

**WAYZATA CITY COUNCIL
WORKSHOP MEETING MINUTES
August 6, 2014**

4:30 PM TELECOMMUNICATIONS SITE IMPROVEMENT FEASIBILITY STUDY UPDATE

Mayor Willcox called the workshop meeting to order at 4:40 p.m. in the Community Room at Wayzata City Hall. Council members present: Amdal, Mullin and Tanner. Council member absent and excused: Anderson. Also present: City Manager Nelson, Director of Public Service Dudinsky, City Planner Gadow, City Engineer Kelly and Wayne Houle with SEH.

In response to a request by the Wayzata City Council to have a feasibility study performed for telecommunications site improvements at the existing water tower site, Mr. Dudinsky provided an overview of the telecommunications site improvements options.

Mr. Houle presented five (5) different concept drawings for site improvements developed by SEH. In all cases, the overhead cabling that currently exists between the tower and the ground equipment goes away.

Option 1A – Separate access point to the water treatment plant, pave driveway to the single family home and replace the fence with a new fence with screening material and add landscape screening.

Option 1B – Same as 1A, but without a fence, but with a vegetated berm.

Option 2A – Construct a new compound in an inset style with three sides built into the hill, north of the water treatment plant. Tenants would be moved over time to the new compound. Interim improvements to the existing site (1A or 1B).

Option 2B – Construct a new compound as a fully enclosed compound that would attach to the northwest corner of the water treatment plant. Tenants would be moved over time to the new compound. Interim improvements to the existing site (1A or 1B).

Option 2C – Construct a new below ground compound, located west of the water treatment plant. Tenants would be moved over time to the new compound. Interim improvements to the existing site (1A or 1B).

Mr. Dudinsky explained that the emergency generator in the water treatment plant could also serve the compound, potentially eliminating the need for the cell companies to provide their own back-up power within the compound.

Mr. Tanner inquired about the need to provide the same amount of space for ground equipment.

Mr. Houle explained that the new structures have been sized and planned for the future of the equipment.

Mr. Mullin inquired about the cost of each of the options. Mr. Houle explained the cost estimates range from \$50,000 (Option 1A) to \$500,000 (Option 2C).

Mr. Mullin asked if tenants would have to relocate, would they be willing to do so or would they protest.

Mr. Willcox inquired about the noise and ability to work in an underground bunker.

Mr. Dudinsky responded that in the future, the equipment would be smaller and more efficient.

Mr. Mullin asked if the ground equipment could be moved further away, for example could they shoot a signal to the tower, similar to TV station relay system.

1 Mr. Willcox asked if there is a limit to how long the cable could be extended to a site
2 further away in/outside the park. Mr. Dudinsky was not sure what the limit is and would need to
3 get that information from SEH to determine how long the run could be.

4 Mr. Willcox asked for feedback from the Council regarding the options presented.

5 Mr. Tanner said he would like to know what the size of the future equipment will be and
6 what the noise range will be as he was concerned that we would build a compound that would be
7 too big or not contain the noise. He stated he wanted to be sure we are sizing this for the current
8 and future needs of the site.

9 Mr. Dudinsky provided an update regarding the current plans of the tenants to make
10 changes to their antennae at the site and the decommissioning of Nextel. He stated that all of the
11 tenants are in the process for making changes to the antennae and will be in front of the Council
12 for those lease amendments in the upcoming months.

13 Mr. Amdal was interested in more information about going remote (TV station example)
14 and suggested looking at one of the #2 options, moving the ground equipment in a timely fashion
15 and with upgrades or lease amendments.

16 Mr. Tanner stated he prefers option 1B. He is concerned regarding building a compound
17 that doesn't meet future needs.

18 Mr. Mullin asked for more information on "backhaul" and how far away can ground
19 equipment be located. He was not interested in spending more time and money in researching.
20 He would like a budget established and a compound that reduces noise, improves visual appeal,
21 design access, and that is less impactful to the residents. He prefers options 2A and 2B.

22 Mr. Willcox stated there are no good answers. He expressed interest in a longer cable
23 that would allow the ground equipment to be moved farther away from the existing site. A
24 benefit of a new compound being attached to the water treatment plant would be that as the
25 telecommunications site gets smaller, Public Works could use the space that is attached to the
26 water tower. Mr. Willcox would like to get a visual & cost estimate for option 2B.

27 Mr. Mullin and Mr. Willcox discussed another location in the park (near the well) to
28 locate the ground equipment. It would be moved away from the neighborhood to another area in
29 the park.

