have more than two motorcycles in your back yard because of the noise. But it's okay to have 27 trucks running up and down the road? It seems kind of weird to me. That's all.

Mike Biljan, 23600 Goodhue Street NE, stated thank you. I live I the best neighborhood in East Bethel and all these people will attest to that, I'm sure. Not much more to say. Most of what I wanted to say was covered. But, the land is in use. They, people still farm that. They might lease it out or whatever, but you said the land is vacant. It isn't vacant. There's always corn or something growing there so that's taken care of.

Biljan stated I know the zoning thing came up and in last night's meeting somebody said, you know, we've changed zoning laws to allow something in. It would be nice if you could change zoning laws to allow something not to come in. Thanks.

Jim Smith, 23620 Davenport Street NE, stated I'm sitting here listening to you guys and my concern is the traffic, the smell. But then when I listen to you too, you basically say as long as they fall within the guidelines, it's a go. So if that's the case, my suggestion is to take Davenport Street all the way to 245th, have them enter from that way to come into their plant instead of putting all the traffic on 237th. You line up two, three, four, five semis at that light, it's going to be a total cluster mess. People are going to get hurt there and, I mean, you've got a church there, you've got a store. Cooper's is really busy with people coming in and out. You've got to really be careful because those big trucks don't stop like a regular vehicle.

Smith stated I'm also worried about the water issue. They're going to use a lot of water. I

mean, that can drop our water level big time. And, you know, the property value is too because now, like I've heard too, the smell is minimal, which I don't know because I don't know a lot about it. I just found out about this 4, 5 o'clock myself. I didn't know anything about this. So I need to research this more too. But, property values will go down big time if they have a mess like it sounds that it could be. A lot of trucks coming in and out.

Smith stated but like I say, if they fall within the guidelines, you guys say that you can't stop them. Well then consider taking Davenport all the way to 245th, take it out that way. There's nothing out there but Cemstone. Not residential close. I mean, it's going to be bad enough if we've got to put up with the smell, if there is one, and the noise that will be there. But, it's an option to get the trucks the hell out of our area, just in case. You know what I mean? We don't need to have any incidents. There's a lot of children and stuff up there in them neighborhoods. We don't want them run over. So, it's just something to consider. Like you say, if they fall within the guidelines you can't stop them. Let's fix it so the trucks aren't going to be right there in our neighborhood.

Tammy Strecker, 23673 Baltimore Street NE, stated I guess my husband and I are directly affected. We are the house right across the street so as we look out our picture window, right now I see farm fields. I'm trying to imagine what it's going to look like when you guys build yours because, obviously, we're going to be able to see over the berm. My kitchen window sits there, I do dishes, you know, whatever. So, I'm trying to envision it and obviously right now I can't. I have this huge plan, and it is huge so obviously there's concerns.

Strecker stated from the City website, it states the City of East Bethel is home to approximately 11,262 residents and offers a unique and very livable location for families who prefer the small town lifestyle. It provides the best of both worlds, convenience to a metropolitan area and adequate separation to be a semi-rural community. It covers a land area of 47.97 square miles.

Strecker stated as a homeowner and licensed childcare provider on 237th and Highway 65, my concerns are with CST building. It affects me greatly as well as my families coming to drop off their children and pick up in the afternoon. I also have two teenaged drivers and that intersection is horrible and I worry every day when I see kids driving it. It scares the heck out of me. Strecker stated I'm concerned about the traffic, noise, odors, and hours of operation. They say they have trucks that make 30 plus trips a day. Obviously, I have children who nap continuously throughout the day so noise for me is a huge issue.

Strecker stated the light at 65 and 237th is already a problem and gets congested on 237th on the east side, which is where we'll be. Will a traffic light have to be installed? I mean there's no way they're going to be able to have more than one or two trucks go out there plus all the residential people coming in and out of there. There's just, it's not feasible. I would really like and wish that Anoka County Highway was out here to explain that because if you guys can't, then I don't know when or how we're going to hear about that.

