

MOUND DOCKS AND COMMONS COMMISSION MINUTES
November 21, 2024

The Mound Docks and Commons Commission met on Thursday, November 21, 2024, at 6:00 p.m. in the City Council Chambers of the Centennial Building at 5341 Maywood Road in Mound.

Present: Chair Derrick Hentz, Vice Chair Dave Olson, Commissioners Heidi Peterson, James Vettel, and Representative Kevin Castellano

Absent: Jesse Jensen

Others Present: Administrative Services Coordinator/City Clerk Kevin Kelly, Julie and Karl Weisenhorn, Sheri Wallace.

Derrick Hentz called the meeting to order at 6:02 p.m.

1. Approval of Agenda

MOTION, by Hentz, seconded by Olson, to approve the agenda. All voted in favor. Motion carried.

2. Approval of Meeting Minutes – September 19, 2024

Peterson said the DCC voted to approve the increase in dock program fees at the September meeting and wondered if the City will review the increases each year. Kelly said the City Council Budget Committee has also approved the fee increases in order to follow the recommendations in the Long-Term Financial Plan (LTFP). Castellano said the Council and DCC can look at the Dock Fund balance next year to determine whether to increase fees year to year.

Kelly said he made an amendment to the minutes to correct a mistake he made regarding the wait list fees increase to \$35 instead of \$30 which was stated at the September meeting.

MOTION, by Peterson, seconded by Vettel, to approve the amended minutes from the September 19, 2024 DCC Meeting. All voted in favor. Motion carried.

3. Comments and suggestions from citizens present

No one came forward.

4. Renewal of DCC term: Non-Abutter – Heidi Peterson

Peterson said she would like to serve another three-year term as Docks and Commons Commissioner.

5. Cardinal Lane Rip Rap Update

Kelly said after the DCC and City Council approved \$15K for the project he consulted with Julie Weisenhorn and sent out the RFQ to seven different vendors. Kelly said he received two

quotes back which came in lower than the approved budget amount. Kelly said Concept Landscaping received the bid and are able to get the project completed before the end of the year. Kelly said Concept Landscaping does not have a defined start date yet but the project will be completed in December.

Julie Weisenhorn, 1733 Bluebird Lane, said she is part of the Harrison Bay Association rain garden project. Weisenhorn said she would like to be notified of the start of the rip rap project as she is working with Westonka High School students on the Cardinal Lane rain garden project and thought it would be good for the students to view the rip rap project while the work was on-going.

Sheri Wallace, 2135 Overland Lane, said she is the Chair of the Harrison Bay Association and asked if the rip rap project will work with the rain garden project and has been reviewed by City engineers. Kelly said City engineers have reviewed the plans.

6. 2025-2028 In and Out Contract Approval

Kelly said he received two bids on the In and Out Contract. Kelly said the RFQ was sent out to eight vendors. Kelly said MN Trench asked to be added to the list of vendors and they submitted a bid on the contract.

Kelly said it is good to have at least a couple of bids and is hopeful there is a competitive market for this work. Kelly said Splash Docks has done a good job over the last seven years they have held the City contract. Kelly said Splash Docks was the low bidder and there is value in the continuity of keeping Splash Docks as vendor. Kelly said the Dock Fund line-item for Contractual Services was increased and the bid will be under budget.

Hentz asked why there were more bids received this time. Kelly said he had feedback from vendors in the previous bidding cycle that the vendors would like the business and the length of the term was not a problem. Kelly said he solicited feedback five years ago from In and Out Vendors at the Mayor's request as the City only received one bid. Kelly added that the vendors didn't feel they could match the low bids the City received. Kelly said the In and out contract will be for four years.

MOTION, by Hentz, seconded by Olson, to approve acceptance of the In and Out Contract bid from Splash Docks for the years 2025 through 2028. All voted in favor. Motion carried.

7. Dock Budget and Capital Plan

Kelly said the DCC approved following the LTFP at the September DCC meeting. Kelly said the largest effect on the Dock Fund budget is the Emerald Ash Borer issue and diseased tree removal from Dock Program assigned property. Kelly said he consulted with the City Finance Director and Deputy City Manager on the Dock Fund and proposed an increase in the City Tree Removal line-item to accommodate increased spending on tree removal. Kelly said it was thought it best to be prudent and to increase the line-item another \$20K to \$80K for 2025. Kelly said he is scheduled to do a walk through with City Tree Inspector on Dock Program

property before the end of the year to assess the situation. Kelly said the Dock Program is not looking to take down trees and is being mindful of cost pressures to the Dock Fund.

Kelly said the Dock Program will continue with the allocation of \$35K for rip rap for 2025. Kelly said the Brighton project and Cardinal Lane project will be done well below the budgeted amount for rip rap in 2024. Kelly said the City would like to continue with the Brighton Project in 2025.

Vettel asked if there are future trees which will be removed in 2024. Kelly said the receipts for tree removal were through October and there is at least one stump grinding cost which will be receipted before the end of the year. Kelly said the tree inspection walk through will help staff understand the scope of future removal costs.

