

1. Agenda And Packet

Documents:

[APRIL 18, 2022 WORK SESSION AGENDA.PDF](#)
[APRIL 18, 2022 WORK SESSION PACKET.PDF](#)

City of Excelsior
Notice of Work Session
of the Excelsior City Council

NOTICE IS HEREBY GIVEN that the City Council of the City of Excelsior will hold its work session on Monday, April 18, 2022 following the closed session at the Excelsior City Council Chambers, 339 Third Street, Excelsior, MN 55331.

Members of the public may attend the work session either in person, at City Hall or by joining via Zoom either online or by telephone at:

Join Zoom Meeting

<https://us02web.zoom.us/j/87805838877>

Meeting ID: 878 0583 8877

Dial by your location

+1 312 626 6799 US

+1 301 715 8592 US (Germantown)

Meeting ID: 878 0583 8877

City of Excelsior
City Council Work Session

Agenda

Monday, April 18, 2022

Following City Council Closed Session

1. Call to Order/Roll Call
2. Agenda Approval
3. City Hall Options
4. Adjournment

Note: The purpose of a Work Session is for the Council to discuss matters informally and in greater detail than is allowed at formal Council meetings. All meetings of the Council including Work Sessions will be open to the public. While the privilege of participating in these discussions is generally limited to the Council, staff, and consultants, the Mayor may open a discussion from the floor.

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MEMORANDUM

Work Session Item 3

Re: City Hall Options

Date: April 18, 2022

To: City Council

From: Kristi Luger, City Manager

At the March 21st work session, the Council continued to review potential sites for city hall and narrowed it down to the following options:

Address	Option	Cost Estimate
339 Third Street	Remodel the former Excelsior Library space	\$750,000 - \$1M*
339 Third Street	Construct a new building	\$1.4M - \$2.0M**
261 School Avenue	Relocate to the former Excelsior Public School building	\$4.0M

* Cost estimate does not include securing the existing building foundations, additional investigative work would need to be done to obtain a more refined cost estimate.

** Cost estimate is preliminary and based on concepts versus actual design.

This work session will focus on the following questions:

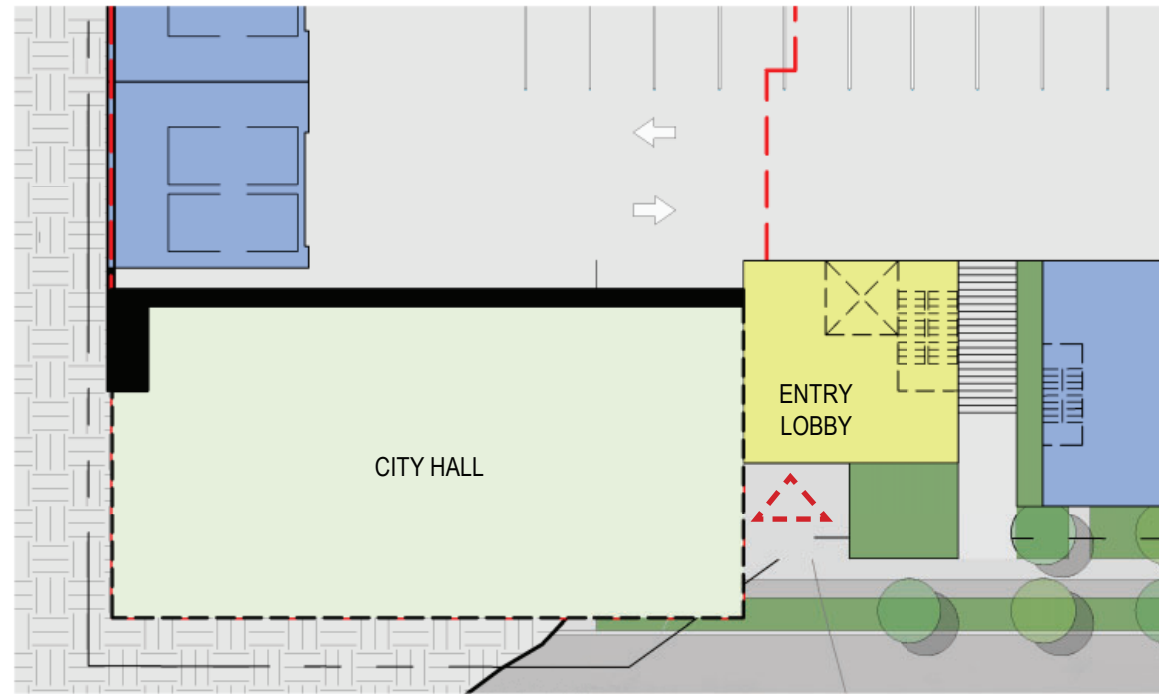
- Are there any options that the Council is no longer interested in as a potential city hall site?
- How does the Council want to address the topic of city hall at the open house?
- Is there additional information that the Council needs to decide on a city hall location?