Strecker stated they say they operate two shifts going until 2:30 in the morning with trucks leaving as early as 4:30 a.m. and arriving as late as 9 p.m. at night. Does the second shift run trucks? Or, will all their work be done inside the buildings with no outside later into the night? According to the Council Work Meeting agenda information, I know the City has some of these same concerns as I do. I am wondering how the City is going to determine if this is the right fit for our community. The visual impact of having acres of stacked pallets and other raw materials stored, the environmental issues such as noise, odors, and site debris.

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Residential and Commercial instead of Light Industrial to attract more individuals and families to move to our City? I am worried that our home values will go down as well as having trouble selling in the future if this company were to be built. I do not think CST fits what East Bethel calls a 'small town living lifestyle. Thank you. Voss stated thank you.

Troy Strecker, 23673 Baltimore Street NE, stated no comment.

Clyde Keehr, 23559 Baltimore Street NE, stated I'm good.

David Landes, 1747 237th Avenue NE, stated I'm what they referred to as the guy with the brick house. I'm going to take the liberty to scold you people a little bit. If it weren't for the coincidence of one person telling me, none of these people would be here. You weren't going to tell anybody that's in the area this was going on. And I think that is totally rotten. Voss stated I think there'll be a few people in the audience who I told to be here tonight.

(Harrington returned to the Council Chambers at 7:54 p.m.)

Landes stated well, everybody I talked to had no clue and how many people said they just heard about it tonight? It was because I got the word spread started out and that's why. And, I'm ticked about that. And, you claim that you had this zoned at a time when everybody knew about it? I don't believe that either.

Landes stated so last night, somebody mentioned the fact that maybe the zoning is a problem. You guys talk like the zoning is the gospel. Well maybe it doesn't fit like some people have said. These are nice folks. There's no question about it and they have a nice business. That doesn't mean it fits next to residents. I've lived here for ten years. There's people who have lived here for 25, 30 years and you're going to steal our equity. Steal it. That's what it is.

Landes stated Mr. Voss, I'm going to get a little personal. Last night, you were telling me about your, you were telling the group about your dream place. What if somebody came along and put a four-lane highway next to your place? Not a dream place any more. Your value would tank and that's what you guys are doing to our property. That to me, you can talk about traffic and all that, the roads are to drive on and they're going to be driven on. That's not so, we don't like it but, you know, that's not the issue. It's what you are doing to residents that have been here for a long time. And, I can get a little emotional about it but I'm holding it as best I can.

Landes stated this is wrong. It has nothing to do with the advisability of bringing business in. It's got to fit. Somebody, you guys didn't, somebody chose to zone that next to residents and you didn't take into consideration what type of thing may have to be considered. And, that's your job. This does not have to be approved and it must not be approved. I've only begun.

Landes asked what can you say about what you would do to people's property? Look at me and tell me that. Ronning asked tell you what? Landes asked what are you going to tell me what it does to my property value? And you, no one is going to tell me that doesn't tank my property to have that next to it. No one's going to come in to buy our property with that there. They've got plenty of places to buy. They aren't going to buy property next to this. I don't care what kind of a pretty picture it is when you see the photos, that's what you're going to see. Architects draw nice pictures of everything. What about it?

Voss stated I'm sorry, what are you asking? Landes stated I'm asking why we should have to put up with you guys stealing our property value. Voss stated as the City develops, you think? Landes stated yes, it's your, what, people have lived here all these years and part of what our representatives are to represent people. They don't live here. They aren't even here now.

We're here. Watch out for the ones that are here.

Ronning stated I was kind of saving this question for later. That is zoned Light Industrial. It's been that way for 10-12 years or something, 2008, okay. Landes stated okay, my point is then, fix it. Ronning stated I'm not done yet. You don't like this. Nobody likes this. It's Light Industrial. What would you like to see in there? Wal-Mart? There's nothing that can go in there that's going to make you happy. I apologize if that's insulting but that's the fact.

Landes stated it can be rezoned. It was a mistake to zone it something like that next to residents that have been there. Ronning stated we could raise your taxes because they sued us so much for zoning them out of here. We'd be liable. Landes stated you're going to lose more tax values from homes than this is going to gain.

Voss stated the intent of opening this up to the public was not to be confrontational. I think you're communicating your concerns, as everyone else is. Landes stated I'm sorry, the reason I feel confrontational is because I didn't hear you addressing any of the issues I brought up. You said...Voss explained we're not here tonight to address issues. We're here as a listening session.

