

**MINUTES OF THE
WATERTOWN CITY COUNCIL
Special Meeting September 28, 2004**

1. CALL TO ORDER AND ROLL CALL

Pursuant to due call and notice thereof, the regular meeting of the Watertown City Council was called to order on **Tuesday, September 28, 2004** by Mayor Stephen T. Sarvi at 5:30 PM at the Watertown City Hall.

Upon roll call the following members were present: Mayor Stephen T. Sarvi, Council Members Mike Crom, Jennifer Randall and Nels Tuvey. Council Member Steve Duske was absent.

The following staff members were present: City Administrator David Mandt, City Finance Director Steven Wallner, Planner Jeremy Barnhart, and Liquor Operations Manager Beau Hickman.

Others present were: Allen von der Hoff, Rick Mann, ElRoy Vidlund, John Radde, John Millar, Rodney Herzog and Beth Wentland

2. NEW/OLD BUSINESS

A. Options for the Liquor Store

Mandt presented two options for temporary sites for the off-sale liquor store.

The first option would be to rent space from GEH in the building formerly occupied by Altra Technologies. Gerald Hendricks has proposed leasing the space to the city at \$6 per square foot. There would need to be some modifications to the location in order to house the liquor store, which Hendricks stated would cost approximately \$30,000. Hendricks had told staff and the council that the improvements are negotiable and that he would be willing to share in the cost of the improvements.

The second option would be to lease a temporary structure from GE Capital. This would be a trailer that would be set up in the municipal parking lot across from the community center.

Tuvey asked Hickman how much space he felt would be needed. Hickman responded that a minimum of 2,000 to 2,500 square feet would be needed.

Given that the trailer would only have 1,400 to 1,800 square feet the council decided that was not an option.

Sarvi stated that he had asked Mandt to research leasing the space from GEH.

Barnhart said that the council would need to amend the zoning ordinance to allow retail in an industrial zone as a temporary conditional use.

Millar suggested that the council stay where they are now until after the election.

Crom said that Dr. Jensen was eager to get moving on demolishing 200 Lewis Avenue South and start building his new building on that site.

Crom stated he would like to see a 6 month lease worked out with Hendricks.

Randall stated that she would like to help Jensen get moving with his plans. She also said that she is in favor of taking the issue of whether to be in liquor business to a referendum. And, she stated that it appears GEH is the only option left.

Sarvi said he would like staff to start working with Hendricks on a lease. Sarvi and Randall agreed to be on the negotiating committee.

Sarvi also stated that the city needs to conduct a space needs analysis for city hall.

Tuvey asked about the timing for going out with a request for proposals.

Mandt said it would take 30-60 days for the RFP and probably another 90 days for the study.

3. **ADJOURNMENT**

THERE BEING NO FURTHER BUSINESS, RANDALL MOVED, TUVEY SECONDED A MOTION TO ADJOURN THE MEETING AT 7:10 PM.

Respectfully Submitted,

ATTEST:

Steven Wallner
Clerk-Treasurer

Stephen Sarvi
Mayor