

**WAYZATA CITY COUNCIL
MEETING MINUTES
December 19, 2017**

AGENDA ITEM 1. Call to Order.

Mayor Willcox called the meeting to order at 7:00 p.m.

AGENDA ITEM 2. Pledge of Allegiance.

AGENDA ITEM 3. Roll Call.

Council Members present: Koch, McCarthy, Plechash and Tyacke. Also present: City Manager Dahl, Director of Planning and Building Thomson, and City Attorney Schelzel.

AGENDA ITEM 4. Approve Agenda.

Mr. Plechash made a motion, seconded by Mr. Tyacke to approve the agenda. There was no further discussion. The motion carried 5/0.

AGENDA ITEM 5. Public Forum.

a. Presentation of the Wayzata Chamber of Commerce Exceptional Service Award to Sun and Slope

Sarah Kaelberer, with Business and Estate Advisors, presented the Exceptional Service Award to Jim and Robin McWethy, owners of Sun and Slope.

Mayor Willcox stated Sun and Slope is an exceptional store and the owners are great members of the Wayzata community.

Mr. McWethy thanked Business and Estate Advisors, the Wayzata Chamber and the City for the award. As a small business owner, they appreciate what the City has done for them and are excited about their future in Wayzata.

Becky Pierson, Wayzata Chamber President, stated Mr. and Mrs. McWethy provide great service to customers and support the Wayzata Chamber.

Santa Claus arrived and handed out candy canes to the Council, staff, and audience members.

Ms. Pierson announced McCormicks as the Holiday Lights Contest winners. The top three contestants include Highcroft, 6Smith, and the City of Wayzata.

She also announced Kurt Klapprich was recognized as a star volunteer and City employee in the Wayzata community.

AGENDA ITEM 6. New Agenda Items.

None.

AGENDA ITEM 7. Consent Agenda.

Mr. Tyacke referred to item No. 7(f) Approving a PUD Extension for Meyer Place at 105 East Lake Street, and inquired why they would grant a 12-month extension instead of a six-month extension since they plan to begin construction in the spring.

Director of Planning and Building Thomson stated the letter did not give a specific timeframe for construction and it is a past practice of the City to grant one-year extensions.

Mr. Tyacke referred to item No. 7(g) Approving Preliminary and Final Plat Subdivision at 227 Walker Avenue North, 529 Park Street East, and 521 Park Street East. He inquired if the resulting two lots will be conforming after they are combined.

1 Director of Planning and Building Thomson confirmed the newly combined lots will be
2 conforming.

3 Mrs. McCarthy inquired if it is more advantageous to the City to keep them separated or
4 have them combined.

5 Director of Planning and Building Thomson responded the proposed subdivision of going
6 from three lots to two lots was submitted by the applicant for the lot line adjustment. If they allowed
7 the three lots to be combined into one, the lot size would be large enough to hold a very large home,
8 and it would not be consistent with what is in the surrounding neighborhood. Thus, the City
9 supports going from three lots to two lots.

10 Mr. Tyacke made a motion, seconded by Mrs. McCarthy, to approve the consent agenda:

- 11 a. Approval of City Council Special Workshop Meeting Minutes of December 5, 2017, and
12 City Council Regular Meeting Minutes of December 5, 2017
 - 13 b. Approval of Check Register
 - 14 c. Approval of Municipal Licenses
 - 15 d. Police Activity Report
 - 16 e. Building Activity Report
 - 17 f. Approval of Resolution No. 70-2017, Approving a PUD Extension for Meyer Place at 105
18 Lake Street East
 - 19 g. Approval of Resolution No. 69-2017, Approving Preliminary and Final Plat Subdivision at
20 227 Walker Avenue North, 529 Park Street East, and 521 Park Street East
 - 21 h. Approval of 2018 Fire Protection Agreement with the City of Woodland
 - 22 i. Approval to Purchase Table Top Kiosk for Mill Street Parking Ramp
 - 23 j. Approval of 2018 Liability Insurance Coverage Waiver Form
- 24 There was no further discussion. The motion carried 5/0.

25 26 **AGENDA ITEM 8. Public Hearing.**

- 27 **a. Public Hearing and Consider Approval of Resolution No. 72-2017, Establishing TIF**
28 **District No. 6 – Downtown West and Adopting a TIF Plan and Resolution 73-2017,**
29 **Authorizing Interfund Loan for TIF District No. 6**

30 City Manager Dahl reported this area has been studied and has been a Council priority based on
31 the number or redevelopment requests. Moving forward with this District will help to stimulate
32 redevelopment in this area by removing blight, allow for public parking, and public infrastructure.