Landes asked you're not to be concerned about the folks that are affected by it? Isn't that what it's all about? Voss stated sir, we're here to hear your concerns and that's why Monday night I invited you to be here Tuesday night. I invited you to be here tonight, particularly tonight because it's in front of Council. And I encouraged you to let your neighbors know because that's the best way to communicate to your neighbors. Landes stated no one called me to encourage me. Voss stated I encouraged you two nights in a row. I did. Okay? Landes stated after I was here. Voss stated and it worked. Your neighbors are here. That's what we wanted to do. Okay? Landes stated all right, it's not a big issue.

Landes stated but my point is that I don't hear a willingness or an offer of the concern that really affects the people the greatest here. Everyone one of them brings it up but I didn't hear any of you acknowledging it or offering that it was a concern. That bothers me greatly. You don't seem to list that as one of the concerns about what it does to people's, not only the value of their homes, but it destroys what we have as our life. Voss stated okay, thank you. Landes stated thank you very much.

Sherry Landes, 1747 237th Avenue NE, (*inaudible off mic comment*).

Voss stated that completes the list of folks that signed up. Now I know a lot of folks came in. Is there anyone else here that hasn't spoke tonight that wants to speak to the Council? I'm sorry, can you come up to the microphone though?

An unidentified resident stated I'm too shy. I just want to know, are they going to do a traffic count of the cars all day, like for a week on 237th? That's a very busy street. (*Inaudible comment.*) Voss stated traffic has been brought up and I'm sure it's one of the issues that Council's going to discuss.

The unidentified resident stated is the County going to do a count of what kind of traffic we have? Voss stated no one has an answer for you on what the County's going to do but that's a question we'll be asking the County. That will be a question we ask the County. The unidentified resident stated thank you.

Voss asked is there anyone else? Okay, just a little more on this process. I think we're going to have a little bit more discussion yet tonight about this, to the extent that we want. They will

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eventually submit a formal Site Plan Review that goes to the Planning Commission, which is another public meeting. The Planning Commission met last night so it will be in front of the Planning Commission a month from now. Davis stated the fourth Tuesday of March. Voss repeated the fourth Tuesday of March, so put it on your calendars now. It will be on our website.

Voss stated the information, or most of the information that they present as part of their Site Plan Review is posted on the website. It will be probably the Thursday or Friday before the meeting. So, it's all the material that they'll be reviewing that night is available to the public to review. You are always welcome to contact any of the Councilmembers any time with any additional concerns you have. Then after Planning, they'll make a recommendation to Council, which will be in mid-April, likely.

Davis stated generally we follow that up with the second meeting. It will be either on April the 2nd or April the 16th when it will come to Council. Voss stated and Planning is an advisory committee to the City Council. Voss stated so last call. Anyone else want to talk tonight? Anything else we haven't considered? Please come up to the microphone.

Richard Hart, 23525 Goodhue Street NE, stated you guys were talking about the well and about the aquifer. How far down can they go? Davis explained that will be determined by the DNR. They'll have to get a permit from the DNR and they'll probably be restricted to the aquifer that most all the other wells are in. Hart asked you don't know how deep that is? Davis stated that's probably going to be, I think it's maybe a couple hundred feet at the most. Hart stated oh, because mine is like 130-140 feet down. Davis stated it will be somewhere in that range. It wouldn't be a shallow well. It would be in the gravel or drift formation. It would probably be in the same formation everybody else is in, which used to be called the FIG Formation but they did change the name. But, nothing else changed.

Hart asked so they'll be taking a million gallons of water, two million gallons of water out of the ground? Davis stated that's what they're projection is. Here again, the City has no control over that. That's solely up to the DNR to issue that permit. You know, we can issue concerns but then they are the ones that issue the permit and say you can drill the well. Hart stated I know one million gallons of water will fill up a football field ten feet deep. Just one million gallons of water.

Voss stated I think I saw one more hand. If you've got a question, if you can come up.

Dave Tuttle, 23640 Davenport Street NE, stated I'd just like to follow up on his question was. You said you can address these concerns so my questions are, are you going to address these concerns to the DNR and the County of Anoka and these people that have authority to oversee parts of this project?