Included in the packet are the following supporting materials for each option:

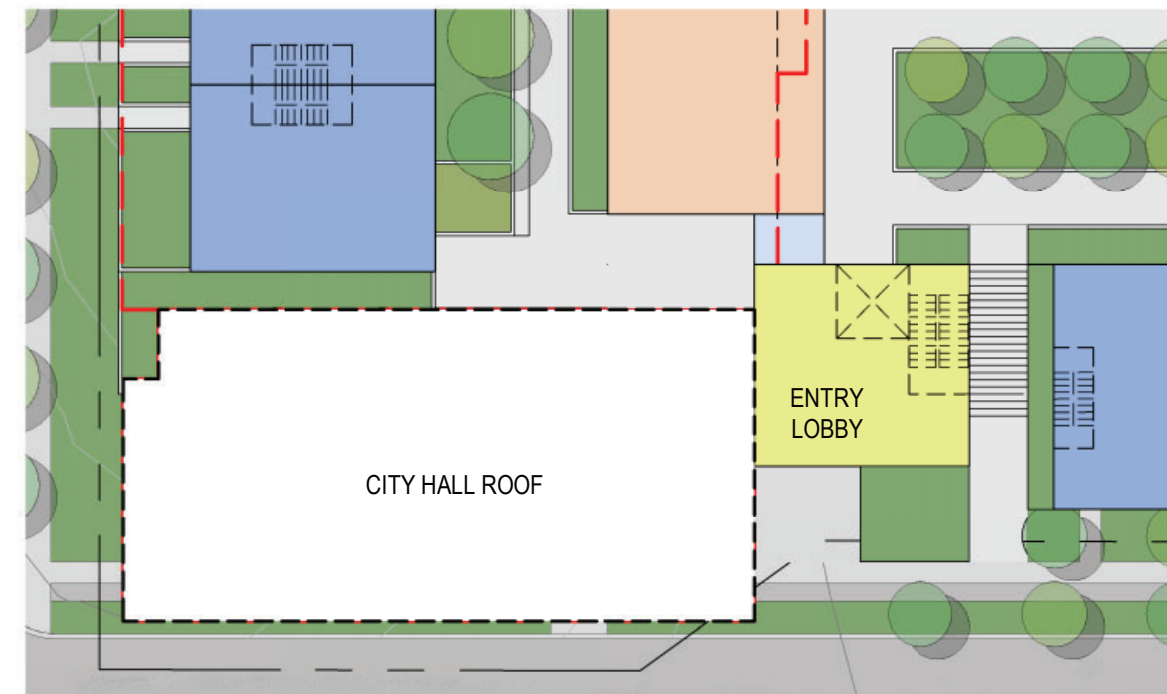
- 339 Third Street Remodel – Partial plans for remodeling the former library space, along with some factors to take into account when considering this option
- 339 Third Street New – Partial plans showing options for constructing a new building
- 261 School Avenue – A detailed financial analysis is included in the closed session packet

With Red Leaf Partners preparing to submit a sketch plan application in late May or June, a decision regarding whether city hall is incorporated into the redevelopment plans for 339 Third Street should be made no later than the May 2nd meeting.

