

## **Greenwood City Council Worksession Minutes**

6:00 pm, Tuesday, March 5, 2014  
Deephaven City Hall ~ 20225 Cottagewood Avenue ~ Deephaven, MN 55331

### 1. Call to Order/Roll Call/Approval Agenda

Mayor Kind called the meeting to order at 6:00 pm.

Councilmember present: Deb Kind, Bill Cook, Tom Fletcher, Bob Quam and Rob Roy  
Others present: City Clerk/Zoning Administrator Gus Karpas and Tonka Bay City Councilmember Elli Ansari

Fletcher moved to approve the agenda. Second by Cook. Motion carried 5-0.

### 2. Discuss: Southshore Center Concept

Mayor Kind said the topic of tonight's meeting was to discuss a concept plan developed by Tonka Bay Councilmember Elli Ansari and herself to revamp the Southshore Center. She said the idea was to design a plan that would position the center for future cash flow.

Mayor Kind discussed the key points of the concept which include renaming the center to The Cove, updating the website, creating a "wow" factor with aesthetic upgrades, the creation of an executive board to oversee the upgrades, continuing to have Shorewood in charge of managing the center, and continuing to have a Southshore Senior Partners presence.

Kind discussed the proposed upgrades noting they are scheduled to take place in two phases. The idea is to upgrade the center and make it more appealing to all age groups.

The proposal would be a three-year pilot plan and after than time it could be revisited by the cities.

Councilmember Quam asked about the Capital Improvement information included in the project packet, stating it was confusing and questioned what the source of funding would be for the replacement schedule. Mayor Kind said the schedule improvements were provided by Shorewood as an FYI item in the presentation.

Councilmember Fletcher expressed concern about how committed MCE was to the center, noting their involvement increases expenses, regardless of their level of use.

Councilmember Cook feels the center would be used by MCE as overflow capacity only and the plan appears to be funded to fail. He said the proposal is not a "wow" factor, rather its "lipstick." He said in order for the center to be successful someone needs to take ownership of the building and have a passion for its programming. He said the proposal appears to be a three-year attempt with no vision or passion. Mayor Kind said MCE has a professional programming staff. Cook said the center would only be selling reserve capacity.

Councilmember Roy noted MCE has no "skin in the game" and when the center's expenses start rising, so should its benefits. Councilmember Quam agreed and asked why the City of Greenwood is investing in the site. Mayor Kind said it has been viewed as an asset to the community and as our recent community survey indicated, though not many residents use the center, a majority feel the city should continue to contribute to it.

Councilmember Cook said the city's share is so small and there is such a reliance on others to step up, which nobody wants to do because of the risk. The common belief is the costs are greater than what is being presented. He believes if only one entity owned it they would have a passion for it to succeed.

Mayor Kind asked if the Council wanted to relinquish its share of the center to the City of Shorewood. Councilmember Fletcher said he wouldn't want to take a step like that until the City Attorney had time to investigate the potential ramifications.

Councilmember Quam said the City of Shorewood already has invested a lot of funds in the center and couldn't get it to work. Tonka Bay Councilmember Ansari said that is what led to the development of the Advisory Committee. Quam asked about the availability of grants. Ansari said most of the initial funding for the Southshore Center came through outside grants, but those funds have dried up.

Councilmember Fletcher feels MCE involvement would be a benefit but doesn't like that they are not more heavily committed. He said the proposal before the Council is better than anything anyone else has brought before them.

Keith Stuessi, 5000 Meadville Street, said the number one issue with the Southshore Center is programming. He described some programs he participated in which were poorly attended. He said the city should be very skeptical of MCE. He feels the key is to build the center around what the people want and the only way to do that is to go out and ask them. He feels this type of outreach can also be used to help fund the center. Councilmember Fletcher noted the solution is not as easily achieved as it sounds.

The council consensus was to include the Southshore Center discussion on the regular Council Agenda in April.

### 3. Adjournment

Roy moved to adjourn. Second by Quam. Meeting adjourned at 6:56 pm.

Respectfully submitted by Gus Karpas, City Clerk