

City of Excelsior  
Hennepin County, Minnesota

MINUTES  
EXCELSIOR CITY COUNCIL WORK SESSION

JANUARY 20, 2015

1. CALL TO ORDER/ROLL CALL

Mayor Gaylord called the meeting to order at 6:09 p.m.

Present: Councilmembers Beattie, Caron, Fulkerson, Miller, and Mayor Gaylord

Absent: None

Also Present: City Manager Luger, Public Works Superintendent Wisdorf and City Clerk Johnson

2. AGENDA APPROVAL

Beattie moved, Fulkerson seconded, to approve the agenda. Motion carried 5/0.

3. 2015 CITY COUNCIL GOALS

Luger provided an outline for the Council of the differences between the 2014 and 2015 City Council Objectives, along with a draft of the 2015 City Council Objectives. Luger said she is looking for feedback from the Council on the title changes and also the goals that were moved or combined with other goals.

The Council discussed the 2015 City Council Objectives:

- Goal #1: Increase Revenue/Decrease Costs
  - Work with State Representatives on Funding Partnerships
    - Bonding Bill
    - Food and Beverage Tax
    - General Sales Tax
    - Legacy Grant

Mayor Gaylord said he has scheduled meetings with Senator Osmek on January 29<sup>th</sup> and Representative Pugh on February 2<sup>nd</sup>. He said that he and Miller will meet with them to discuss bonding. Mayor Gaylord said he spoke with Senator Osmek last week and Senator Osmek said that he has made progress with the Finance Chairman on Excelsior's effort for bonding. Beattie asked about the sales tax. Mayor Gaylord said that will be discussed on January 29<sup>th</sup>, along with State bonding. Beattie asked if the City needs to pay for the bonding; Mayor Gaylord said it would be a grant.

3. 2015 CITY COUNCIL GOALS – Continued

- Evaluate Best Uses for the 810 Excelsior Boulevard Building and the Adjacent Cemetery Property
  - Look at the Comprehensive Plan for plans regarding the cemetery, former police station, and surrounding area

Miller asked about cemetery rates. Luger said that the rates could be increased but there weren't many comparisons available.

- Consider Options for City Hall
- Explore Additional Cooperative Ventures with Shorewood and Tonka Bay
- Planning Commission Action Items
  - Assess Additional Parking Recommendations
    - Continue assessing remaining Parking Task Force recommendations
    - Determine how to value parking and whether to contract with a parking management company to control parking and collect fees for the City
- Park and Recreation Commission Action Items
  - Improve Residential and Commercial Docks
    - Research the feasibility of extending the residential docks

Caron said that she has sat on the Lake Minnetonka Conservation District (LMCD) Board and, at their meeting last week, the Board appointed a new Board Member for the City of Orono, Gabe Jabbour. Caron said the LMCD is working on establishing goals and their mission statement and ordinances. She said it will be some time before the LMCD is ready to discuss the idea of extending the residential docks in Excelsior. Caron said Mr. Jabbour may be willing to work with Excelsior on it.

Miller suggested changing the title of this item to "Extending the residential/commercial/transient docks." Miller said this could be a tremendous revenue increase for Excelsior. Beattie asked what the length of the dock is now. Wisdorf said it's very close to the residential docks, about 100 feet, but that one could be about 120 feet. Caron said she could explore this when she meets again with the LMCD.

- Analyze rates
  - Explore a fixed fee for a 24 foot residential slip

3. 2015 CITY COUNCIL GOALS – Continued

- Look into increasing the residential dock rates 10% per year until the cost is 75% of the market rate

Miller said he would prefer that this bullet read, "Look into increasing the residential rates annually closer to market rates." Caron and Fulkerson agreed. Mayor Gaylord said the Park and Recreation Commission recommended a fixed rate.

- Evaluate the impact of eliminating the senior rate
- Goal #2: Align and Simplify City Processes
  - Review Residential Design Standards/Address Size Concerns of New Residential Construction
  - Finalize Assessment Policy
- Heritage Preservation Commission Items
  - Explore Modifying the Planned Unit Development Review Process (Joint Action Item with the Planning Commission)
  - Review Design Standards (Joint Action Item with the Planning Commission)
  - Evaluate Application Standards for Commercial Applications (Joint Action Item with the Planning Commission)
  - Look into Aligning the Heritage Preservation Ordinances with the City Code
- Planning Commission Action Items
  - Explore Modifying the Planned Unit Development Review Process (Joint Action Item with the Heritage Preservation Commission)
  - Review Design Standards (Joint Action Item with the Heritage Preservation Commission)
  - Evaluate Application Standards for Commercial Applications (Joint Action Item with the Heritage Preservation Commission)
  - Analyze Property Storage Ordinances to Eliminate Multiple Trailers, Cars, etc.
- Goal #3: Promote Excelsior as a Destination by Enhancing Public Assets
  - Enhance The Commons
    - Evaluate final findings and recommendations of Sandall Marketing Study
    - Assess park structures, amenities, use policies, and public/private partnerships
    - Take a look at creating a master plan for fee-based (free for residents) beach area, playground, picnic, tennis and basketball court

