

**CITY OF EXCELSIOR
Hennepin County, Minnesota**

MINUTES

City Council Work Session

Monday, April 2, 2012

1. Call to Order/Roll Call

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

Councilmembers present: Caron (arrived at 6:06 p.m.), Fulkerson, Miller (arrived at 6:14 p.m.), Olson, and Mayor Ruehl

Also Present: City Manager Luger, Finance Officer Tumberg, and Public Works Superintendent Wisdorf (arrived at 6:40 p.m.)

2. Agenda Approval

Fulkerson moved, Caron seconded, to approve the agenda as presented. Motion carried 4/0.

3. City Leases

Tumberg said that there are a number of items that the Council should consider as they discuss whether to lease or sell City property. She noted that commercial property is beginning to pick up in terms of sales. Excelsior may become more attractive to future buyers/tenants in the next couple of years and at that time the commercial real estate market may be in a better position than it is currently.

As of right now, the City is making a profit by leasing out these spaces. The City does not have any outstanding debt on either of the properties. If in the future the Council wants to renovate or repurpose the sites or buildings, the City will have the option to do so if it continues to own and rent out the properties. If the City sells these properties, the Council would obviously lose control of the properties.

Mayor Ruehl distributed an overview of the 810 Excelsior Boulevard site and talked about its potential. He noted that if the City were to sell the land or building it could invest the money, but interest rates are poor. There is also not adequate parking on site and the site is adjacent to Oak Hill Cemetery.

Luger discussed the difficulties with Oak Hill Cemetery and the possibility of vacating Arey Lane to create more space.

The Council discussed the cemetery and the process of transferring the ownership to the City. The Council agreed to move forward with transferring the ownership of Oak Hill Cemetery to the City.

3. City Leases – (Continued)

The Council discussed the best use for the 810 Excelsior Boulevard building and that the current use may not be the highest or best use of the building.

Dave Schmidt, Vice President, Renewable Energy SD (RESD), spoke about how he has had an enjoyable leasing experience with the City. RESD loves the building and would love the opportunity to purchase it. If the Council does not wish to sell the building at this time, RESD would like the exclusive option to purchase the building. RESD will more than likely lease for another year, but they are considering other options for next year.

Miller asked about the exclusive option to purchase and what that really means. The General Fund utilizes the lease revenues, so he thinks that leasing is the best option.

Mayor Ruehl said that the City will need to be mindful of the leases and the impact the revenue has on the budget.

The Council asked staff to check with the City Attorney to see if there are any legal hurdles with giving RESD an exclusive option to purchase.

4. Four Day Work Week Proposal

Luger said that at the January 3rd Work Session and the January 17th City Council meeting, the Council reviewed and discussed recommendations for Excelsior's future service options. One of those recommendations included implementing a four day work week on a trial basis. The Council delayed the decision on this recommendation to give themselves time to research and think about this proposal.

If the Council is interested in implementing this schedule on a trial basis, staff would recommend beginning the trial period on Monday, May 28th (Memorial Day) and ending it on Friday, August 31st (the Friday before Labor Day). A three month trial period may not be enough time to know whether this schedule is a good fit for Excelsior, but it should give us a good idea whether to continue the trial period or end it.

Luger said that if the Council decides to proceed with this schedule on a trial basis, residents will be notified of the new hours through the City newsletter which will be completed before the end of April. If the Council is not interested in trying the four day work week schedule, staff is still interested in continuing summer hours.

Mayor Ruehl said that he had contacted all of the cities that have implemented a four day work week. He had emailed all of the cities and

4. Four Day Work Week Proposal – (Continued)

spoke with three Councilmembers over the phone; all of the cities liked the four day work week.

Olson asked why the cities liked the four day work week. Mayor Ruehl said it was because of the extended service hours.

Fulkerson asked about the holidays. Luger said that City Hall would only be open three days a week. Fulkerson expressed some concern with City Hall only being open for three days a week.

Caron said that she is used to a schedule like this and is mostly open to the idea. Caron asked Wisdorf for the Public Works staff's reaction to implementing a four day work week for just City Hall. Wisdorf said that they discussed it and they are fine with it. She was concerned about the Public Works staff, but she is comfortable moving ahead if they are okay with the schedule.

Olson said he liked the expanded hours and selling that to the public.

The Council expressed support for implementing a four day work week on a trial basis. Towards the end of the trial period, the City Council will review the four day work week schedule to determine whether the trial period should be extended or if a decision can be made regarding the future of City Hall's hours.

5. Other

None

6. Adjournment

Olson moved, Fulkerson seconded, to adjourn the Work Session at 6:55 p.m. Motion carried 5/0.

Respectfully submitted,

Kristi Luger
City Manager