Voss stated I guess what I would suggest, I've got a long list, I think we've all got a long list. We're going to discuss some of these things yet tonight because we want these applicants to understand what the City's concerns are now and their process so they can get their answers, all their 'ducks in a row' if you want to think of it that way, before they go to Planning.

Tuttle stated well I just heard you say that we can. That doesn't mean you're going to. That's my, does that mean you are going to address these concerns with the authority that has jurisdiction? Or, are you just going to... Voss asked what do you think? Tuttle stated I hope so. Voss stated we're going to bring them up here. Tuttle stated I don't think that's a hard question to answer. Voss stated there's a list. Tuttle stated thank you.

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Harrington stated Steve, I've just got one comment. I just want to apologize to everybody out there that I wasn't here. There was another City function next door, but I will get a copy of this DVD because I want to hear everybody's concerns and I want to hear all the questions. So, I will listen to it.

Voss stated one last time, any one else? Okay, we'll bring this back to the Council dais. Who wants to start? Let's start with water. So they're going to have to go through DNR. Some of the discussions, the concern obviously is draw down and if it effects the residential wells or any other wells in the area. I know we've done water use studies for gravel pits but I don't know, Cemstone's a big water user. I don't recall whether they had a study or not. Can we contact DNR and see?

Davis stated what I would recommend is we send our comments and concerns to the DNR so that they will take those into account when they review the permit for this well. In terms of what is large wells in the area, there are two at Whispering Aspens. There's two 12-inch wells that are owned by the City. There's an 8-inch well at Cemstone. Mr. Wyatt has a large diameter well that he uses for irrigation purposes. And, the Castle Towers Mobile Home Park has a larger diameter well. I'm not sure. In addition to all the individual wells that the residents both around 237th Avenue and everybody on the west side of Highway 65 have.

Davis stated generally, most of these people are in the same aquifer or if they have shallow wells, they're above that but what we had pointed out earlier, that one of the concerns we have is with water withdrawal. Water usage is very important to us. We read the headlines and you see what's happened around White Bear Lake. They're in different aquifers that don't affect this one but, you know, we want to do everything we can and to make sure there's not a repeat of that in our area. So I would recommend from the City's standpoint that we express our concerns with groundwater depletion and ask them to provide us some comments on not only this well application but also the general effect that all the others have so we don't get in the same situation.

Ronning stated through those MID Studies, Minimum Impact Design something, they have the ability and formulas to figure how much of a one-inch rainfall comes off such and such roof surface and hard surface. If that's plumbed somehow to the holding pond, that should take care of a large part of it. Now maybe that's something that can dig into as well. Pardon? Chad Toft stated we're going to put swales on the north side of the property so all the water runs down that way. If the City wants us to, we can use all the gray water from that area first before pulling anything out of the water table. I can get you guys a study that will have (*off mic, inaudible.*)

Voss stated you're required to keep all your storm water on your property. But Jack, in terms of contacting the DNR, I'm not sure what their timing is for the Water Appropriations Permit Application, but is it something we're going to contact the DNR sooner? Davis stated actually, we can contact the DNR tomorrow. We'll inform Kate Drewry and Jason Spiegel who work in this area and just let them know this is a proposal and ask them for their comments on this. Again, they control this from start to finish. All we can do is contact them, which we will do.

Voss stated okay, any other discussion on water use? Any questions we have? Ronning stated that doesn't mean we're done. We may come up with some on our own too. Voss stated that's part of the process. Ronning stated yeah, part of the process.

Voss stated traffic, the County Road, the County has to approve their access. Davis stated the County has to approve their entrance access and also any other things that relate to highway safety and efficiency on 237th whether it be by pass lanes, right-ins, right-outs, and I don't know what the design construction or pavement design is for that section of road. They even have the

ability to even require reconstruction of a road surface to meet tonnage.

Davis stated one thing on the discussion is the spring load restrictions on that road. We'll see those go into effect fairly soon. All County Roads within the City of East Bethel are posted at 7 tons. However, the County does have the authority and the ability to grant variances in certain applications for certain short distances. I know that they do because it's done several times in Blaine where you have roads that aren't designed to 9-10 ton standards but again, the County will thoroughly review this. They are very thorough in their investigation of what's required at this intersection. They may even have to work with MnDOT too, to see if the length of the deceleration or right-turn lane off 65 onto 237th going east even needs to be lengthened. So, the County will do a very thorough examination and then put forth what their requirements are for necessary improvements.

