



MINUTES

SPECIAL COHASSET CITY COUNCIL WORK SESSION

305 NW FIRST AVENUE, COHASSET, MN 55721

MONDAY, JUNE 17, 2024 – 6:00 P.M.

Special City Council Work Session

1. **Call to Order:** Mayor Andy MacDonell called the meeting to order at 6:05 p.m.

2. Roll Call

Present: Mayor Andy MacDonell, Councilors Kevin Tinquist, Terry Bartz, Kevin Ott, and Andy Haarklau

Absent: None

Non-Officio Members: None

Other: None

1. City Planning – Parcel No. 05-015-1101, 05-010-4413, 05-010-4412 & 05-010-4423

Kevin Tinquist announced that there is a contractor, Jered Craiglow, that has been in contact with the City and he has a developer/investor for the cemetery parcels. Discussion was held regarding what to sell the parcels for, whether it be estimated market value or another price. An estimate from SEH shows approximately \$4.5 million would be the price for putting the street in, storm sewer, utilities, prepping lots, and clearing and grubbing to make it ready for development. The City Council liked the idea of single-family homes that share a wall and some that don't, like areas in Grand Rapids behind Bloomer's Garden Center and L&M Fleet Supply. This would allow the greatest density, greatest tax revenue, and will still look appealing to the eye.

The developer, Steve Rindahl, has roughly 35 years' experience in developing homes across the state. Andy MacDonell explained to the developer that there are currently 18 lots but could be smaller as they are rather large. Steve Rindahl questioned what kind of money they are trying to get back from the land expense. If the City is pushing sewer and water, they will want smaller lots. If they will allow for private utilities, larger lot sizes may be suitable. Steve Rindahl suggested that the City either sell him the land and he develop the area with help to connections in the community, or the City put in the dry utilities and paved road with ditching and they develop the land from there. The City has options from Steve Rindahl but needs SEH to get an alternative estimate without water and sewer and leveling of ground. The City Council needs to spend time discussing the investment cost of the land, what they want to capture for utilities services, and what the going rate will be for lots.

The City Council brought up to Steve Rindahl and Jered Craiglow the lots that the City owns along 8th Avenue and the possibility of this developer building on that land. Steve Rindahl added that it would be much easier land to develop, area for greater density and has less costs attached with utilities already in place. Steve Rindahl and Jered Craiglow will look at those lots to see what type of development will be possible.

Andy MacDonell adjourned the meeting at 7:43 p.m.

Submitted by: Deputy Clerk, Emma Petermeier

Approved: