

Greenwood City Council Worksession Minutes

6:00 pm, Wednesday, October 3, 2012

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.

Council members present: Bill Cook (6:28), Tom Fletcher, Kelsey Page (6:55) and Bob Quam
Others present: City Attorney Mark Kelly, City Engineer Dave Martini and City Clerk Karpas

Quam moved to approve the agenda. Second by Fletcher. Motion carried 3-0.

2. Discuss Potential Excelsior Boulevard Watermain Project

Mayor Kind discussed the feasibility study submitted by the city engineer Dave Martini and asked Mr. Martini to explain it more in depth. Mr. Martini referenced the map included in the study saying it shows a number of color coded properties including orange properties which are currently served with water, but have oddly shaped services and yellow properties which includes those properties that have petitioned to extend the city of Excelsior's water line as part of the upcoming Met Council sanitary sewer upgrades along Excelsior Boulevard. He noted that included in this group are a few properties who did not express interest in being included in the initial hook up of water, but would have to be assessed as part of the project. He said the orange properties would have their current services made more conventional during the project and will only be charged for a new stub rather than for the cost of extending the watermain.

Councilmember Fletcher asked if the project could be done as proposed without the orange properties without having a negative impact on the cost to Greenwood residents. City Engineer Martini said it could.

Zoning Coordinator Karpas stated he thought the project was to include a twelve-inch line and not an eight-inch line as shown in the feasibility study. City Engineer Martini said the cities of Excelsior and Shorewood are in discussions about tying their water systems together and either end of Excelsior Boulevard. If they did this, the line size would be increased to a twelve-inch line. He said the good part about that is that Greenwood residents along Excelsior Boulevard would only be assessed for an eight-inch line and the cities of Excelsior and Shorewood would pay the difference in cost.

Tom Dye and Dan Fick, Consultants for the Metropolitan Council, introduced themselves. Mr. Dye said it's still not clear what the cities of Excelsior and Shorewood are intending to do, though the City of Shorewood has passed a resolution to move forward with the project. Councilmember Fletcher clarified that Shorewood passed a resolution to pay half the cost of the project. Mr. Dye explained how agreements between the Met Council and cities work on joint projects like this. He said the terms are drawn up which include all costs and then cities are given a certain time period to determine what parts of the project they agree to fund.

City Engineer Martini asked about the schedule and what the next step would be. He said he could take the feasibility study to the Planning Commission to verify consistency with the Comprehensive Plan. Mayor Kind said though the Planning Commission review would not be a public hearing, the public can comment at that meeting. Mr. Martini said what he's looking

for at this time is any comments or changes the Council would like to see before it goes before the Planning Commission.

City Engineer Martini discussed the projected assessments for the project. He said the estimated assessment for a residential property would be \$9,700 and \$14,600 for a commercial property. Councilmember Fletcher asked if the commercial assessment was high considering the commercial properties were not in favor of connecting. Mr. Martini said the estimation was based on the assumption that their demand could be greater in the future. Fletcher said one of the properties contains a small office on a small lot, which has little chance of getting any larger. Mr. Martini said the cost has to be divided equally. Mayor Kind noted that commercial users have people using the site all day. Mr. Martini also noted that commercial properties also have fire protection needs. He said there is a public hearing portion of the process and if the Council feels the commercial assessment is too high, it can be reduced, but remember the additional cost would have to be spread across the residential properties since the cost of the project remains the same. Councilmember Quam feels the commercial properties should pay more since their future use is not known. Mr. Martini said some of the research for the estimated assessment for commercial properties included looking at the existing sewer charges. He said the city currently charges commercial properties two to three times more for sewer than they do for residential properties. He said he's willing to bring this feasibility study to the Planning Commission if that is the desire of the Council.

Mayor Kind asked if now would be a good time to discuss other improvements such as widening the path. Mr. Fick said the existing path ranges in width from five to ten feet. Councilmember Quam said the width is deceiving due to overgrowth of the lilacs and dirt. Mr. Fick said the existing path will be removed and reconstructed at a seven foot width as part of the project. He said if the city wanted to look at the option of widening the path they would lose some of the existing shrubbery and would have to move some power pole and street signs. Councilmember Fletcher asked if there is an option to create a boulevard between the road and the sidewalk. City Engineer Martini said it may be difficult and if it were done, some resident may lose their existing off-street parking sites on the other side of the street. Fletcher noted a boulevard would create some separation from the traffic and those using the sidewalk and this would be the time to do it. Mr. Martini said if it was only a couple feet, the boulevard would have to be some kind of hard surface, like a stamped concrete, since any type of grass or plantings would be difficult to maintain. He said if the city is looking at creating some type of eight-foot trail system there would need to be some give and take. Kind felt it was worth taking a look at. Fletcher agreed.

