

CITY OF EXCELSIOR
Hennepin County, Minnesota

MINUTES

City Council Work Session

Monday, August 20, 2012

1. Call to Order/Roll Call

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

Councilmembers present: Caron, Fulkerson, Miller (arrived at 6:10 p.m.),
Olson (arrived at 6:43 p.m.), and Mayor Ruehl

Also Present: City Manager Luger, City Planner Richards, Public
Works Superintendent Wisdorf (arrived at 6:40
p.m.), and City Clerk Johnson

2. Agenda Approval

Fulkerson moved, Caron seconded, to approve the agenda as presented.
Motion carried 3/0.

3. 287/289 Water Street Parking Options

Richards said that staff has been discussing parking options with Brian Burdick, the owner of the 287/289 Water Street property, to allow for the construction of a new building at 289 Water Street. In 2002 this property was grandfathered with a total of 15 parking spaces in the Downtown Parking District. He noted that Mr. Burdick is still interested in constructing the new building and the City might have an interest in removing the parking lot directly on Water Street on this prime downtown block.

Richards reviewed five options that staff had identified for consideration. The first option would be to consider 287/289 as two separate lots. If that were the case in 2002, the 287 Water Street property would have been grandfathered with 15 parking spaces. Currently the building has retail and requires 13 parking spaces, which would leave a surplus of two spaces.

With the second option, the lots would be separate and the new building would be placed on the 289 Water Street site and the 10 parking spaces would be removed. The combination of office and retail uses in the new building would require 17 parking spaces. A conditional use permit to utilize the parking impact fee for the 17 parking spaces would be needed to meet the parking requirements for the new building.

The third option is for an 80 seat restaurant on the first floor and office on the second floor. A total of 30 parking spaces would be required. The parking could be reduced to 20 parking spaces if a conditional use permit for shared parking is utilized and the restaurant does not open until after 5:00 p.m. A second conditional use permit would be needed to meet the 20 parking spaces through the payment of a parking impact fee.

3. 287/289 Water Street Parking Options – (Continued)

A fourth option would be to separate the property into two lots and grandfather in seven spaces for the lot at 289 Water Street as if it had been constructed with a retail building in 2002. The resulting deficit in parking with the new building that was proposed would be 10 parking stalls. This deficit parking would require a conditional use permit for the parking impact fee.

The last option would be to consider the fourth option and allow the transfer of the two surplus stalls from 287 Water Street to the 289 Water Street property. This option would require a conditional use permit to utilize the parking impact fee for a total of 8 spaces.

When the Council looks at these options, it should also take into consideration how their decision will affect the redevelopment of other properties with parking lots adjacent to Water Street. These properties could also ask for some of the same allowances that were granted to Mr. Burdick.

The Council and staff discussed the process that the City used in 2002 to determine how many parking spaces each property would be grandfathered, which resulted in the calculation of 15 parking spaces for the 287/289 Water Street property.

Caron said that the City has a system in place and she does not see any reason to vary from that system. She said there are other restaurants that have been willing to pay the parking impact fee to meet their parking requirements. It would not be fair to give Burdick something that no one else would have gotten. It was a single parcel when Burdick purchased this property and that is how the property was developed. She does not think that the City necessarily needs a building there. Burdick can put a building there by following the same rules that everyone else has followed.

Miller said he thinks it would be good to have a building on the corner. That way, when Gary's First Class Car Care property redevelops and the library builds, there would be a continuous line of buildings.

Mayor Ruehl said he would also like to see a continuous line of buildings, but at what cost to the City. Caron said she is not sure the City needs a continuous build out. This is what makes Excelsior unique. If the Council is going to discuss building out with a generous gift of parking, the Council also needs to look at more than just the B-1 and B-5 zoning districts. The Council fought to have the Mason property developed with a building presence on the Water Street side of the property.

Miller said he disagrees; he thinks the City should fill in the building area. He is interested in a reasonable theory to get Burdick started. It seems reasonable to him that if all of the other properties in this area were grandfathered with parking spaces that this property should also.

3. 287/289 Water Street Parking Options – (Continued)

Mayor Ruehl asked if the City really wants to use shared parking. He doesn't like the idea of a restaurant being closed at noon if it is possible for the restaurant to be open for lunch. Maybe another option would be to reduce the parking impact fee.

Miller said if the City reduces the fee, the fee will be reduced for everyone.

Caron said that having restaurants is good, but there also needs to be retail for the business community to remain vibrant.

The Council decided to request that the Planning Commission look at all of the properties between George Street and Lake Street and provide options for the Council's consideration.

4. Residential Design Standards

The Council continued this item to a future Work Session.

5. Window Replacement – Upper Floor, City Hall Building

Luger said that the windows along the Third Street side of the City Hall building are beginning to leak and need to be replaced. Staff has received a proposal for the work. It was determined that it would be more efficient to keep the existing metal frame and replace the upper windows with a colored aluminum panel and upgrade the lower windows. The cost for this upgrade with tax is \$3,643.49. The Council agreed that the work needs to be done.

Luger said that the lease with the current tenant expires on November 14th. The current tenant is interested in renewing the lease. The tenant has also expressed a willingness to make upgrades to the building if the City would agree to a longer term lease.

Mayor Ruehl said that the Council needs to have the discussion on what the City is going to do with this building when the library moves out.

The Council directed staff to negotiate a new lease with the current tenant, with a minimum term of two years.

6. Other

None.

7. Adjournment

Fulkerson moved, Caron seconded, to adjourn the meeting at 6:55 p.m. Motion carried 5/0.

7. Adjournment – (Continued)

Respectfully submitted,

Cheri Johnson
City Clerk