

**MINUTES**  
**COMMON COUNCIL WORKSESSION**  
**MONDAY APRIL 22, 2002**  
**3:30 P.M.**  
**COUNCIL CHAMBERS**

**MEMBERS PRESENT:** Mayor Rietz, Council Member-at-Large Chaffee, Council Members Goodnature, Jorgenson, Christopherson, Poppe (3:40), Nordin, and Lang.

**STAFF PRESENT:** Patrick McGarvey, Tom Dankert, Jon Erichson, Craig Hoium, Jerry McCarthy, Jack Dunlap, Todd Jorgenson, and Kevin Maxa

**OTHERS PRESENT:** Austin Post Bulletin and Austin Daily Herald

Mayor Rietz welcomed all in attendance and thanked them all for being able to attend this worksession on the Cook Farm site.

City Engineer Jon Erichson discussed the many feasibility reports that have been prepared for this project over the years. Mr. Erichson noted he has identified both “off-site” and “internal” improvements that need to be made at the Cook Farm site in order for it to be operational. After infrastructure is run into the facility, there would be 152 acres of usable land. Only one ten-acre parcel has been platted to date. Mr. Erichson noted the off-site costs would total approximately \$750,000. The off-site costs include sanitary sewer. Additionally, the Austin Utilities would be responsible for water, which could run as high as \$290,000. Internal infrastructure included a road with curb and gutter at a cost of \$500.00 per linear foot, or \$300,000 for a 600-foot road.

Council Member-at-Large Chaffee questioned if a “wet” industry decided to build at the Cook Farm site, could the sanitary sewer system handle the flows? Mr. Erichson noted probably not. The problem is, according to Mr. Erichson, the Cook Farm is on the north end of Austin, and the Wastewater Treatment Plant is on the south end of Austin.

Council Member Goodnature questioned if the infrastructure at Murphy Creek could be used for the Cook Farm site? Mr. Erichson noted this is a separate line, and it is near capacity now. Most of the extra capacity we have would be on the 218 side of the Cook Farm site, hence the need for the infrastructure running on the west side of the farm.

Council Member Goodnature questioned if the extra land that is being purchased for the airport project could be used for industrial growth? Mr. Erichson noted the Bud Johnson land by the airport is zoned industrial. The land the city is buying for the airport expansion also would not be good for a “wet” type industry. However, the Wastewater Treatment Plant will be adding some capacity with the nearly \$12 million of construction that will be occurring at the plant. Currently we are at 80 to 85% capacity. Mr. Erichson summed up his comments by stating there is more capacity at the Cook Farm than there would be by the airport.

Additionally, the airport land would have to be “sold” to the city as federal funds are being used to purchase most of the land.

Mayor Rietz questioned if the \$750,000 of infrastructure just gets us up to the Cook Farm site. Mr. Erichson noted this was correct, the cost per acre for infrastructure alone would be approximately \$5,000 per acre. Austin Utilities Board President Jack Dunlap questioned if the land below the judicial ditch could be used or assessed for some of this cost. Mr. Erichson noted it was low land with limited building ability, therefore, no assessment could be spread through the acreage.

Jerry McCarthy, General Manager of the Austin Utilities, noted this has been discussed at the Board level, and the Board is not in favor of installing infrastructure until a buyer is ready to move in. Mr. McCarthy noted water could be extended to any site in a few weeks. Mr. McCarthy noted they have poor water flows on the 218 side of Cook Farm site, therefore the water would be run in on the East side, by Murphy Creek.

Council Member Lang questioned if the city maybe should take the Austin Utilities standpoint on this issue, as this would be a large sum of money to be investing into a site without a prospect. Mr. Dankert noted the total city cost of \$750,000 spread out over fifteen years at 4.5% interest would be approximately \$70,000 to \$75,000 per year, which would have to be funded out of the Building Fund or Fund 49. Mr. McCarthy noted the Utilities would pay for their cost with cash and would not need a bond issue.

Mr. Erichson noted Council needs to determine where the infrastructure needs to be run to at the Cook Farm site. Council Member Jorgenson questioned if an option needs to be chosen by the May 6 meeting. Mr. Erichson stated yes.

Council Member Goodnature noted we need to go all the way on this project. Council Member-at-Large Chaffee noted if infrastructure is put in place, we need to have a tenant before another Spec Building is constructed. Council Member Goodnature noted the DCA and other entities will help with getting a building constructed.

Mr. Erichson noted he would make some amendments to his feasibility report for the May 6 meeting.

City Administrator Patrick McGarvey noted the City may want to consider transferring the land into the name of the Port Authority. The City needs a 7-0 vote in order to sell land, while the Port Authority only needs a 5-2 vote. Council Member Lang noted his agreement on transferring the land into the Port Authority.

Meeting adjourned at 4:35 p.m.

Respectfully submitted,

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Director of Administrative Services