WAYZATA CITY COUNCIL
MEETING MINUTES
September 2, 2014

AGENDA ITEM 1. Call to Order and Roll Call.

Mayor Willcox called the meeting to order at 7 p.m. Council Members present: Amdal, Anderson, Mullin and Tanner. Also present: City Manager Nelson, City Planner Gadow, City Engineer Kelly and City Attorney Meller.

AGENDA ITEM 2. Approve Agenda.

Mr. Tanner made a motion, seconded by Mr. Amdal, to approve the agenda, as presented. The motion carried 5/0.

AGENDA ITEM 3. Public Forum – 15 Minutes (3 minutes per person).

a. Wayzata High School Football Presentation

Coach Brad Anderson thanked the Council for the invitation and shared that the team is participating in a lot more than just football. He introduced his four captains: Ethan Faust, Brandon Mead, Austin Gordon, and Trevor Bedard.

The four captains shared some of the volunteer projects the team has been involved with such as clearing Buckthorn and raising money for the Special Olympics through a polar plunge. They expressed their appreciation for their coaches' and the community's support.

The Council thanked Coach Anderson and the players for their attendance and wished them luck for the season.

b. JJ Hill Days Presentation

Becky Pierson, Wayzata Chamber of Commerce, shared about the upcoming JJ Hill Days. Ms. Pierson indicated that information could be found on the Chamber's website, flyers, and the *Lakeshore Weekly*. She shared that the Trolley will be operating on Friday and Saturday evenings, there will be a self-guided walking tour pamphlet, and the parade on Sunday is at 2 p.m.

Ms. Nelson reported that staff had been working with the local police, the railroad, and private security to ensure public safety around the railroad tracks.

c. North Klapprich Park and Telecommunications Site

Lucy Bruntjen, 402 Gardner Street, voiced her concern with allowing the telecommunications industry to overwhelm Wayzata's oldest historic park and their small town neighborhood.

Susan Hughes, 415 Gardner Street, presented a petition of 500 signatures to the Council asking them to remove the telecommunications site from North Klapprich Park.

Polly Grose, 540 Indian Mound Street Apartment 1C, expressed her dismay at the increasing expansion of corporate structures. Ms. Grose stated that she was speaking on behalf of her neighbors who live near North Klapprich Park. She requested the Council consider the petitions and preserve the beauty of Wayzata.

Lynn Gruber, 1417 LaSalle Street, asked the Council to consider the suggestions and petitions of the previous speakers and move the telecommunications site off North Klapprich Park.

AGENDA ITEM 4. Consent Agenda.

Mayor Willcox requested to pull Item 4.c., Approval of Contract for Watermain Crossing Replacement Project, from the consent agenda for discussion.

Mr. Tanner made a motion, seconded by Mr. Amdal, to approve the consent agenda:

a. Approval of Minutes of August 19, 2014

b. Approval of Check Register
~~c. Approval of Contract for Watermain Crossing Replacement Project~~
d. Approval of Municipal Licenses
e. Municipal licenses which received administrative approval (informational only)
The motion carried 5/0.

c. Consider Approval of Contract for Watermain Crossing Replacement Project
Mr. Kelly described the Watermain Crossing Contract and low quote by G.F. Jedlicki, Inc. that was approved at the August 19, 2014 City Council meeting.

Mr. Kelly answered questions from the Council concerning the history of the water main and the break. Mr. Kelly shared that the watermain was installed in the 1970s and a section ruptured in May under Highway 12. It was valved off, but has been leaking. The contractor will replace the pipe with plastic piping.

Paris Magee and Greg Johnson described their ongoing water problems at 598, 600 Beaverdam Street that started in May. The tenants had to be moved and the cost to date is $33,000. They believe the water is from the water main break.

The Council asked staff to follow up with Paris Magee and Greg Johnson; as well as, other surrounding residences.