33 Stacie Kvilvang, Ehlers and Associates, reported the proposed TIF District consists of 24
34 parcels, is a redevelopment TIF District, has a 26-year term, and passed the two tests required for
35 qualification.

36 Ms. Kvilvang stated the development proposals include 56 condos, 54,000 square feet of
37 offices, 10,600 square feet of retail, and a public parking lot. The TIF plan budget is a maximum
38 budget that includes parcels that will be developed in the next five years, a three percent annual
39 inflation, and a three percent present value rate. The maximum budget for this proposed District is
40 \$40,979,228 and the real budget with no inflation is \$8,891,553.

41 Ms. Kvilvang reported the HRA and Planning Commission approved moving forward with
42 the TIF District, and if approved by the City Council, Ehlers will file the TIF Plan with the
43 Minnesota Department of Revenue, State Auditor, and Hennepin County by June 30.

44 Mr. Tyacke inquired how it affects the City's but-for analysis with Meyers Place and
45 Wayzata Blu proceeding ahead.

46 Ms. Kvilvang responded it does not have an impact because Meyers Place and Wayzata
47 Blu are not requesting any assistance. The but-for finding is for developments that are coming
48 forth in the future and requesting assistance for private development.

49 Mr. Tyacke inquired how the funds that can be used are allocated among the different
50 projects.

1 Mrs. Kvilvang responded the developer gets the tax increment that is generated from the
2 parcels they develop on.

3 In response to Mayor Willcox, Mrs. Kvilvang stated the City is the final authority on
4 creating the TIF District. The City must notify the school District and County board, but they
5 cannot veto the development of the TIF District. They also must submit the plan with the State
6 Auditor because they make sure the City stays within the statutes of what the tax increment can be
7 used for.

8 Mr. Koch inquired if the downside to creating a TIF District is the opportunity cost of
9 taking future tax dollars out of the general operating budget.

10 Ms. Kvilvang stated there is not a downside. The projects that are capturing the increment
11 are redevelopment projects that likely would not happen without the assistance that will be
12 provided. The difference with this District is there are a couple of developments happening that do
13 not need assistance, but the City will capture their taxes. This money will likely be used for other
14 public improvements that the City wants to accomplish.

15 Mr. Koch inquired if the cost can be shared between budgets.

16 Ms. Kvilvang confirmed they could.

17 Mr. Tyacke inquired if the properties that were not deemed substandard would qualify for
18 TIF if they were sold and redeveloped.

19 Ms. Kvilvang responded if they are not redeveloped within a five-year period of the
20 certification date, they are knocked out of the District and no tax increment revenue will be
21 collected from it. If it is redeveloped after the fifth year, it can be brought back into the District at
22 the current tax rate of the City.

23 Mayor Willcox inquired if the City continues to receive taxes from the current properties
24 being developed.

25 Ms. Kvilvang responded the taxes the City receives today will continue and any increased
26 taxes will be captured to pay for public redevelopment costs.

27 Mr. Dahl reviewed the actions that will take place. He noted the City Council, HRA, and
28 Planning Commission held a joint workshop to discuss the District and potential development
29 projects. They were in favor of providing increased parking, public improvements, and helping
30 private property owners reduce blight as long as the developments were consistent with the design,
31 scale and use outlined in the Comprehensive Plan. So far, the development applications that have
32 been submitted have been consistent.

33 Mrs. McCarthy inquired when the money they are capturing would be disbursed and used
34 toward improvement projects, how it can be used, and what percentage can be used outside of the
35 District.

36 Mr. Dahl responded it depends on future redevelopment agreements that are approved. If
37 projects move forward, there should be a disbursement in two years. The money can be used for
38 ground-down improvements such as parking, basements, foundations, soil corrections, pilings,
39 administrative costs, land acquisition, and demolition. They can use up to 25 percent of the
40 increment for projects outside of the District, which also includes administrative costs.

41 Ms. Kvilvang noted the District includes the parcels and the adjacent right of way. This
42 includes Lake Street adjacent to where the District begins and ends.

43 Mayor Willcox opened the public hearing at 7:38 p.m.

44 Becky Pierson, Wayzata Chamber of Commerce, commented she supports the TIF plan
45 and hopes it passes. She supports additional commerce and life on the west end of Lake Street
46 because it desperately needs visual improvement as well as a consistent and complimentary
47 development. She encouraged the Council to work with all parties to move this forward in a timely
48 manner.