City Attorney Kelly verified that curb and gutter was included as part of the project and would be placed on both sides of the streets. Mr. Fick said it would. Kelly said that gives some latitude where that can be located, thus where the edge of the road can be located. Kelly asked if the drainage issue by the license bureau is being addressed. City Engineer Martini said they are looking at that and a number of other drainage issues.

Mayor Kind said she wish she could get a handle on whether the cities of Excelsior and Shorewood were going to do the interconnection. Councilmember Fletcher asked the Council if the city would be amenable to a resident digging into the road and connecting to the system after it has been installed. Councilmember Cook said you typically wouldn't want people digging into a new street. He said the city could install the service stubs when the system is put in and charge residents a fee to cover the cost when they connect. City Attorney Kelly said city could force connections, but at the same time, could not deny a connection if the service is available.

City Engineer Martini suggested a joint meeting with representatives of Greenwood, Excelsior and Shorewood to discuss the issues of interconnection. Mayor Kind agreed.

Mayor Kind floated the idea that the cities of Excelsior and Shorewood pay for the whole system and charge Greenwood residents individually when they hook up to the system. That way the

city is out of the project all together. City Attorney Kelly felt the city would want to maintain control over that portion of the project that runs through the City of Greenwood. Mayor Kind noted that those residents currently using Excelsior water pay a higher fee than Excelsior residents. City Engineer Martini said the city can use our willingness to pay for this portion of the pipe as a means for Excelsior to remove the non-resident fee they currently charge. Kelly commented that the city is the only entity that has the authority to assess its residents.

Mayor Kind asked if city permission was required to permit the watermain pipe to run through the City of Greenwood. Mr. Fick said he did not believe so.

Councilmember Quam said the Council needs to decide whether or not it wants to put in additional stubs at this time. Mayor Kind asked if that would require a new study. City Engineer Martini said if the city intends to assess people outside the designated area in this feasibility study, a new feasibility study would be needed. Kind noted so much of this project hinges on what the cities of Excelsior and Shorewood decide to do.

Mr. Fick said the city needs to consider the timing involved with this project since the bid process will begin soon so construction can commence this spring. Mayor Kind noted that she does not support expanding to the non-petition zone if the cities of Excelsior and Shorewood aren't connecting.

The Council agreed that Councilmembers Cook and Fletcher would make contact with the cities of Excelsior and Shorewood to set up joint discussions to determine their future plans so the city of Greenwood can continue the planning process.

3. Discuss Potential Fee Schedule Changes

Mayor Kind said the current fee schedule was included in the council packet and asked if the council desired to make any changes.

Councilmember Fletcher noted the Municipal Watercraft Space Permit fee needs to be increased from \$1,050 to \$1,150 based on the budget discussions.

Mayor Kind discussed an issue that involved overweight permits where a contractor did not pay a fee because he claimed all his vehicles would comply with the weight standards. He was later found that they did not. She proposed that an additional line be added to clarify the difference between regular load limit fees and spring load limit fees. The Council agreed.

The worksession was recessed as 7:00 p.m. for the regularly schedule Council meeting. The worksession was reconvened at 8:39.

Mayor Kind discussed the Sewer/Recycling/Stormwater: Delinquent Accounts fee. She said there was an additional ordinance reference required to address recycling. She also discussed some fee discrepancies which were confusing since it appears the public notice did not match the ordinance and it is unclear whether the penalty fees listed in the public notice were kept by the county or sent back to the city. Councilmember Quam felt the facts should be determined before we made any changes to the ordinance. Mayor Kind offered to contact the utility clerk to determine how the fees were handled by the county and draft the ordinance accordingly. The Council agreed.

Councilmember Cook noted the reference to Metro Waste Fee and Metro Waste Control were incorrect and should be amended to read Sewer Access Fee and Metropolitan Council accordingly.

4. Adjournment

Cook moved to adjourn the worksession. Second by Page. The worksession adjourned at 8:47pm.

Respectfully submitted
Gus Karpas
City Clerk