

**WAYZATA CITY COUNCIL
WORKSHOP MEETING MINUTES
October 8, 2024**

4:45 p.m. Discussion of Updates to the Capital Improvement Plan for 2025-2034

Mayor Mouton called the meeting to order at 4:45 p.m. Council Members present in-person in the community room at City Hall offices: MacDonald, Plechash, and Sorensen. Absent: Parkhill. Also present: City Manager Jeff Dahl, Deputy City Manager Aurora Yager, Public Works Director/City Engineer Mike Kelly, Bar and Grill General Manager, Jeff Pietrini, Police Chief Marc Schultz, Deputy Police Chief Jamie Baker, and Planning Consultant Eric Zweber.

Ms. Yager provided background on the Updates to the Capital Improvement Plan (CIP) noting the City Council reviews its CIP twice a year, once in the spring to prioritize use of any excess fund reserves from the prior year and once in the fall as a part of the annual budget process. Included in the ten-year Capital Improvement Plan is a breakdown of projected expenses and their uses, projected revenues and their sources, and anticipated fund balances across funds. Based on feedback from the Council regarding these projects and priorities, staff will make updates and include the 2025-2034 CIP with the other 2025 budget items for Council approval at the December 17, 2024 meeting.

Ms. Yager explained that there are several projects/topics where more Council input is needed in order to determine next steps. The first of those items being an increase the budget and scope of the Bar and Grill Interior Refresh Project. Ms. Yager and Mr. Pietrini noted that as a result of the initial design meetings for that an increase in the budget was recommended to accommodate the scope. Staff proposed doubling the budget to \$638,600. In addition to the refresh budget, staff proposed to add another project for HVAC replacement for 2025 which will likely be around \$200,000. Mr. Pietrini gave examples of the inefficiency, maintenance expense, and issues with the current HVAC setup in the building. Ms. Yager added that if investments are already being made to the aesthetics, HVAC replacement should be considered at a similar timeframe to minimize disruptions and cost impacts. The Council asked questions about the project scope and did not oppose any of these changes but would continue to review the scope and budget as the project progresses through design.

Ms. Yager reviewed a draft phased implementation of the City Facilities Security Improvements. Feedback from the Council was to add replacement of chairs along with the carpet but to pull that out from the security improvements. Several Council members were still on the fence about the need for some improvements, but as they were planned for future years in 2029 and 2030, its need would be reevaluated in the future.

Ms. Yager and Mr. Dahl presented a proposed project to add a Downtown Community Electronic Sign potentially to Lake and Superior. The Council had concerns on the look of the sign and its need and did not support adding it to the CIP.

Ms. Yager and Mr. Kelly provided an overview of the Grove Lane Two-Way Traffic Project. They explained that this project has been contemplated in the Street CIP since 2015 and would Grove Lane by approximately four feet (4') to accommodate two-way traffic. Prior to 2008, Grove Lane was a two-way street but was narrowed to accommodate the Dakota Rail Regional Trail construction. Since the Regional Trail was extended to Broadway Avenue as part of the Panoway project, staff would like to return Grove Lane to a two-way street for safety and access purposes. The project is estimated to cost \$147,500 and would be completely funded by TIF District #5.

Mr. Kelly added that widening the street would not bind the City to having two-way traffic all the time. It could just be used in that capacity during certain events but it would need to be widened to have that as an option.

1 The consensus from the Council was that they wanted to have feedback from the neighbors before
2 determining if they wanted to move forward or not.

3
4 Ms. Yager and Mr. Kelly provided an overview of the current openings in the City Cemetery and other
5 potential areas for future expansion and asked if anything more in terms of expansion was desired by the
6 Council. The consensus from the Council was to not install an expensive columbarium but just focus on
7 smaller expansion within the existing sign and make aesthetic improvements to the cemetery through
8 irrigation, plantings, etc.

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10 **6:00 p.m. Review and Discuss Draft Cannabis-related Zoning Ordinance Amendments to Chapter**
11 **935 and the Addition of Chapter 525 Regarding Regulations of Cannabis Businesses**

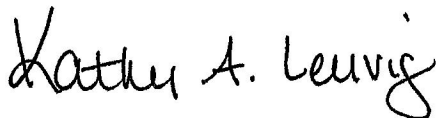
12
13 Mr. Dahl provided background stating the State of Minnesota's Office of Cannabis Management closed
14 the social equity license application preapproval process in August and is anticipating adoption of the
15 cannabis business regulations in early 2025. This means that municipalities could start considering
16 applications to register as early as the beginning of the year. The state's framework allows local
17 communities to adopt some regulations over cannabis businesses and also to ability to delegate some of
18 those regulations to the county in which that community is located. To assist communities, the Office of
19 Cannabis Management has prepared model ordinances with the assistance of the League of Minnesota
20 Cities, Association of Minnesota Counties, and the Minnesota Chapter of the American Planning
21 Association. Based on these model ordinances, staff has prepared drafts to discuss with the City Council
22 to locally regulate cannabis-related uses.

23
24 Mr. Zweber highlighted the zoning and "buffering" implications of potential zoning amendments. The
25 Council discussed this topic for the majority of the meeting and generally concluded that the commercial
26 zoning districts along Wayzata Boulevard and the Village Shops would be the only districts where
27 dispensaries should be allowed. Also, that the buffering should be altered to an alternative that would be a
28 compromise between the two alternatives that were presented.

29
30 In addition, the Council discussed and confirmed that the Council does not wish to delegate its
31 registration and compliance authority to Hennepin County at this time. The Council also discussed and
32 confirmed that they wish to limit the amount of cannabis retail businesses to the minimum amount
33 allowed (one) within the State legislation (staff recommends limiting amount to one).

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35 Staff noted that the zoning amendments would need to be discussed and considered by the Planning
36 Commission through a public hearing and then would be brought back to the Council later, hopefully, by
37 the end of the year.

38
39 Respectfully submitted,



40
41 Kathy Leervig, City Clerk