49 Brad Hoyt, 326 Ferndale Road West, expressed concern with the currently political climate
50 with TIF. While it is not currently before the Legislature, it is just a matter of time before it is taken
51 away. He spoke of developments he is part of and stated things cost more than they are worth when

they are completed. Without a TIF District, there is no way this property can develop and he urged the Council to take advantage of this opportunity while they still can. The real money would be available from the District in 2021 and the money that is available from the developers not requesting TIF can be used for public improvements.

Mayor Willcox closed the public hearing at 7:43 p.m.

Mr. Tyacke made a motion, seconded by Mr. Plechash to adopt Resolution No. 72-2017 Adopting a Modification to the Redevelopment Plan for the Central Area Redevelopment District; Adopting the Modifications to the Tax Increment Financing Plans for the Tax Increment Financing Districts therein; and Establishing Tax Increment Financing District No. 6 – Downtown West therein and Adopting a Tax Increment Financing Plan therein.

Mr. Tyacke stated it is in the interest of the City to see these projects come to fruition.

Mr. Plechash commented there is no reason not to approve this, and they need to do it while they still have the option to.

Mayor Willcox agreed and stated they have been trying to do something with this area for a long time.

There was no further discussion. The motion carried 5/0.

Mr. Tyacke made a motion, seconded by Mr. Koch to adopt Resolution No. 73-2017 Authorizing an Interfund Loan for advance of certain costs in connection with Tax Increment Financing District No. 6 – Downtown West. There was no further discussion. The motion carried 5/0.

AGENDA ITEM 9. New Business.

a. Consider Approval of Resolution No. 71-2017, Awarding the Sale of \$2,805,000 General Obligation (G.O.) Water Revenue Refunding Bonds, Series 2017A

City Manager Dahl reported the City's Financial Advisor, Ehlers and Associates, recommends a refunding opportunity for the General Obligation Water Revenue Bonds that were issued in 2009 for the purpose of constructing the Water Treatment Plant. The Council previously approved the issuance and sale of these bonds at the November 21 City Council meeting.

Stacie Kvilvang, from Ehlers and Associates, reported the new par amount is \$2,775,000. The difference between this amount and the amount reflected in the meeting packet is unused underwriter's discount and cost of issuance. The City's AAA status has been reaffirmed which reflects the City's strong management, strong financial policies and practices, strong budgetary performance with operating budgetary surpluses, very strong budget flexibility, and very strong liquidity. At the time of sale, four bids were received, and the lowest responsible bidder was Baird out of Milwaukee, WI, with a true interest cost of 2.3 percent. This sale will provide a future savings of \$323,000.

Mr. Tyacke noted these are tax exempt bonds and inquired what would happen if there was a tax law change.

Ms. Kvilvang responded based on new legislation, beginning in 2018, advanced refunding will be taxable. This will result in a higher interest rate and the savings may not be as good.

Mr. Plechash made a motion, seconded by Mrs. McCarthy to adopt Resolution No. 71-2017 Authorizing Issuance, Awarding Sale, Prescribing the Form and Details and Providing for the payment of \$2,775,000 General Obligation Water Revenue Refunding Bonds, Series 2017A. There was no further discussion. Upon roll call vote, the motion carried 5/0.

b. Consider Approval of Resolution 68-2017, Approving Rezoning and PUD Concept Plan and Denying Variance and Conditional Use Permit/Shoreland Impact Plan for 253 Condos at 253 Lake Street East

Mayor Willcox reported that the proposed Resolution provided in the Council packet provides for the denial of a variance and Conditional Use Permit/Shoreland Impact Plan, but that is up for discussion as to whether the Council would like to deny or approve.

1 Director of Planning and Building Thomson reported the applicant, Weber Architects and
2 Planners, and the property owner, Continental Property Group, have submitted a development
3 application to redevelop the property at 253 Lake Street. It includes demolition of the existing
4 buildings and construction of a three-story building with 16 residential units with one level of
5 underground parking. The application requests approval of rezoning from CA-4 to PUD, PUD
6 concept plan, building height variance from 35 feet to 40 feet, and conditional use permit/Shoreland
7 Impact Plan for the building height in the Shoreland Overlay District.