Davis stated one of the things that was discussed is the distance from their main intersection to Highway 65. Generally, they want those about a quarter of a mile and that's why the proposal for the Service Road was placed in the location that it was, it would be 1,500 feet from 65. The current entrance is 500 feet at the main entrance to the Cooper's Corner BP.

Voss stated and it could be limited to no trucks at all. Davis stated it could be and here again, we'll just have to wait to see what the County says. But again, they are very thorough in their review.

Voss asked process with the County? Davis stated the process with the County is up to the applicant and I think they have had some discussions with the County and some information has been submitted to them. I don't know what kind of timetable they've given them as far as a response. I think it was indicated that the information was needed fairly soon so it could be submitted with their Site Review Plan that goes to the Planning Commission at the end of March.

Voss asked, in terms of the County, will we be conveying the City's concerns with regards? Davis answered we will and are having almost the same discussion with the County now for the proposed entrance of our Service Road on Viking Boulevard. We're going through the same review process so we'll integrate that discussion with the on-going ones we have for the other project. Voss stated okay. A whole list of issues.

Koller stated I've got on comment here. My property is a quarter mile deep and it's all wooded and behind me, kitty-corner, is Shaw Trucking. When they fire their trucks up, it's loud enough but most of their trucks and payloaders have the back-up beepers on them. Even at a quarter mile away, that's loud. And, these people are going to be right across the street. So I see some real problems there. And, I know they're required to have them.

Voss asked do they, and this is my ignorance, is it required on public roads? Or, can they disable them? Koller stated on private property, they're still required to have them. Voss asked they're still required? Koller stated yup. Ronning stated not allowed to back over anybody any more. Koller stated that's the purpose, take all the fun out of it. Voss added 'look before you leap.'

Koller stated if you're living right across the street from those, you're not going to sleep much. Davis stated I think the point about the back-up alarms is probably going to be the most significant source of noise because those are designed to be heard and noticed. Koller stated annoying. So I don't know how we address that but it is something we can take a look at and see if there's some solutions too.

Voss asked is it all equipment? Is it the loaders too? Davis replied yes. Koller stated well the loaders are the main ones that have it. Payloaders. Ronning stated I think all commercial vehicles. On vans that deliver stuff, you've got the beepers. Koller stated bobcats now, yeah. Davis stated even the new 1-ton trucks that we just purchased have back-up alarms on them. Ronning stated that's a legitimate concern though. Voss stated I don't know how you deal with that.

Voss asked what else do you want to have staff? One thing that came up tonight I didn't think about was the wood quality, the ash. I see a lot of the, whenever, like SA and some of those places that sell the bundled wood, they're labeled as 'compliant' or whatever it is. It would be nice if we had that kind of information as part of the application so we can understand that better and Planning can understand that better to know what it means.

Ronning asked did you say something about if you brought ash in it would be ground down to such a. Chad Toft stated it is already pre-ground. Ronning asked it is pre-ground to? Chad Toft answered to federal standards. With ash, if you're moving it around, you have to grind it down to a certain size to make it move between areas. It's already ground down.

Voss stated I don't want to contradict what you're saying at all, but what I'd like to have is staff to come, the official aspect come from staff and find out whether it's DNR or USDA or whatever it is.

Chad Toft stated on the backup alarms, all the trucks will back in when they get back in that 2:30 to 4 range so they'll be driving out. There'll be no back ups. All trucks, the gravel trucks that haul out of Shaw when you're on construction sites you're are required to have back up alarms. My trucks do not have back up alarms on them. My payloaders do and you can make options and put an air so it goes 'choom, choom, choom' instead of 'beep, beep, beep.' You have a couple different options with OSHA requirements so that's something I can change around.

Voss asked so you can quiet the alarms? Chad Toft stated yes, so it's an air sound instead of 'beep, beep, beep.' Voss asked is that something we can make as a condition of operation? It's good for you to say that but, you know, if it doesn't happen I think you'll have a couple hundred people calling and saying they hear that back up alarms. I'm not getting into that. Good luck with that.