Peterson asked about Hennepin County Tree Grant funds going to the Dock Program. Kelly said the great majority of those funds will go into the City General Fund.

Olson said is there a concern about the lowering of Dock Fund balances from over \$400K since 2021. Kelly said the fund balances went up because the Dock Program wasn't doing projects and the tree removal costs hadn't hit yet. Kelly said the LTFP recommends the fund balance doesn't go below \$200K which would be a low-ball cost to replace Dock Program infrastructure in the occurrence of a catastrophic event.

Kelly said the remaining Brighton Commons rip rap properties are smaller than the properties done in the first two projects.

Castellano asked if the \$35K budgeted for Capital Outlay is just for Brighton Commons rip rap. Kelly said the Brighton rip rap project is the main reason for the \$35K line item for the next year or two. Kelly said hopefully the project will go forward with the abutting property owners on Brighton Commons.

MOTION by Olson, seconded by Vettel, to follow the recommendations of Ehlers Long Term Financial Plan regarding 2025 Dock Program Fees. All voted in favor. Motion carried.

Kelly said the fee increases will follow the LTFP and will be:

Slip License Fees - \$75.00 increase to \$650.00
Dock License Fee - \$50.00 increase to \$450.00
Extra Watercraft Fee - \$20.00 increase to \$190.00
Wait List Application Fee - \$5.00 increase to \$35.00.

8. Dock Map Addendum – Crescent Commons

Peterson asked about the orientation of the dock locations on Crescent Commons. Kelly said the dock location assigned to 1952/1954 Sumach Lane has a limited dock use area of 32 feet.

Kelly said the rationale of the decision of a straight dock assigned to 1952/1954 Sumach is due to space issues along Crescent Commons. Kelly said this dock location has not been used by the current abutter. Kelly said restricting the site to a straight dock with only two watercraft will respond to spacing issues and limit the increase to the City watercraft count going forward. Kelly said the property is a duplex and the number of watercraft will correspond to the two units of the property. Kelly said the straight dock with two watercraft on each side will take around 26 feet of Dock Use Area.

Hentz asked if this is an abutting property dock and would it be opened up to non-abutters if unused. Kelly said it is an abutting dock. Kelly added that since it is an abutting location the license holders can use the dock to meet their own needs as long as they adhere to Dock Program regulations.

Peterson asked if the abutter approached Dock Administration about making this change. Kelly said he has been getting calls from real estate agents and prospective buyers of the property. Kelly said the move was to be proactive and address the space issue, BSU use and the property being a duplex. Kelly said if the Dock Map Addendum change is made he can provide a concrete answer to the use of the dock to these inquiries from perspective owners of the property.

Hentz asked if the site is going to be dropped into the Crescent Commons shoreline. Kelly said the dock location was already assigned but has not been utilized for a number of years. Peterson asked how many other dock locations are underutilized. Kelly there are a few abutters which do not put in a dock and he will have the exact number ready for the January DCC meeting.

MOTION by Vettel, seconded by Peterson, to approve the 2024 Dock Map Addendum as presented. All voted in favor. Motion carried.

9. 2025 Calendar

Kelly said the schedule for 2025 looks to be the typical meeting structure which has taken place over the past few years. Kelly said he may bring up moving half of Jennings Cove to another location on Three Points, Beachside Access. Kelly said he needs to do more research on this proposal prior to the January DCC meeting.

10. Reports:

City Council Representative – Castellano said the City Council set the Preliminary Budget with the Preliminary Levy at 6%. Castellano added the Council will stay with the LTFP guidelines and the City may end up with a lower levy increase of 5.2%.

Castellano said there is a deadline approaching for two Planning Commissioners and one POSC Commission vacancy. Kelly said there will potentially be interviews of the applicants to the two Commissions.

Castellano said Phase III of the downtown sidewalk project is being completed and looks great.

Castellano said that Lost Lake Commons Park in the Harbor District, Phase I, has been completed with two more phases to come to complete the Park project.

Castellano said Hennepin County Library said the start to the project has been pushed to 2025.

Castellano said the Lake Minnetonka Flats project on Commerce Blvd. has started with preliminary work. Castellano said there will be three four-unit buildings constructed. Discussion on the docks assigned to Lake Minnetonka Flats ensued regarding the requirement to not be able to dredge the area and the Lake Minnetonka Flats new dock location in Lost Lake which will be a part to the docks allotted to the Harbor District apartment building.

Castellano added that Public Works staff are changing out the Holiday lighting along City streets and new lamppost wreaths.

Staff – Kelly said there is a new Administrative Assistant, Sarah Lenz, who helped out with the election and did a great job. Kelly said the City General Election results had Commission Castellano elected to the City Council along with Michelle Herrick and Mayor Jason Holt who ran unopposed.

Commissioners – No Comment.

11. Adjourn

MOTION, by Olson, seconded by Peterson, to adjourn the meeting at 7:06 p.m. All voted in favor. Motion carried.