8 Mr. Thomson provided an overview on the PUD plan process and noted it provides more
9 flexibility with development standards. He provided a map of where the development will be
10 located and highlighted an area of wetlands at the back of the parcel, pedestrian connections, and
11 parking access. The building will be placed at the front of the site and the back of the site would
12 be given to the City to provide public and shared parking.

13 Mr. Thomson reported the lower level of the proposed building will be underground
14 parking with 32 parking stalls dedicated to the condo units. The first and second levels would
15 consist of six condo units each, and the third level would have four condo units.

16 He reported the proposed PUD would allow flexibility for building height and uses. The
17 proposed building has a height of the three stories or 40 feet with residential on all three levels. The
18 current zoning district allows a maximum height of two stories or 30 feet, and requires retail
19 commercial uses and mixed-use buildings. He provided a diagram of the building setbacks and
20 building height and referred to the chart beginning on page 346 of the meeting packet that provides
21 an overview of all three-story buildings on Lake Street and their height. He noted the ground level
22 is elevated due to the high ground water level and soil conditions on the property, and a variance,
23 Shoreland Impact Plan and CUP will be required for the proposed building height.

24 Mr. Thomson stated the Planning Commission recommends approval of the Rezoning and
25 PUD Concept Plan, and denial of the height variance and CUP.

26 Mr. Tyacke inquired about the access to residential parking and the PUD ordinance
27 requirement that discourages private roadways for residential PUDs.

28 Mr. Thomson explained it is not a private street because it is gaining access from the back
29 of the properties through an easement and they are trying to reduce the number of access points on
30 Lake Street. There are challenges in trying to coordinate access for three separate parcels, but
31 consolidating access provides a benefit to the City and accommodates more on-street parking on
32 Lake Street.

33 Mr. Tyacke inquired if they should include a condition that would require an easement
34 from the properties on the west side to ensure they could have an access that would lead on to Lake
35 Street.

36 Mr. Thomson responded the City's goal is to have an access to these sites to Lake Street,
37 and staff is confident it can be achieved through the Hughes property. They did not want to include
38 a condition on this development that requires something on another property. When the developer
39 comes back with the general plan, they will have more information on access from Lake Street.

40 Mr. Plechash inquired if the vote on the PUD concept plan and Shoreland Impact Plan CUP
41 are separate.

42 Mr. Thomson noted they are separate actions, but are included in one resolution.

43 Mr. Tyacke inquired if they could have earth bermed up against the six-foot exposed wall
44 with plantings to hide some of it.

45 Mr. Thomson stated there will be room to do landscaping but not a lot room to allow for
46 berming due to the close placement of the building to the sidewalk. As part of the height approval
47 for the building, conditions can be made to that area for screening.

48 Mr. Tyacke inquired about the wetlands on the back on the property and flood plain data
49 that was provided.

50 Mr. Thomson explained the applicant's narrative outlines the water table and poor soil
51 conditions as a limiting factor to lowering the underground parking garage and reducing the

1 building height. Staff discovered the wetland on the rear of the property is floodplain, and it has a
2 defined floodplain elevation in the City's stormwater management plan. The subject property is
3 fairly flat, and the applicant needs to elevate the building above the floodplain elevation. There is
4 limited space to push the garage floor down more without risking potential flood damage. He
5 confirmed there were no other properties along Lake Street that have this flood plain characteristic,
6 but there are properties impacted by the floodplain for Lake Minnetonka.

7 Mr. Koch inquired if there were any liabilities with having a City parking lot in a flood
8 plain.

9 Mr. Thomson stated it would be subject to flooding and the City will consider elevating
10 the parking lot above the floodplain elevation.

11 In response to Mrs. McCarthy, Mr. Dahl clarified they will most likely move forward with
12 a parking lot and not a parking ramp, but it may be built to handle a parking ramp in the future.

13 Mrs. McCarthy inquired if the City had assessed the land with the wetland on it to make
14 sure it has enough space for a parking lot and that it can structurally handle it.

15 Mr. Thomson responded they are aware of the wetland delineation and the soil conditions
16 are poor, which is the same as they are on the front of the property. The surface parking lot will
17 require a more detailed analysis before it is constructed.

18 Mr. Dahl noted they are working with their own consultant to put together a preliminary
19 parking plan and address any other concerns.

20 Mayor Willcox inquired if soil remediation was required if they were only putting a parking
21 lot on top of the contaminated soils.

22 Mr. Dahl responded the remediation requirements would be less.

23 Mayor Willcox inquired if the top overhang counts toward the required setback and if it
24 can be of any thickness.

25 Mr. Thomson responded the design standards apply to the exterior wall of the building and
26 there are no specific standards for the overhang.

