

City of Excelsior  
Hennepin County, Minnesota

MINUTES  
EXCELSIOR WORK SESSION MINUTES

March 21, 2016

1. CALL TO ORDER/ROLL CALL

Mayor Gaylord called the meeting to order at 6:05 p.m.

Present: Councilmembers Caron, Carlson, Beattie  
arrived at 6:08, Miller arrived at 6:11 and Mayor Gaylord

Absent: None

Also Present: City Manager Luger, City Attorney Staunton, City Engineer  
Dawley, Finance Director Tumberg, Public Works Superintendent  
Wisdorf, and City Clerk Orlofsky

2. AGENDA APPROVAL

Carlson moved, Caron seconded, to approve the agenda. Motion carried 5/0.

3. THE WATERS

Luger provided the background information from a meeting on March 16, 2016 with City Attorney Staunton, City Manager Luger, Mikaela Huot from Springsted, the Shorewood City Attorney, and the Shorewood City Administrator. The purpose of the meeting was to discuss how to coordinate a potential annexation and Tax Increment Financing District between the two cities.

Luger described the benefits and drawbacks between maintaining the City boundaries and annexing the Shorewood parcels into Excelsior.

Tumberg discussed the financial and public safety implications of each option presented in the staff memo dated March 17, 2016.

Beattie asked what the developer's time frame was for this project.

Luger explained that the developer would proceed regardless of what happens with the Oppidan Senior Housing proposal in Shorewood.

Carlson stated that he supports the annexation portion and asked if we could make payments to Shorewood contingent on this specific development. Luger explained that Shorewood would not agree to those terms.

Attorney Staunton explained that the TIF dollars can be used for infrastructure improvements related to the project.

3. THE WATERS - CONTINUED

Beattie asked how much the park dedication fees would be. Tumberg explained that they would be around \$1,500 per unit which is about \$150,000.

Miller stated that he likes the full annexation with the 60-40 split on police and fire calls. He would strongly encourage the Council not to give up on the formula of police revenues. Carlson agreed with Miller.

Gaylord feels that Shorewood should have to agree with the 60-40 police and fire split before the annexation.

4. SHOREWOOD YACHT CLUB WATER EXTENSION

Engineer Dawley explained that the property owner of the Shorewood Yacht Club approached public works a couple of years ago to ask if a larger water service could be provided to his property. The City of Excelsior currently provide a regular residential service to the property. That service provides water to three properties, and extends from the end of Lafayette Avenue through two front yards then to the property.

With this request in mind and the opportunity to access a future emergency connection with the City Of Shorewood, a 12 inch water main was put in place along Beehrle Avenue in conjunction with the new sanitary sewer force main project. A stub connection was put on this line for a possible extension under the Hennepin County Railroad right-of-way, or the Three Rivers Trail, and then would run down West Lake Street to the property.

The property owner authorized the City of Excelsior's consulting Engineers, WSB & Associates, to draw up plans for the possible installation of this water main. The City has collected escrow funds to cover specified costs. Plans and estimates have been completed, and were included with staff's memo dated March 17, 2016.

The property owner has requested that the Council consider City participation in the cost of these improvements.

Dawley explained there are currently 3 properties served by a single 1-1/2" water pipe extended off of Lafayette Avenue that does not meet current city standards, and prior to recent repairs conducted, there were not individual shutoffs to each of those three properties. If the 8 inch watermain requested by Shorewood Yacht Club is extended from Beehrle Avenue, it would provide a location by which the other two properties could alternately connect individually without a shared substandard connection.

Carlson asked what the benefits to the City were. Wisdorf explained that the City would be adding a fire hydrant on West Lake Street, where the City currently has none and the City would have the opportunity to improve a substandard connection.

4. SHOREWOOD YACHT CLUB WATER EXTENSION - CONTINUED

Gaylord expressed that he thought it was reasonable for the City to contribute something toward the cost of the fire hydrants.

Caron also feels that it would make sense that the City would cover the portion of the costs for the hydrant.

Miller clarified that the residents are gaining the benefits of the City cleaning up a substandard situation, and adding one or two fire hydrants.

Miller would like to see the City contribute a not to exceed amount around \$3,000 or \$4,000 of the \$70,000 project.

Dawley said he would quantify the costs for hydrants, with the remaining expense paid for by the land owner.

5. ADJOURNMENT

Carlson moved, Caron seconded, to adjourn at 7:00 p.m. Motion carried 5/0.

Respectfully submitted,

Ann Orlofsky  
City Clerk