Mr. Tanner made a motion, seconded by Mr. Amdal, to Approve the Contract for Watermain Crossing Replacement Project.

AGENDA ITEM 5. New Business.

a. Consider 1st Reading of Ordinance No. 746 Zoning Ordinance Amendment - Micro-brewery and Taproom
Mr. Gadow shared that the City Council began their review of the multi-part application from Wayzata Brew Works LLC and Boatworks II LLC on August 6, 2014. The application includes an Amendment to existing Planned Unit Development, a Site Plan approval, an Amendment to the City's Zoning Ordinance, and an Amendment to the City's General City Code. The City Council voted 2-2 on the draft Proposed Zoning Ordinance Amendments. The Council was split on whether the ordinance should allow only microbreweries and associated taprooms or all micro-production facilities. The Council voted to reconsider the application and draft ordinances at the next available meeting. The Council also discussed the associated liquor ordinance amendments and how many licenses for each use they would issue on an annual basis. Opinions differed on how many licenses to allow so staff developed two version of draft Ordinance No. 747. If the Council decides to allow Micro-production Facilities, staff will need to modify Ordinance 747 to reflect the desired number of licenses allowed for each use.

The Council asked questions pertaining to parking issues including the required number of parking spots and staff's degree of comfort with parking plans. Mr. Gadow explained that originally, the parking requirement was 1 parking space per 50 square feet, but after concerns were voiced at the August 6th City Council meeting, the requirement had been changed to 1 parking space per 40 square feet. He also answered that mathematically the parking is sufficient, but that it would come down to execution of the valet parking operation.

Robert Klick and Bill Cavanagh, the applicants, expressed their desire for the Council to understand that approving a micro-distillery would not mean that they can serve or sell spirits.

The Council discussed the two versions and each shared their opinions on which version to adopt.

Mr. Amdal made a motion, seconded by Mrs. Anderson, to Approve the First Reading of Ordinance No. 746, an Ordinance Amending Wayzata's Zoning Ordinance to Allow Micro-production Facilities and Taprooms/Tasting Rooms as Conditional Uses. The motion carried 3-2 (Tanner, Willcox).

b. Consider 1st Reading of Ordinance No. 747 Authorizing the Issuance of Licenses for Off-Sale Brewpubs, Off-Sale Micro-Breweries, and On-Sale Taprooms

Mr. Gadow explained that the Council would need to decide how many licenses to grant for each use. The Council discussed the number of licenses and each gave their opinion. Both Mr. Amdal and Mrs. Anderson wanted to support a free market and offer the chance for competition. They were in support of issuing two licenses for each category plus four licenses for the sale of growlers so that both micro-breweries and brewpubs could apply to sell growlers. Mr. Mullin had strong reservations about allowing micro-production facilities in the first place and wanted to issue only one license in each category and two for the sale of growlers. Mr. Tanner stated that he wanted to issue only two licenses in each category. Mayor Willcox wanted to exercise caution and issue only one license in each category and two for the sale of growlers. He stated that there was plenty of competition in surrounding areas.

Mr. Amdal made a motion, seconded by Mrs. Anderson, to Approve the First Reading of Ordinance No. 747, an Ordinance Authorizing the Issuance of Licenses for Off-sale Brewpubs, Off-sale Micro-breweries, and On-sale Taprooms; with the addition of On-sale Micro-distilleries and On-sale Micro-wineries. Micro-brewery Off-sale Malt Liquor License would be granted 4 licenses, Micro-brewery Taproom Liquor License would be granted 2 licenses, Brewpub Malt Liquor License would be granted 2 licenses, Micro-distilleries would be granted 2 licenses, and Micro-wineries would be granted 2 licenses. The motion failed 2-3 (Mullin, Tanner, Willcox).

The Council decided to restate the same motion.

