

**CITY OF BAYPORT
CITY COUNCIL WORKSHOP MINUTES
COUNCIL CHAMBERS
SEPTEMBER 25, 2023
4:30 P.M.**

CALL TO ORDER

The workshop was called to order by Mayor Hanson.

ROLL CALL

Members present: Mayor Michele Hanson and Councilmembers John Dahl, Katie Hill, Ethan Gilmore, and Connie Carlson

Staff present: City Administrator Matt Kline, Assistant City Administrator/Planner Sara Taylor, and Public Works Director Simon Wirth

DISCUSS RELOCATION OF ANDERSEN ELEMENTARY SCHOOL

Administrator Kline noted that Stillwater Area Public School District and People's Congregational Church have been in negotiations for the past several weeks to sell the 10 acres adjacent to Barker's Alps Park for the site of a new elementary school. Representatives Bob Dickie and Paul Spilseth from People's Church provided an update on the sale of the property, which is currently being used for outdoor worship and a community labyrinth, but is no longer intended for a new church building in the future. As such, the church has concluded the site would most benefit the community at large if considered as the site for a new school. Administrator Kline noted that due to the size of the property, the school district would likely be requesting shared use of a portion of Barker's Alps Park, such as expanded parking and recreational activity. He summarized two scenarios for City Council discussion, including what types of shared use the City Council would consider if sale of the church property goes through or how the city should proceed with consideration of Barker's Alps Park as an alternative site for the school if the sale of the church property falls through.

The City Council recognized the church for their thoughtful deliberation and progressive decision to entertain the sale and use of their property for the site of a new school. Discussion followed on impacts related to shared use of Barker's Alps Park and whether further community input is warranted on this topic. Mark Drommerhausen from Stillwater Area Public Schools noted that design of the new school has not yet been discussed in detail and would be dependent on passing of the upcoming referendum. He confirmed the school district would collaborate with the city to define wants and needs of both parties for shared use of Barker's Alps. The consensus of the City Council was that use of the church site is the best possible scenario to keep the school in the city, while also minimizing impacts to the park. It was also noted that retaining the school in the city has a positive impact on property values, which is an important element of this proposal. The City Council expressed a desire to explore the shared use concept further with the school district before making any decisions on whether to support this proposal and/or determine if additional public input is warranted, and if so, by what method. Further discussion is anticipated to resume at a future City Council workshop or meeting.

DISCUSS EXTENSION OF MUNICIPAL UTILITIES TO SERVE LOTS 4-7, BLOCK 90

Administrator Kline noted that Lots 4-7, Block 90 are located south of the 3rd Ave. S. and 2nd St. S. intersection and are accessed by a 20' platted, unimproved city right-of-way that does not meet city standards. One of the major challenges in developing these lots has been lack of access to city water and sewer and expense to extend the utilities to serve these lots, which has been estimated at over \$100,000. As a result, the property owner has requested the city consider a modification to the city's assessment policy, to allow a potential cost share for the utility extension portion of the project. Administrator Kline outlined various options for the City Council to consider, including upgrading/installing new water and sewer mains to not only serve these undeveloped lots, but also the four other existing properties which have connections that do not meet city standards, and assess all properties accordingly. As an alternative, the city could offer to cost share a portion of the utility extension, with findings that the project far exceeds normal and accepted costs to solely be borne by the property owner or offer to purchase the property for city use (park, open space). Following discussion, the consensus of the City Council was to seek a more detailed cost estimate for the project from a contractor and for staff to provide potential city cost share scenarios for discussion at a future workshop or meeting.

ADJOURNMENT

It was moved by Councilmember Dahl and seconded by Councilmember Carlson to adjourn the workshop at 6:15 p.m. Motion carried 5-0.