Koller stated just looking on the internet, I've been finding situations about problems with mold on wood chips causing respiratory problems from the mold. Chad Toft stated my mulch doesn't sit around long enough. I've never had a mold issue or anything like that. Everything doesn't sit around long enough to do that. But you can do compost and you can get, at the bottom of the piles when you compost the hardwood and stuff like that. But I don't do any composting or any thing like that.

Ronning stated maybe you could check and answer if you're dyes have any kind of anti-mold or something to them. If they maybe have it already. That's a good question. Chad Toft stated I have the MSD sheets and all that stuff so, and it's always open to the City or they can get it at any time from me or concerned residents.

Voss stated maybe a question to ask is, you say you bring in the chewed up mulch already and then you dye it and you bag it and it leaves. From the time that you bring in the new mulch, the unprocessed mulch, to the time you have it in bags, typically how long does it sit around. Chad

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Toft stated the longest you may see it on the ground, winter is the longest. Two and a half, maybe three months we'll stockpile a little bit of it. Contractors will take mulch all the time. In the summer we carry very little of it. Once we use it all up, there's not much. You don't stockpile much in the summer and stuff like that. You don't stockpile it because you're getting next year's contracts with the lawn stores so you don't really buy again until you start getting your contract work for next year. Voss stated okay, what else do we want staff to come back with?

Mundle stated I did look into City Code and I do have some questions on how it fits into some of our ordinances. On Section 23, Screen Regulations, General Standards, h., 'all storage of material and equipment related to or located on and used by any business, Light Industrial, or other non-Residential use shall be stored inside a building. Exterior storage in Business Districts that is allowed by other provisions this ordinance shall be screened from public rights-of-way, adjacent properties.'

Mundle asked so does that state that all storage has to be inside? Or, because the, or does the business district allow it? Davis stated this is Light Industrial zone. Mundle stated yes but in the first sentence, it stated Light Industrial. Davis stated we would have to look at it and I think the last sentence you read, too said if it's outside storage it has to be screened. Mundle stated yes, that's, I was kind of confused by it. So it's, which it says Light Industrial allows it? Or, does it actually have to be inside? Davis stated actually, if you look under our Light Industrial zone, it does not address anything regarding outside storage. It just lists some standards for setbacks and permitted uses but it doesn't address outside storage.

Mundle stated Section 24, 4. Industrial District, a., exterior storage shall be limited to an area occupying no more than 50% of the rear yard and shall not be allowed within required setbacks, public right-of-way, etc. areas.' So, does this Site Plan fall into that? Davis answered it would have to reflect the conditions of the ordinance.

Mundle stated okay and asked does the City have a definition on what 'exterior storage' is? Davis answered there may be definitions in other sections. I would look particularly under B-3., or B-2. That's the place that addresses it primarily. Exactly what the definition is, I would have to look and research that. Mundle stated so just see what falls into 'exterior storage,' I would be curious.

Mundle stated I know I have at least one more. Would there be any accessory storage containers? This is under Section 24, 4. g., 'Accessory storage containers as defined in Section 1 shall not be permitted.' And, that definition is, 'Accessory storage container placed outdoors and it's used for storage of goods, materials, or merchandise that is used in connection with the lawful, principle, or accessory use of the lot. The term accessory storage container includes but is not limited to containers such as boxcars, semi-trailers, roll-off containers, slide-off containers, railroad cars, piggy-back containers, and portable moving and storage containers. The term accessory storage container does not include a garage, barn, or storage shed accessory to a dwelling provided such structure is not of a type designed, equipped, or customarily used for over-the-road transportation of goods, materials or merchandise.'

Mundle stated so, I would just have a general question of would there be any accessory storage containers contained within this Site Plan or if there be any planned use for any accessory storage containers. Davis stated from what we've seen that's been presented to-date, there would be nothing that falls within that definition. Again, should there be any use of that type in the future, we'd follow our general Code enforcement procedures to rectify that problem.

