



Monday, May 16, 2022

5:30 PM

City Center - Council Chamber

## 1. Call to Order

## 2. Roll Call

| Attendee Name  | Title         | Status  | Arrived |
|----------------|---------------|---------|---------|
| Mara Bain      | Mayor         | Present |         |
| Sam Husnik     | Councilmember | Present |         |
| Kathy Bystrom  | Councilmember | Present |         |
| Kelly Monson   | Councilmember | Present |         |
| Hanna Valento  | Councilmember | Present |         |
| Blake Roberts  | EDA Member    | Present |         |
| Judy Huntosh   | EDA Member    | Absent  |         |
| Jenny Lorge    | EDA Member    | Present |         |
| Leif Erickson  | EDA Member    | Present |         |
| Mark Finnemann | EDA Member    | Absent  |         |

## 3. Downtown Plan Discussion

### Motion to:

Comments: Mayor Bain provided opening comments about the Workshop for the evening. She also welcomed and introduced the new Community Development Director, Abbi Wittman. Bruce Chamberlain from HKGI presented information shown on a graphic of the final draft of the Downtown Plan. He commented on the Downtown Loop Trail that is approximately one mile that circumvents the downtown area and creates a new walking loop that reaches to and touches the lake. He noted that integration of Lakeside Memorial Park is imperative to the experience of the downtown area. He discussed the relocation of the existing boat launch away from the center core of the downtown area. He also commented on the "Lake Street Skyway". This would create a connection from the west to the east and would be coupled with a district parking area on the west side of Lake Street. He commented on additional areas of parking structures noting that two of the structures are associated with redevelopment and the third option will add a second level of parking adjacent to Lakeside Memorial Park. Also included to the lakefront is a proposed kayak/canoe launch located adjacent to the existing beach.

Bruce identified an already existing conceptual design for the Veteran Memorial area located at the Park. He also commented on relocation of the beach house as being past its useful life and can be rebuilt. He provided two options including rebuild into the Gaughan redevelopment or relocating the playground area more central to the park and utilizing that area for the beach house.

Bruce commented that three sites were identified for redevelopment, immediately south of Broadway on the west side of Lake Street, a vacant parcel to the south and the Vannelli' s / Gaughan



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block that is currently being considered for redevelopment. He also commented on Centennial Drive and the width in consideration of streetscaping. He commented about neighborhood trail connections to the Hardwood Creek Trail and the Downtown Loop. He discussed the boat docks and noted that he has reached out to the DNR and is waiting for a response. He highlighted a "Wild Ice Recreation Area" on the lake as an adjunct to commercial reasons people are coming downtown during the winter months. He also commented on a snowmobile route and lake access from the Hardwood Creek Trail.

He commented on pedestrian crossings along with activities at the Lakeside including a band shell, great lawn space as fixed seating to the band shell, a paseo as a pedestrian way to the lakefront and a mid-block connection.

Mayor Bain asked for a descriptive picture of Lakeside Parkway for the future. Bruce indicated that there might be parallel parking with red chip seal, different kinds of lighting, different signage, which would create a parkway experience as compared to driving into a parking lot. This would be a vehicle feature rather than a pedestrian feature.

Susan Young commented about the areas that were chosen for redevelopment and parking. Bruce indicated that one of the areas would include parking within the redevelopment area. Susan also asked about parking levels. Bruce commented that parking on the west side of Lake Street would be the easiest to expand.

Jerry Grundtner commented about the various components noting that prioritization is a feature built into the plan, as some components cannot be implemented until others are implemented. Bruce commented that the meeting tonight is for identifying the priorities and referenced the memo showing various items and categories of catalyst, early phase, later phase, and opportunistic.

Bruce moved the discussion into project budgets and cost estimates based on similar projects done in other communities. He noted that there are hard costs and soft costs and discussed the soft cost contingencies that are included. Bruce commented that the total project estimate is \$28,000,000 but does not include the cost of building a new boat launch in another location or escalation of costs accounting for inflation.

Bruce briefly discussed a "sources and uses strategy" and noted that capital expenditures will be lined up with capital uses. Mayor Bain commented on the regional trail connector with the private properties as potential partners. Bruce indicated that private development cost is not included in the costs shown.

Susan Young commented on the Beautification Group and the effort to help build a community experience. Jerry Grundtner asked about the dialog with MnDOT. Bruce indicated that there has



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been general and brief conversation about a turn back of Hwy. 61 to the County. Mayor Bain commented about a partnership with the County if the road is subject to turn back. Bruce noted that the streetscape is different from the street itself and the streetscape is the City’s responsibility.

Councilmember Bystrom commented on priorities and cadence of implementation. She also asked about a change to the width of the sidewalks. Bruce commented that the proposal would be to narrow the roadway and a “buffer” provided to create separation between the road and sidewalks.

Bruce referenced the memo that was presented and noted that he wanted to listen to the discussion about prioritization of items so he can build a beginning-phase implementation strategy. City Administrator Casey commented that the biggest component to be aware of is the streetscape as importance because of the impact to businesses, access to the lake, and July 4<sup>th</sup> Events. He noted that timing of this portion of the Plan must be considered carefully in terms of the cadence. Mayor Bain asked Bruce his perception of priorities on the various projects. Bruce indicated the Downtown Loop, and the Lake Street Parkway. There was discussion of the project identification and descriptions and categorizing them into catalyst, early phase, later phase, and opportunistic.

Susan Young commented on redevelopment projects for the future, and that Council considers those projects as part of the incorporation of the vision for the Downtown Plan. Bruce Chamberlain commented on a public open house on Thursday, June 2, 2022 as well as online engagement for the community. Mayor Bain noted that she would like to bring the Plan to each Commission individually. There was discussion regarding relocation of the boat launch. Bruce discussed the format of the open house meeting and what will be presented at that meeting.

#### 4. Adjourn

Motion to: Adjourn

Comments:

|                  |  |
|------------------|--|
| <b>RESULT:</b>   | <b>ADOPTED [UNANIMOUS]</b>                                       |
| <b>MOVER:</b>    | Jenny Lorge, EDA Member  |
| <b>SECONDER:</b> | Leif Erickson EDA Member   |
| <b>AYES:</b>     | Bain, Husnik, Bystrom, Monson, Valento, Erickson, Roberts, Lorge |
| <b>ABSENT:</b>   | Huntosh, Finnemann   |