Mr. Amdal made a motion, seconded by Mrs. Anderson, to Approve the First Reading of Ordinance No. 747, an Ordinance Authorizing the Issuance of Licenses for Off-sale Brewpubs, Off-sale Micro-breweries, and On-sale Taprooms; with the addition of On-sale Micro-distilleries and On-sale Micro-wineries. Micro-brewery Off-sale Malt Liquor License would be granted 4 licenses, Micro-brewery Taproom Liquor License would be granted 2 licenses, Brewpub Malt Liquor License would be granted 2 licenses, Micro-distilleries would be granted 2 licenses, and Micro-wineries would be granted 2 licenses. The motion carried 3-2 (Mullin, Tanner).

c. Consider Resolution 23-2014 Boatworks PUD Amendment, CUP, and Site Plan

Mr. Gadow explained that Wayzata Brew Works LLC and Boatworks II LLC have submitted an application for approval of an Amendment to an existing Planned Unit Development Conditional Use Permit and site plan for 294 Grove Lane.

The Council discussed issues with trash, parking, and security; and decided to require a report quarterly on how these items were working. Mr. Tanner requested a clarification on how many barrels the applicant would be producing. Mr. Gadow answered that the plan for the first year was 1,000 barrels produced 20 at a time. Mr. Gadow added that state statute would limit it to 3,500 barrels per year, because the operation includes a taproom.

Mr. Amdal made a motion, seconded by Mrs. Anderson, to Adopt Resolution No. 23-2014 Approving PUD Amendment, CUP, and Site Plan for 294 Grove Lane, with revisions. The motion carried 4-1 (Tanner).

The meeting was recessed at 8:54 p.m. and reconvened at 8:58 p.m.

d. Consider Parking Structure Request for Proposals

Ms. Nelson reported that the City of Wayzata is proposing to construct a parking structure to better serve the downtown public amenities and business district. The City recently updated its downtown parking study in an effort to better understand parking demand in the downtown district. Staff have prepared two drafts of an RFP process for design that include site selection, site planning, and structure design. Ms. Nelson informed Council that staff is looking for feedback on a couple of items. First, for direction on whether it would like to go through a site selection process or go ahead with the Mill Street site as previously discussed. Second, for direction on whether the Council would like to use an Owners Representative approach or go through the RFP process.

George Carisch and Stacy Carisch requested to speak to the Council about parking. Mr. Carisch shared that he owns the parking ramp past the 600 block. He spoke of a time 27 years ago when he worked with the City to help fix a parking problem. He asked the Council to consider public and private working together again.

The Council asked questions about timeframe and site selection. Ms. Nelson responded that the timeframe for site selection was her best estimate based on information she had compiled. The Council discussed and each gave their opinion on site selection versus going ahead with the Mill Street location. Mrs. Anderson did not support either option, but rather preferred looking for several options and planning for the future.

Mr. Tanner made a motion, seconded by Mr. Mullin to select Mill Street as the location for the parking structure, to use an Owners Representative or consultant, and to begin workshops every two weeks with HRA members in attendance. The motion carried 4-1 (Anderson).

AGENDA ITEM 6. City Manager's Report and Discussion Items.

a. Update on Strategic Plan Progress Report

Ms. Nelson reported on the current status of the 2014-2016 Strategic Plan to give the Council an update on current items.

b. Update on Bushaway Road

Ms. Nelson shared that Mr. Kelly had attended a meeting earlier in the day with Shafer Contracting Company. Construction is scheduled to begin September 15, 2014. A person can sign up to receive updates about construction on the Hennepin County website.

AGENDA ITEM 7. Public Forum Continued (if necessary).

There were no comments.

AGENDA ITEM 8. Adjournment.

Mr. Tanner made a motion, seconded by Mr. Amdal to adjourn. There being no further business, Mr. Willcox adjourned the meeting at 10:06 p.m.

Respectfully submitted,

Becky Malone

Becky Malone
Deputy City Clerk

Drafted by Sarah Peterson
TimeSaver Off Site Secretarial, Inc.