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Mundle stated okay, and I just want to bring up, in Section 26, Lighting Regulations, 4.,

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Performance Standards, b.5., Hours of Lighting, 'The City may also limit the hours of operation of outdoor lighting if it is deemed necessary to reduce impacts on surrounding properties.' Davis stated I think that would be one of the things that have to be addressed in detail by the applicant within the Site Review submission. I had a discussion with somebody else earlier today. Sometimes you have to get even photometric studies on the effects of outdoor lighting. They have indicated generally what their intent was but that would be something that would be detailed in the Site Plan Review for us to make certain that there weren't any violations of the City ordinance.

Mundle stated okay, and I'm looking under Section 48, Light Industrial, we have our permitted uses and then conditional uses. There would be more than one structure on this property, correct? Davis answered correct. Mundle asked how would those additional buildings be treated? Would they be treated as a detached accessory structure, any of them? Davis stated I would think they would be treated as two independent structures. One's not really accessory to the other. As shown to us, there would be the dyeing/packaging operation in their warehouse facility.

Mundle asked so there would not be any detached accessory structure? Davis stated again, that would be dependent on how you define it and I haven't looked at it that close. Mundle stated because if there is, then a Conditional Use Permit would need to be applied for. That is something that the City can control.

Ronning stated this is really helpful to give you an idea of what some of the in depth. Everybody had good concerns and everybody's problem is a problem to them. You have to recognize it like that but there's so much more depth that's going to go into this before it gets anyplace. That's just a small example of what City staff is going to have to do as well. And what the regulation agencies and it'll be a pretty deep dive study. That's not just some whim. I don't know if that makes anybody feel any better, I doubt it. But we don't represent one side of anything. We represent everybody.

Voss asked anything else to pass on to staff? Mundle stated I'm sure I'll come up with more but that's it for right now. Ronning stated Brian was on the Planning Commission for what, about four-five years? Mundle answered yeah. Ronning stated so he's got a good background on this stuff. Maybe better than the rest of us. Mundle stated well, I don't know about Steve. He's pretty knowledgeable.

Voss asked anything else? So Jack, it would be nice if we didn't have to wait until the next Planning Commission to get some of this stuff answered. Or, at least understand what processes the staff's going to go through. Particularly in contacting agencies. Is it something that we can be updated on at our next two Council meetings?

Davis replied it is. We'll provide an update at the March 2nd Council Meeting and then should we wish to even schedule another meeting, whether it be independent of Council or just an Open Session that we can advise people what we found out so far prior to the Planning Commission. We're always open to being able to schedule that.

Voss stated so in terms of, for the audience, again, check our website. If it is, it will be on our agenda for City Council. Davis stated as far as the March 2nd meeting, it will be presented as part of the Staff Reports. And then we can have more of a full-fledged update on the meeting on the 16th.

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Voss stated okay, that sounds fair. Anything else on this subject tonight? Again, on behalf of staff and on behalf of Council, we appreciate, honestly appreciate, the input. It's not often we

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Discussion

get input like this from the public. It's hard to communicate to the public and it's hard to hear public's concerns considering this is a relatively short time frame since this whole process started. It's good to see we have this much involvement. Again, contact any of us if you have questions or concerns or things we haven't considered yet. Please contact us and staff and we'll continue on this process and see where this leads us.

Ronning asked Jack, any City Council, Commission, Authority, any of those, the agenda's on the internet before the meetings? Davis stated the agenda and the whole Council packets are posted, generally, four to five days prior to the meeting. So, always check the City website if you want to see what's going on. Everything that's going to be presented here is going to be on the website for your review. Ronning stated there's no intent of blindsides anybody. Absolutely none. But that, for future reference, you'll know everything that's being discussed at any of the meetings.

5.0 This item was removed upon adoption of the agenda and will be considered at a future Work
Farm Animal Session.
Ordinance

Review Voss stated so with that, it brings us to the end of the agenda with one last item, motion to adjourn.

6.0 **Mundle stated make a motion to adjourn. Harrington stated I'll second.** Voss stated any
Adjourn discussion? All in favor say aye?" **All in favor.** Voss stated opposed? Hearing none motion passes. **Motion passes unanimously.**

Meeting adjourned at 8:32 p.m.

Submitted by:

Carla Wirth

TimeSaver Off Site Secretarial, Inc.