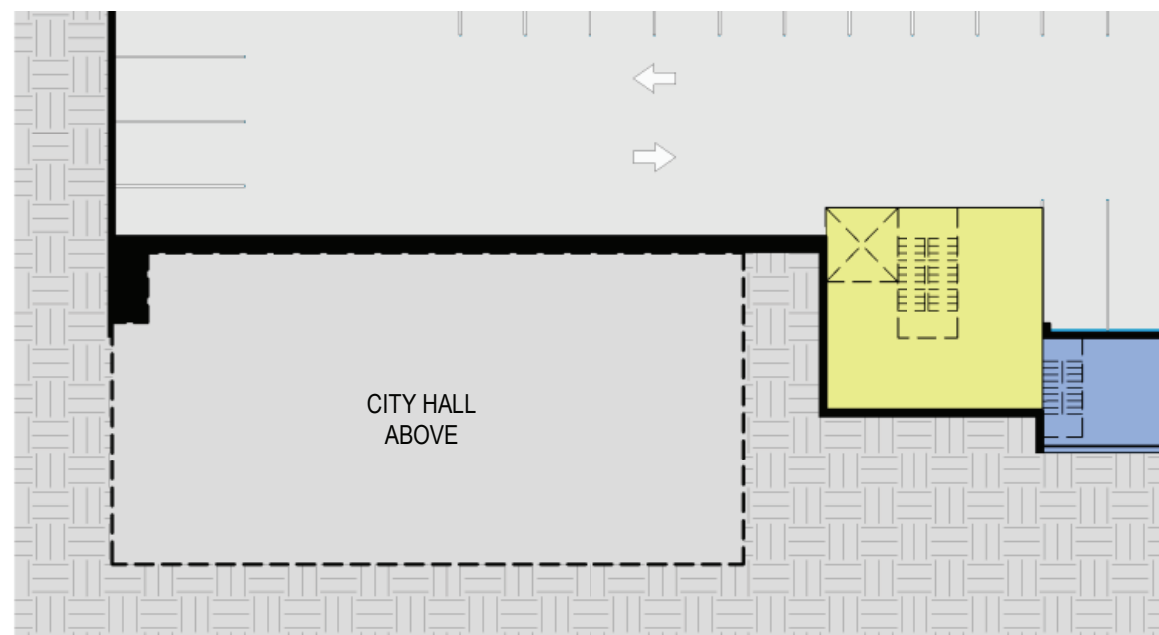
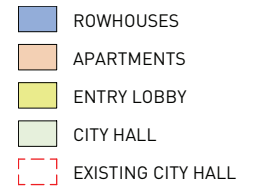
CITY HALL OPTION PARTIAL PLANS (FORMER LIBRARY)



BELOW GRADE LEVEL (LEVEL P1)



MAIN LEVEL (LEVEL 01)