27 Mayor Willcox expressed concern with visibility for cars exiting the site with the access
28 off Barry Avenue.

29 Mr. Thomson stated the exiting drive aisle will be widened to a full two-way drive aisle so
30 there will be more space at the intersection than there is today. They will also review the on-street
31 parking on either side to see if any changes need to be made. He confirmed the height of the
32 proposed building will be 40 feet plus five feet for the elevator overrun.

33 Mrs. McCarthy inquired why the third level is 12 feet eight inches and the other two levels
34 are 10 feet eight inches.

35 Mr. Thomson responded the greater depth on the third level is to support the roof deck and
36 insulation.

37 Neil Weber, architect for the project, reported the Meyer site is fourteen feet higher than
38 the Hughes and Hoyt properties and every building that surrounds this building will be higher. The
39 building sets back 12 feet from the street and they will address design issues in the next phase. The
40 roof will be flat with post tension concrete and insulation, and it will slope for water runoff. The
41 proposed building is only 92 feet wide along Lake Street.

42 Mr. Tyacke inquired where the five test pits were dug to establish the water level. He noted
43 based on the test, only three of the five holes indicated ground water between three and 10 feet.

44 Mr. Weber stated test pits are a more accurate way of determining ground water because
45 the hole is left open for a couple of days.

46 Brad Hoyt, 326 Ferndale Road West, responded holes were dug in front of the garage door
47 on the pink building, behind the first metal pole barn, at the front corner of the back pole barn, at
48 the back of the pole barn, and in the gravel waste area by the trees in the wetland area. Over the
49 course of 48 hours, they all filled with the same level of water. He stated it is against the law to
50 build in a flood plain. The roof is one foot thick with a parapet and the stormwater management
51 will include trapping the water on the roof, slowing the rate of its discharge. He anticipates there

1 will be many planters on the sidewalk and first level for landscaping, and eliminating multiple
2 points of access along Lake Street is a benefit to the City. This property should qualify for a
3 variance because it is the lowest point in the City, it has poor soils, a high-water table, a narrow
4 configuration, and a lot of practical difficulties.

5 Mr. Tyacke noted the five test pits were establishing the elevation to start the parking
6 garage at 934 feet. The geotechnical study submitted was related to the six-story apartment building
7 that included a below grade parking level that would go down to 931 feet. He inquired if there was
8 an engineered basis for a subsurface parking lot that would go down to 931 feet since it was
9 established with the construction methods and soil corrections in the report.

10 Mr. Weber stated he was not involved with the other project and does not know the
11 rationale with it. They cannot build a condominium or get a mortgage with that water level. Moving
12 forward, they plan to get additional soil borings specific to this project. In his opinion, the lowest
13 level it can go down to is 934 feet, and even at that level, will require special construction. He also
14 learned that the lowest level of parking on the hotel site associated with Presbyterian Homes is two
15 feet above the water level.

16 David Carlson, 2249 Portico Green, thanked the staff and Council for their support of the
17 Wayzata Blu project. He reported presales are going very well and they hope to be in the ground
18 this spring. He supports the proposed project and agrees that less access onto Lake Street would
19 be good. He would like to see the blight removed and he is filling his commitment to the City
20 regarding parking.

21 Pat Hughes, 235 East Lake Street, noted he recently submitted a plan and looks forward to
22 future discussions on it. He supports this project, it makes sense for everyone, it is a reasonable
23 middle ground, a mutual benefit for landowners and the City, and is critical to the success of the
24 entire District.

25 Mrs. McCarthy inquired about the current heights of the buildings and this history of when
26 the height restriction was put in place.

27 Mr. Thomson responded the height restriction of 35 feet on Lake Street has not changed.
28 However, in 2005, the City changed the way building height was measured. Prior to 2005, it was
29 measured from the highest grade adjacent to the building. After 2005, they measured from the
30 average grade around the building. The table provided on page 346 of the meeting packet provide
31 building heights that were measured from the average grade.

32 Mayor Willcox inquired if the first-floor transparency requirement will still apply and
33 noted they are not getting a first floor since it is elevated up six feet.

34 Mr. Thomson responded the glazing and transparency will still be required on the first
35 floor, and not on the exposed lower level.