3. 2015 CITY COUNCIL GOALS – *Continued*

- o Research Options for Improving the Cemetery
- o Review Alternatives for St. Alban's Bay Bridge

Fulkerson asked what other options there are for the bridge. Caron said that Beattie volunteered to work with the engineers and the City of Greenwood to explore ideas.

- o Look into Creating a Transportation Hub for Bikes, Buses, Vehicles, and Pedestrians

Fulkerson questioned this objective. Mayor Gaylord said the hub is one way the City may receive grants from the Metropolitan Council and other funding sources. Mayor Gaylord said the idea is that Excelsior becomes a hub for people to use their bikes, park and ride with Metro Transit and Southwest Transit, or link to a future light rail line in Hopkins. He said the idea is to link affordable housing, while keeping cars off the road. Mayor Gaylord said that it shouldn't be thought of as a giant parking ramp in the middle of town. Fulkerson said that Excelsior already has a park and ride and that the City has limited resources and space available. Mayor Gaylord said the idea is to pursue grant fundings from the Metropolitan Council to offset the parking ramp. Caron said that this objective hasn't been discussed very much. Mayor Gaylord said that discussions have only involved City staff, Mayor Zerby, the Excelsior-Lake Minnetonka Chamber of Commerce (Chamber), and himself. He said this objective seems like a viable option to pursue if Excelsior wants to increase parking capabilities.

Caron said she understands that the Chamber has been one of the drivers in this discussion and asked what the Chamber is doing to address the short-term need to communicate with members as to where their employees are parking. Caron said these employees take up prime parking, with some parking on Water Street and others parking in the east and west lots. Caron said that there are larger lots on the outside of Excelsior where employees could park, particularly in the summer months. Caron said, for example, that employees could park in the school lot, the Mt. Calvary lot, and by the 810 Excelsior Boulevard building. She said the Chamber should be addressing this issue first. Fulkerson said she thought their employees were already told where to park. Caron said that the parking agreements are not being enforced. Caron said there may be a long-term parking need, but there is a short-term need, as well. Beattie asked Caron if she wants to keep this item on the objectives list; Caron said if it's on the list, the Council needs further discussion on it.

Fulkerson said she spoke with Mayor Zerby about a year ago and she thought his goal was to consolidate Excelsior and Shorewood. Luger said that it was the Chamber who coordinated the parking meetings with the Mayors and the Metropolitan Council. Caron said there are a lot of stakeholders in these meetings and Excelsior needs to be sure about which direction the City wants to move in before there are any more meetings

3. 2015 CITY COUNCIL GOALS – *Continued*

with them. Caron said she would like to schedule a Work Session to talk about it. Miller said it makes sense to have a Work Session discussion. Miller said he would like the Chamber to put together information on the parking shortage. Mayor Gaylord said the meetings with the Mayors and Metropolitan Council have been for information gathering only at this time. He said Excelsior's position right now is that the City cannot afford to pay for a parking ramp nor the maintenance of it, but if funds come from other businesses, the Chamber, and grants, then there may be something to work with. Caron said that if this is just information being gathered, then this information should be passed along to the Council. She said this objective and the St. Alban's Bay Bridge objective are secondary items that the Council has been working on for a while.

Mayor Gaylord added that the City could tie in housing and jobs to get these grants. Beattie asked what the Metropolitan Council is offering. Mayor Gaylord said there are three or four sources for money and they are still exploring how much money there may be. He said it could possibly be one or two million dollars.

Caron said that one challenge with structure parking is the annual maintenance cost. She asked if there is any data from previous studies; Luger said yes. Caron said if the City builds a parking ramp, we need to figure out how to have businesses consume the cost. Mayor Gaylord said that the City of Edina charges a fee to use their parking ramp and this is why the Mayors are gathering all interested parties to fund it. Luger said she will do a synopsis of the meetings that have been held so everyone has all of the information. Luger said the purpose of the next meeting is to find out the costs of the east parking ramp and if the costs are similar to the roundabout, Excelsior may not be able to afford to do it.

