

EAST BETHEL CITY COUNCIL WORK MEETING

October 19, 2011

The East Bethel City Council met on October 19, 2011 for a work meeting at City Hall.

MEMBERS PRESENT: Bill Boyer Bob DeRoche Richard Lawrence
Heidi Moegerle Steve Voss

ALSO PRESENT: Jack Davis, City Administrator
Mark Vierling, City Attorney

Call to Order The October 19, 2011 City Council work meeting was called to order by Mayor Lawrence at 9:20 PM.

Adopt Agenda **Voss made a motion to adopt the October 19, 2011 City Council Work Meeting Agenda. Moegerle seconded; all in favor, motion carries.**

Davis said he sent you information on an industrial business prospect is interested in relocated to East Bethel. This firm wants to consolidate their space and needs 65,000 square feet of space. They have been talking to a property owner in East Bethel about purchasing just over five acres. He said he has assembled the basic costs to locate on this property, City taxes, WAC and SAC charges, park dedication and building permit fees. Davis said if Council is interested in dealing with the prospect and it meets zoning restrictions, he would recommend only requiring the street be extended 300 feet and then the street could be extended some point in the future. That would reduce some of the costs and would help in making the presentation to this firm. He would also suggest we eliminate the street improvement cost, lateral benefit assessment on that 250 feet of street that we would be constructing as part of this right-of-way (ROW). Davis said property is currently zoned B3 and he thinks we could make a case either way whether it should be permitted there.

He is asking for some guidance from Council for consent to extend some incentives to this property owner to attract them to East Bethel. Boyer asked what is their water usage. Davis said they sent me their current usage which is 100,000 gallons a year, which is a very low usage. Lawrence asked how many ERUs they would be. Davis said Met Council estimated 9, but that is a rough estimate. Office square footage and others have not been made, so he would feel more comfortable leaving this a 10 at the current time. Boyer said he is okay with street and water incentives. He said but this points out that the park dedication fees point out a problem with the Park Dedication ordinance when you are building a \$2,000,000 building and \$2,000 estimated in park dedication fees as somewhat ridiculous even though the impact on the plant and parks might be somewhat negligible and giving up 5 acres. Davis said the way the fee schedule reads is either 5% of the acreage or 5% of the market value of the property. Parcel is valued at \$117,000.

Moegerle asked if they would have any retail out of this building? Davis said they would have some. If you have checked their website this is a very first class operation and the building they proposed reflects that. With the position of this lot, it probably won't be as attractive to retail as some of the other lots on the other side of 65 unless some type of service road can be constructed. Boyer said he agrees and a lot of his concerns could be addressed with buffering and landscaping.

Voss asked what are you asking Council? Davis asked are you interested in this project and

if you are, are you interested in offering a few incentives? Voss said he thinks you can go forward with discussions with them. Boyer said these types of decisions are not usually made on financials, some can even be done for amenities. Voss said we pretty much made these same concessions to Village Bank on the road extension. He said the reason we granted it is we knew the properties to the north would build it. So, if we do it again, at what time will this road get built? If we follow the progression, it will be the property to the east and they would have to pick up the entire cost. Davis said we can work this out. DeRoche said talk to them, throw it out there, go fishing.

Adjourn

Boyer made a motion to adjourn at 9:48 PM. Voss seconded; all in favor, motion carries.

Attest:

Wendy Warren
Deputy City Clerk