30 The council reviewed the concept drawings and directed staff to get answers to the two
31 technical questions regarding the length of the cable (i.e. backhaul) and the potential for a remote
32 site that would send a signal back to the tower (tv station example), as well as estimated costs
33 associated with each. Council directed staff to get cost estimates for the options provided by SEH
34 and to arrange for a date and time to visit on site with residents who live near the telecom site to
35 get their feedback on the options provided.

36 37 **5:15 PM 165 & 213 CENTRAL AVE SUBDIVISION – ACCESS DISCUSSION**

38 Mayor Willcox called the workshop meeting to order at 5:15 p.m. in the Community Room at
39 Wayzata City Hall. Council members present: Amdal, Mullin and Tanner. Council member
40 absent and excused: Anderson. Also present: City Manager Nelson, Director of Public Service
41 Dudinsky, City Planner Gadow, City Engineer Kelly, Planning Commissioner Todd Pearson,
42 Planning Commissioner Graciela Gonzalez, and Jennifer Haskamp with Crossdale Development
43 LLC, and Dan Schmidt with Sathre-Berquist, Inc..

44 Mr. Gadow explained that Crossdale Development LLC submitted a development
45 application for a five (5) lot subdivision at 165 and 213 Central Ave. N. The project proposes
46 private access to the lots on a roadway that would connect Cross St. and Byrondale Ave. N. The
47 application has gone through public hearings and Planning Commission review, where the
48 Commission recommended denial of the application based on their finding that the private access
49 requires a variance. Mr. Gadow explained that much of the discussion focused on whether the
50 access should connect through or have a defined separation, and if the access should be public or
51 private. The applicant asked for a workshop with the Council prior to being formally before the

1 City Council. The purpose of today's workshop is to receive feedback from the Council on
2 whether the access should be open, connecting Byrondale Ave. and Cross St., or if it should be
3 closed with a defined break. Mr. Gadow stated the applicant also asked for feedback on a five (5)
4 lot subdivision concept and a seven (7) lot subdivision concept.

5 The applicant answered questions from the Council. Councilmember Mullin indicated a
6 preference for a twenty to twenty-four foot wide road with curb and no through connection and a
7 mechanism to close the road. Councilmember Tanner indicated a preference for a twenty-four
8 foot road with an open connection, and a concern with how guest parking would be addressed.
9 Councilmember Amdal indicated a preference for a roadway that was separated and did not have
10 a through connection to prevent cut-thru traffic. He also indicated that each property should be
11 designed to meet the code requirements for lot size. Mayor Willcox indicated that he is generally
12 opposed to closing off streets and that the Police Department wants two points of entry and exit
13 from neighborhoods within the community. He indicated he would like to see the road open first
14 and then determine if cut-thru traffic was an issue that needed to be addressed.

15 Mr. Gadow indicated that staff would review the Council's feedback with the applicant
16 and determine how to proceed in bringing the application forward to the City Council for review
17 at a future meeting.

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19 **6:00 PM DISCUSS 1611 HOLLYBROOK ROAD – MARC AGAR**

20 Mayor Willcox called the workshop meeting to order at 6:00 p.m. in the Community Room at
21 Wayzata City Hall. Council members present: Amdal, Mullin and Tanner. Council member
22 absent and excused: Anderson. Also present: City Manager Nelson, Director of Public Service
23 Dudinsky, City Planner Gadow, City Engineer Kelly, applicant Marc Agar, and Mr. Agar's
24 attorney Richard Salmen.

25 Mr. Gadow informed the council that a request has been received from Marc Agar,
26 owner of the property at 1611 Hollybrook Road, asking the City to convey a vacant parcel of
27 City-owned land to Mr. Agar to allow him to construct an expansion of his garage. Mr. Gadow
28 informed the council that this request is regarding a small triangle of land that was formerly State
29 of Minnesota land related to the construction of Highway 12. Property surveys and maps which
30 depict the vacant parcel and 1611 Hollybrook Road were reviewed. Mr. Gadow explained there
31 are no utilities within the vacant parcel, with the exception of an Xcel Energy line that is near the
32 boundaries of the parcel. The Council reviewed concept plans provided by Pillar Homes, as well
33 as a letter from Mar. Agar's attorney detailing his request.

34 The Council directed staff to review land values for this parcel and indicated that they
35 were generally comfortable conveying the parcel to Mr. Agar, provided there was no public
36 purpose for the parcel. The Council directed staff to formally bring the proposal back to the
37 Council at a future meeting.

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39 The workshop meeting was adjourned at 6:25 p.m.

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41 Respectfully submitted,

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45 Becky Malone
46 Deputy City Clerk
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