36 Mr. Plechash stated he is in favor of approving the PUD and Concept Plan in its entirety
37 with the height variance. TIF District No. 6 was just approved to help finance all three properties
38 along Lake Street, and without it, development would not be feasible. Variances are allowed for
39 height when reasonable arguments are constituted, and this case qualifies as such. Many buildings
40 along Lake Street currently exceed the 40-foot height limit and if it were not for the water level,
41 the underground parking lot could have been dug deeper and a variance would not be needed.

42 Mr. Plechash made a motion, seconded by Mr. Tyacke to adopt Resolution No. 68-2017
43 **Approving** Rezoning, PUD Concept Plan of Development, Building Height Variance, and
44 Building Height Shoreland Impact Plan/CUP for a three story residential development at 253 Lake
45 Street East.

46 Mr. Tyacke stated he agrees with the Planning Commission regarding rezoning from C4-
47 A to PUD. The test holes that were dug provide physical evidence of the four-foot water table at
48 the footprint of the property. The flood plain combined with the wetland provides a unique practical
49 difficulty. He also supports the Shoreland ordinance subject to receiving the Shoreland Impact
50 Plan. The 40-foot height does not negatively affect the streetscape and will fit in because of the

height of the other buildings along Lake Street. The difference between 35 feet or 40 feet is negligible since the elevation at the ground level is lower than the other properties.

Mr. Koch reported the work done by the City and developer shows this is not setting a precedent. There are practical difficulties that justify approving the variance and he supports the entire project. The hardships that have been discussed, the narrow site, the lack of development on the south side of the street, and the setbacks and stepbacks help to eliminate the canyon feel that the height requirement is trying to avoid.

Mrs. McCarthy stated she is in favor of rezoning and PUD Concept Plan, but does not support the height variance and CUP. She expressed concern that every project that has a practical difficulty will be considered. The difficulty has always been there along with the height restrictions. They recently approved two projects at 35 feet, those were purchased, and it all plays a part. She does not feel the practical difficulties test has been met. She encouraged the developer to consider another way to proceed with the project. The building has a 45-foot height with the mechanical on the roof, and they also be looking at another variance with transparency issues and design standards.

Mayor Willcox noted it is critical to the City to get this area cleaned up and he is conflicted with this application. The applicant can make a good case that this is a property with unique problems and difficulties. He expressed concern with setting a precedent and stated he is hung up on the height. The overriding vision of the Comprehensive Plan is to preserve the small-town character of Wayzata and this is lost when the height on buildings is increased.

City Attorney Schelzel inquired if the motion that was made included the revised Resolution No. 68-2017 that includes the findings that are consistent with what has been said and supports approving all four requests in the application.

Councilmember Tyacke confirmed this, and stated he would also like to see some language included about landscaping along the exposed basement wall on the east, west, and front sides of the building.

Councilmember Plechash stated he would not want it included in the motion. However, he would like it noted for the record so that it can be debated when the General Plan comes forward for consideration.

In response to Councilmember Tyacke, Mr. Thomson noted the applicant is required to meet landscape requirements of the PUD and the Shoreland District. He suggested the Council could amend the condition and require the landscape plan comply with the City code sections and provide screening to the lower level exposed elevation of the building. The Council will have the opportunity to address the concerns discussed when the General Plan is presented for consideration.

There was no further discussion. Upon roll call vote, the motion approving the Resolution carried 3/2. (McCarthy and Willcox)

AGENDA ITEM 10. City Manager's Report and Discussion Items.

a. Upcoming Events/Announcements

- The Parks and Trails Board is moving forward with hiring a consultant and requested a member of the Council be part of the interview committee. He will follow up with Council members next week.
- New retail openings in Wayzata include Fly Feet in the Promenade, and 24/7 Active Lifestyle Boutique in the Village Shops. 18/8 Men's Salon and Truce Juice will open in the Promenade soon.
- City Hall will be closed Friday, December 22 and Monday, December 25.

b. Council Member Updates/Announcements

Mayor Willcox wished everyone a Merry Christmas and Happy New Year.

1 **AGENDA ITEM 11. Public Forum Continued (if necessary).**

2 There were no comments.

3
4 **AGENDA ITEM 12. Adjournment.**

5 Mr. Tyacke made a motion, seconded by Mrs. McCarthy to adjourn. There being no further
6 business, Mr. Willcox adjourned the meeting at 9:14 p.m.

7
8 Respectfully submitted,

9
10 *Becky Malone 01-02-2018*

11
12 Becky Malone

13 City Clerk

14
15 Drafted by Shannon Schmidt

16 *TimeSaver Off Site Secretarial, Inc.*