- Park and Recreation Commission Action Items
  - Research Enhancing Excelsior-Studer Park
    - Explore adding mini golf, batting cages, etc.
  - Explore Integrating the Trail within the City and Provide 'Nice Rides'
  - Look into Extending Trolley to Service Town through Town
  - Assess the Feasibility of Creating a Skating Rink and Warming House
  - Look into Reviving the Historic Water Slide as an Attraction

Luger said she also included a list of Work Session topics and that she would like to find out the Council's priority order. She said the Work Session schedule is getting difficult to manage. Luger said the 810 Excelsior Boulevard discussion may get moved up on the list because there is a pending proposal. Luger said she thinks the reason they're coming forward is because there is someone else out there who wants to purchase the property. Mayor Gaylord asked about the term of the lease; Luger

3. 2015 CITY COUNCIL GOALS – *Continued*

said it is three years with a three year option. She said they want the City to cover utilities and all of the maintenance but she said the City said no. Luger said they are a sports management and marketing group that wants to do some major improvements to the building. Luger said that The Waters Group is still very interested in the property, but she said she's not sure where they are with the Adele's property. Luger said these proposals will be on the next agenda.

Luger said that the outdoor storage ordinance was originally scheduled for January 20<sup>th</sup> but, because of other higher priority items, it got moved down to February 17<sup>th</sup>.

Caron said she would like to see items get back to the Planning Commission as soon as possible. Mayor Gaylord said that the formula businesses is one of those items. Luger said the Planning Commission wants to know if the Council wants them to continue looking at this item, since they are facing some legal difficulties. Luger said she will resend the email from the City Attorney to the Council on this.

Mayor Gaylord suggested scheduling the joint Work Session with the Park and Recreation Commission first. Beattie said it should be done early. The Council agreed to schedule the joint Work Session with the Park and Recreation Commission for March 16, 2015, if it works for the Park and Recreation Commission.

Miller said the lowest priority item is the joint Public Works with the City of Shorewood and next being the formula businesses item.

Caron asked if the caterer's liquor license item could be moved to a regular Council meeting; Luger said yes. Fulkerson asked if any other businesses are looking at doing similar events. Luger said there are some, but not on a weekly basis.

Luger said she will work on scheduling the Work Session items. Luger will send an email to the Council with a request for their top three goals for 2015. Caron said if the Council is behind in Work Sessions, she would rather schedule an extra Work Session to get things done.

4. RELOCATING THE CITY COUNCIL CHAMBERS

Luger said the Council previously discussed moving the Council Chambers into the vacated library space. Luger said that she and staff met with BKV Group (BKV) and realized that the acoustics in the space were not very good. She said it comes down to what the Council wants to do, but she said that the Council should be moving out of its current space as soon as possible because it is not handicap accessible. Luger said, if the Council wants to take time to figure out what to do, she recommends installing temporary sound systems.

Fulkerson asked why the Chambers couldn't move down there now. Luger said that is the question and whether the Council wants to expedite the process.

Beattie asked what BKV is doing now; Luger said they are working on the feasibility study of the building. Luger said she will go back to BKV with the Council's decision

4. RELOCATING THE CITY COUNCIL CHAMBERS – *Continued*

on when to move into that space and said that they can move up the completion date of the feasibility study.

Luger said the room is a really tall space and the sounds goes everywhere. She said that BKV will give the City a cost estimate, if the Council wants to move forward to expedite it. Luger said there may need to be extra Work Sessions to get this done. Fulkerson said she prefers getting it done. Beattie said the City needs to know the proposed costs, timeframe, and whether it makes sense from a consultant's point of view to make that decision ahead of the feasibility study. Luger said she is only suggesting expediting the feasibility study.

Mayor Gaylord asked if BKV is able to do acoustic studies. Luger said they would be able to do that later but that they could expedite the Chambers portion of it, along with layouts and costs. Luger said the feasibility study could be split up and only concentrate on moving the Chambers to the library space. Mayor Gaylord said there's no reason to stay in the current space. Caron said it's a question of how much it costs. The Council agreed to expedite the feasibility study.

5. ADJOURNMENT

Beattie moved, Miller seconded, to adjourn at 6:51 p.m. Motion carried 5/0.

Respectfully submitted,

Shirley Johnson  
City Clerk