

City of Excelsior
Hennepin County, Minnesota

MINUTES
EXCELSIOR WORK SESSION MINUTES

April 17, 2017

1. CALL TO ORDER/ROLL CALL

Mayor Gaylord called the meeting to order at 6:06 p.m.

Present: Councilmembers Beattie, Carlson (arrived at 6:08 p.m.),
Caron, Miller, and Mayor Gaylord

Absent: None

Also Present: City Manager Luger, Consulting Planner Richards, Finance
Officer Malecha, and City Clerk Orlofsky

2. AGENDA APPROVAL

Beattie moved, Caron seconded, to approve the agenda. Motion carried 4/0.

3. PARKING IMPACT FEE

Richards provided the background information on the parking impact fee for Victor's on Water. Victor's owner, Eric Paulson, asked the City Council to consider options related to the Parking Impact Fee for the restaurant.

Paulson explained that the restaurants in Excelsior are drawing people to the area. He explained that five spaces for which he has to pay a Parking Impact Fee are used for seasonal outdoor seating. The lower level has the highest number of parking impact seats and they only use that space 70-100 times a year. He feels like he has an unfair advantage compared to the other restaurants downtown. He added that Jake O'Connors, does not even have to pay for a Parking Impact Fee.

Luger explained how Jake O'Connors was grandfathered in for their parking situation. Luger added that the Parking Impact Fee had a uniform approach with each of the businesses.

New businesses that had an expanded use were told as they came into Excelsior that they would be adding to the parking problem in the downtown, and therefore would have to pay a Parking Impact Fee. The fee has allowed the City flexibility to help the businesses meet the parking needs for their use.

Caron added that there was a period of time where some buildings were sharing uses and that resulted in shared parking spaces. The City quickly realized that the shared spaces were competing with the Parking Impact Fee.

Miller thought that perhaps the City Council should look at a different cost structure, rather than take away the parking impact fee. Miller added that if the cost structure changed, then the restaurant would have to take seats away as a result.

Carlson asked if the Council would consider prorating the parking impact fee.

Beattie feels like we are locked into a baseline. He agrees with adjusting the fees, but is it worth continuing. He questioned what the City gets from the Parking Impact Fees besides \$30,000 a year.

Mr. Paulson, suggested that the City should institute valet parking and have both the restaurants and the merchants in the City pay towards the valet parking and do away with the Parking Impact Fee.

Gaylord also agreed with Paulson, that the valet parking would have to be a shared cost with both the restaurants and merchants.

Luger added that the City of Wayzata pays for the valet parking in their downtown.

Caron explained that the City Council tried to solve a problem they had at that time. They came up with a system that created a level playing field for those who wanted to maximize their use. Caron understands that the Council might want to change the structure of it; however, she does not think the City Council should abandon it.

Caron added that retail is not doing well. And, she feels that it is equally difficult for the businesses to park as it is for the merchants and the services that exist downtown.

Caron continued to say that the City of Wayzata has implemented valet parking and she's not sure how that is working out for them. Caron described that Wayzata has two lanes and more space to maneuver in their downtown. Excelsior's downtown is more traditional, tighter and smaller, and the downtown is not set up accommodate that kind of movement.

Beattie also agrees that the retail market is changing. He said that the restaurants have saved us, and that we should try and help them out with some relief.

Miller suggested that the City Council reduce it to \$1000 because the market is changing and that the fee has to be applied to everyone.

Caron is open to looking at adjusting the fees but not for doing away with the Parking Impact Fee all together. Caron added that retail is not going to go away, but there will be a reset on the market.

Beattie agrees that things need to be looked at again because things are shifting in the downtown.

Miller feels that the Parking Impact fee has worked out fine and it has been used successfully. He suggested the City Council just adjust the fee.

Beattie would like staff to find a way to get Victor's down to being six spaces over what they have been grandfathered in for, so they are similar to Jake O'Connors, to help bring their Parking Impact Fee down to \$7,200.

Paulson will pay the full cost of the upstairs dining, and half the cost of the outside and downstairs dining, for the 2016 Parking Impact Fee.

4. PARKING MAINTENANCE FEE

The City Council did not have time to discuss the Parking Maintenance Fee.

5. ADJOURNMENT

Beattie moved, Carlson seconded, to adjourn at 7:03 p.m. Motion carried 5/0.

Respectfully submitted,

Ann Orlofsky
City Clerk