

**WAYZATA CITY COUNCIL
WORKSHOP MEETING MINUTES
February 21, 2023**

5:15 p.m. Review and Discussion of 2022 Downtown Wayzata Parking Study

Mayor Mouton called the meeting to order at 5:15 p.m. Council Members present in-person in the community room at City Hall offices: MacDonald, Parkhill, and Plechash. Also present: City Manager Jeff Dahl, Community Development Director Emily Goellner, Deputy City Manager Aurora Yager, Public Works Director/City Engineer Mike Kelly, and Assistant Planner Valerie Quarles. HRA Chair Tom Shaver and SRF Consultant Tom Sachi, were also present.

City Manager Dahl, Director Goellner, Director Kelly, and Assistant Planner Quarles provided an update on the 2022 Parking Study noting SRF Consulting, Inc. has completed a parking study update for Downtown Wayzata in order to establish a new baseline for the existing parking supply and demand. Previous studies were completed in 2012, 2015, 2019, and 2021. The main objectives of the study are to review the existing parking utilization downtown, document potential supply issues, and plan for potential future parking opportunities. Data was collected for municipal ramps, lots, and on-street parking spaces. A survey of downtown businesses was also conducted. In addition, the owner of the Boatworks property at 294 Grove Lane, Rick Born, contributed to the cost of the study in order to provide a more detailed assessment of that area.

Key findings include that the City is still not experiencing an overall parking shortage, and that while parking is crowded in some areas, downtown is not at or over parking capacity in any locations. Notable opportunities coming out of the study include that the City could consider introducing two-hour time limits along Lake Street and could explore short-term curbside pickup spaces, both of which would encourage turnover and incentivize those parking for longer to use the City's off-street parking facilities.

Consensus from the Council was that the City should move forward with establishing 3 hour time limits on the Mill Street block, keep the 3 hour limit in existing locations, continue conversations with the Boatworks owner about potential changes to restrictions and signage, continue monitoring valet operations in the downtown area, and consider opportunities for the City-owned parking lot behind COV.

6:00 p.m. Update of City's Progress with Emerald Ash Borer (EAB) Mitigation

Public Works Director/City Engineer Mike Kelly provided an update on the status of EAB mitigation.

In April 2022, Public Works staff provided the City Council with an update on the status of EAB within the City. At that time, staff had been working with a consultant to inventory public trees in parks and on public right-of-way (ROW). Additionally, a plan for removal and treatment was presented. A brief summary of 2022 activities can be found below:

- Trees inventoried: 1,441 (230 ash)
- Ash trees removed: 99
- Ash trees treated: 68
- New trees planted: 37

In 2023, City Forester Bennett Myhran, is coordinating additional inventory of public trees. Specifically, the LaSalle Street neighborhood, downtown, and the two city cemeteries. The City has applied for a Hennepin County EAB grant for this inventory work and hopes to hear back in late-March. Below is a summary of 2023 activities thus far:

- Ongoing inventory
- Ash trees removed: 31
- Ash trees to be removed: TBD
- Ash trees to be treated: Approx. 60

- New trees to be planted: 108

Additionally, staff is coordinating an Arbor Day/Earth Day tree give away with the Parks and Trails Board, as well as a tree-planting event in May, for Arbor month. Finally, the City Council recently approved a contract renewal with Rainbow Tree Company which allows Wayzata residents to receive a discounted rate for treatment of private ash trees.

6:15 p.m. HRA Update on Affordable Housing Policy and Maggie Manor Too (6:15-6:30 p.m.)

Community Development Goellner provided an update on the Housing and Redevelopment Authority's work on affordable housing initiatives.

Ms. Goellner noted after a joint meeting in 2022 with the City Council, the HRA directed staff to draft a policy document outlining how City funds could be used to support affordable housing projects that help the City fill the existing affordable housing gap as outlined in the Wayzata Comprehensive Plan. The HRA adopted Resolution 01-2023, Policy on Use of Public Funds to Reimburse Permitting Fees Associated with Affordable Housing Projects, at their January 25 meeting.

This policy would allow the City to use certain public funds to reimburse City permit fees associated with the maintenance and improvement of new and existing Affordable Housing in the City that is rented or owned at or below a rent affordable to a household earning 80% of the Area Median Income (AMI), which is \$89,900 for a family of four. Funds that may be used include TIF as permitted by law, excess fund transfers, grants, and funding from programs in partnership with other governmental agencies. Requests for reimbursement of permitting fees under the Policy would be made in writing to the City and subject to the approval of the HRA and City Council. The first request was made by Maggie Manor Too.

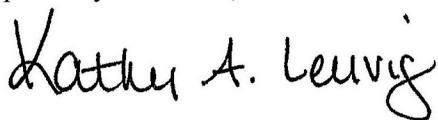
On January 25, the HRA adopted Resolution 02-2023 authorizing a reimbursement of certain City permit fees in the total amount not to exceed \$10,000 over the next 5 years, to be paid using the excess increment of TIF District #2. These funds are restricted and can only be used for redevelopment-related purposes, thus there will be no impact on the general fund. Maggie Manor Too is a joint venture between Outreach Development Corporation (ODC) and the Maggie Mithun Foundation to preserve 10 units of affordable housing located at 426 & 434 Rice Street East. A letter describing the project is attached.

This Policy and an agreement with Maggie Manor Too will ultimately need to be approved by the City Council.

Consensus on the Council was that they were supportive of the agreement with Maggie Manor Too but would like staff to consider a subsidy cap on the policy in order to set some parameters and remove excess fund transfers from the list of potential funding sources. They were supportive of the ability of staff and the HRA to recommend a sliding scale for each potential reimbursement under this Policy so that the subsidy is proportional to the level of affordability and length of time for that affordability offered in each proposal. Staff clarified that an agreement would need to be executed for each proposal received in order to restrict rents as required under the Policy.

The workshop meeting was adjourned at 6:30 p.m.

Respectfully submitted,



Kathy Leervig, City Clerk