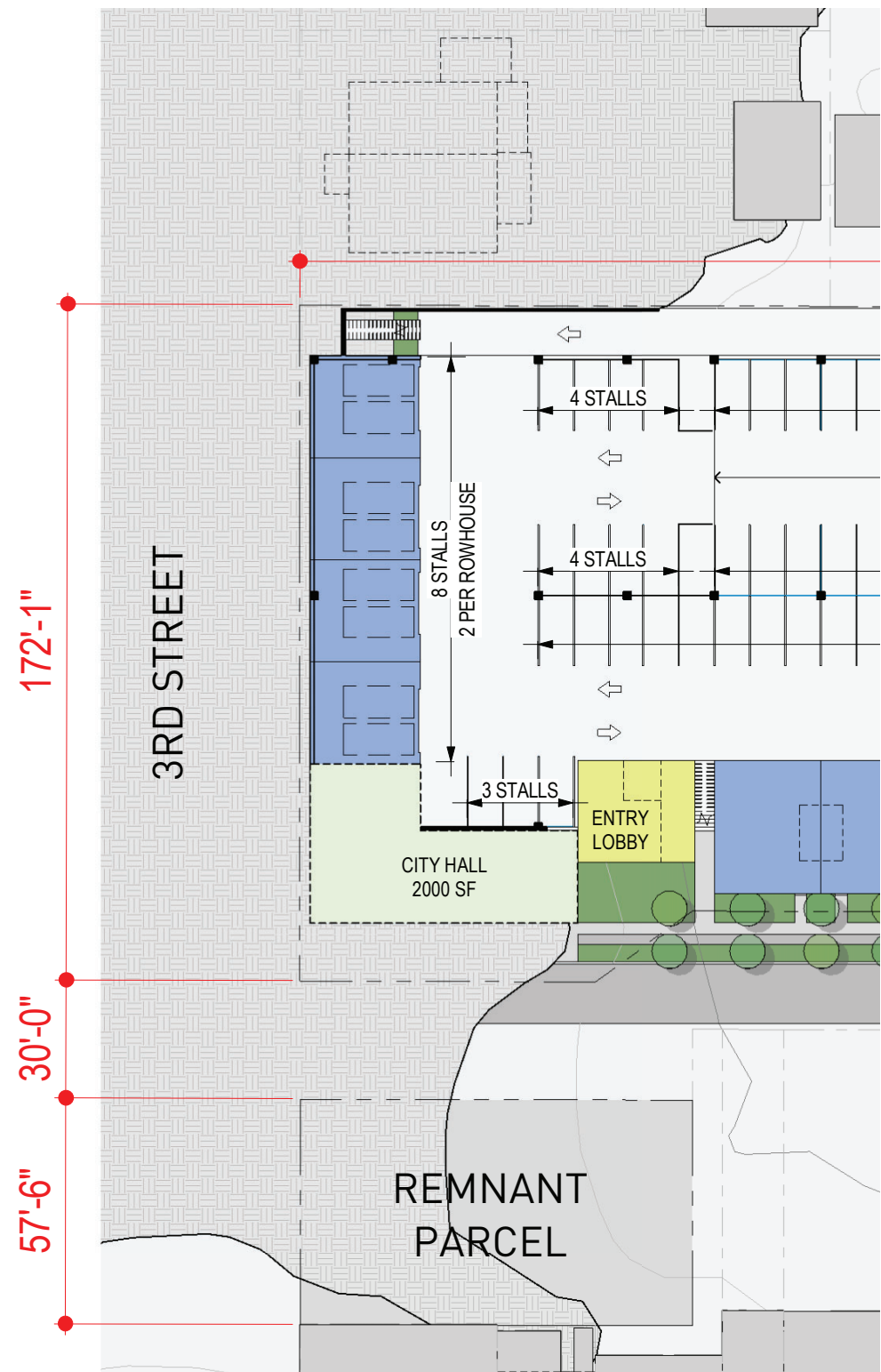


PARKING LEVEL TWO (BELOW GRADE)

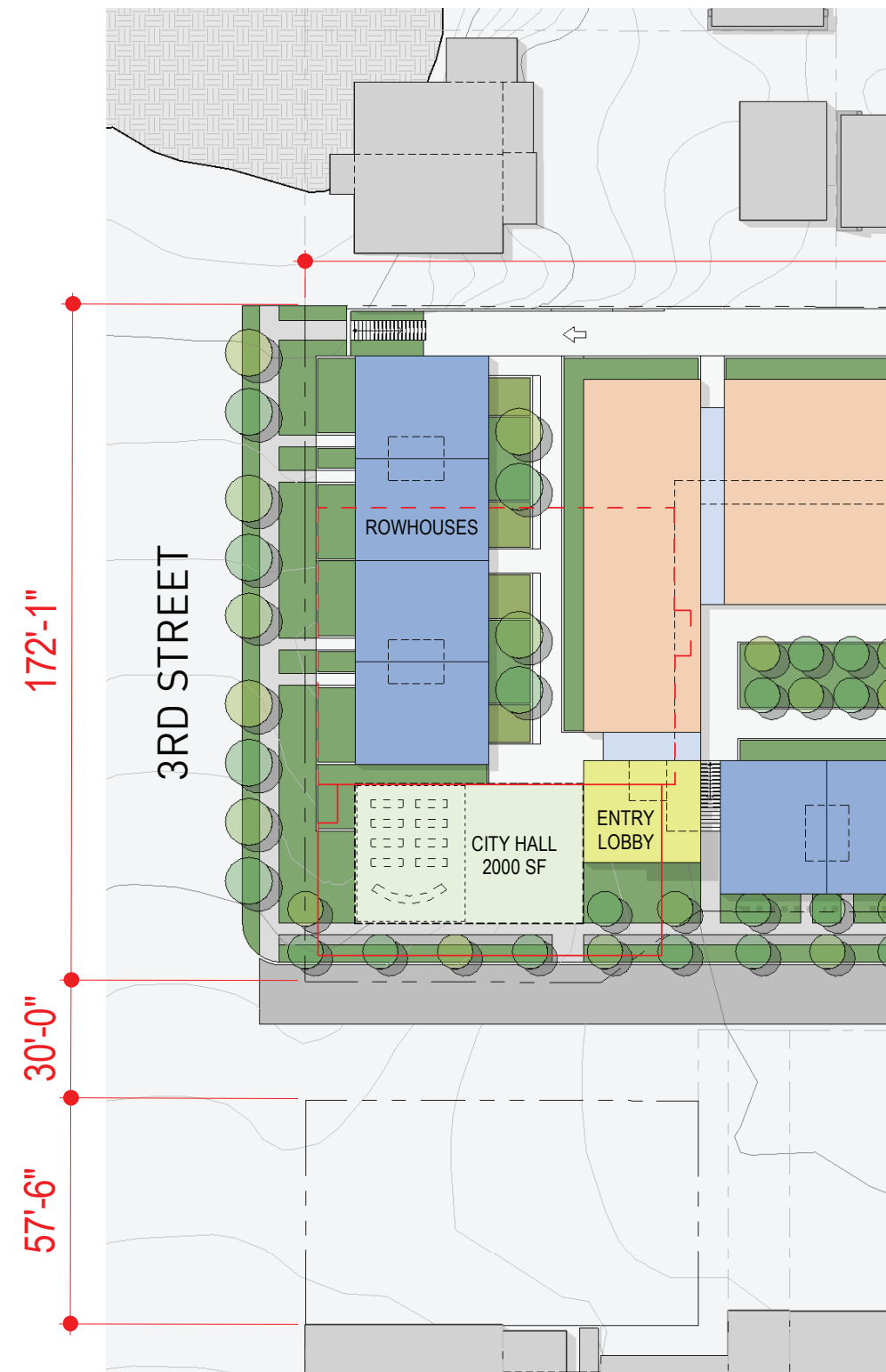
OPTION CONSIDERATIONS:

1. REDUCTION OF ONE ROWHOUSE ALONG WEST DRIVE
2. REDUCTION OF 9 PARKING SPACES AT LEVEL P2
3. UNKNOWN COSTS IN SECURING EXISTING BUILDING FOUNDATIONS
4. UNKNOWN COSTS IN ACCESSING EXISTING BUILDING UTILITIES
5. ADDITIONAL SPACE REQUIRED FOR BUILDING MECHANICAL SERVICES
6. AESTHETIC IMPACTS TO THE PROPOSED ADJACENT DEVELOPMENT

CITY HALL OPTION PARTIAL PLANS



BELOW GRADE LEVEL



AT GRADE LEVEL



ABOVE GRADE LEVEL