WAYZATA CITY COUNCIL
MEETING MINUTES
DECEMBER 16, 2025

AGENDA ITEM 1. Call to Order.

Mayor Mullin called the meeting to order at 7:00 p.m. Mayor Mullin shared the multiple options for joining remotely and submitting comments or questions.

AGENDA ITEM 2. Pledge of Allegiance.

AGENDA ITEM 3. Roll Call.

Council Members present: Mullin, Sorensen, MacDonald, Plechash, and Koch. Also present: Interim City Manager Yager, Community Development Director Sharpe, and City Attorney Schelzel.

AGENDA ITEM 4. Approve Agenda.

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

AGENDA ITEM 5. Public Forum.

There were no comments.

AGENDA ITEM 6. New Agenda Items.

AGENDA ITEM 7. Consent Agenda.

Mayor Mullin read the items on the consent agenda and asked if any Council member wished to pull an item for further discussion.

Mr. Plechash asked to pull item i. for separate discussion.

Hearing no additional requests, he asked for a motion to approve the Consent Agenda as amended. Ms. MacDonald made a motion, seconded by Mr. Koch, to approve the consent agenda:

a. Approval of City Council Special Workshop and Regular meeting minutes of December 2, 2025
b. Approval of Check Register
c. Approval of Municipal Licenses
d. Receipt of Police Activity Report
e. Receipt of Building Activity Report
f. Approval of Contract with Lexipol Policy Management for Public Safety
g. Approval of 2026 Legislative Priorities
h. Approval of Purchase of Replacement Gate for the Public Works Site
~~i. Approval of Special Event Permit for 2025 Chilly Open by the Wayzata West Metro Chamber~~ (pulled for separate discussion)
j. Adoption of Resolution 55-2025 Accepting Donation from the Miles Family Fund
k. Approval of Professional Services Agreement with Metro West for 2026 Building Official Services

The motion carried 5/0.

Approval of Special Event Permit for 2026 Chilly Open by the Wayzata West Metro Chamber (formerly Consent Agenda item 7.i.)
Interim City Manager Yager gave an overview of the request from Wayzata West Metro Chamber for the 2026 Chilly Open.

Mr. Plechash stated that this is a wonderful event and believes the City has gotten national attention because of it. He explained that he didn't have any issue with voting to approve it and had pulled it so the Council could discuss the fee and whether it should be waived.

Mr. Koch stated that the Chamber had already sold the tickets for this year it would be detrimental for the City to charge the fee this year. He suggested that they consider that for next year, and make sure to have the conversation ahead of time.

Mr. Sorensen stated that he agreed that this was a great event for the community and felt a good position for the City would be to support it and continue what they have done in the past, and waive the fee.

Mayor Mullin noted that, traditionally, this fee has been waived, which followed City policy, and he would recommend that the City continue to allow for this exemption.

City Attorney Schelzel suggested that language be added to the upcoming motion, because this is a discretionary decision by the Council, and make it clear that the Council was approving waiving the fee.

Mr. Plechash clarified that he had only pulled this so it could be discussed publicly and reiterated that he was in support of this event and would vote in favor of waiving the fee.

Mayor Mullin asked for a motion to approve the former Consent Agenda item i. Mr. Koch made a motion, seconded by Mr. Plechash, to approve former Consent Agenda item i., approving the Special Event Permit for the 2026 Chilly Open by the Wayzata West Metro Chamber, with the fee waived. The motion carried 5/0.

Ms. MacDonald stated that she believed the City would be a little more targeted with the funds that come in due to these kinds of fees and suggested that the Council have a broader conversation about whether they should just go into the General Fund or not.

AGENDA ITEM 8. Public Hearings.

AGENDA ITEM 9. New Business.

a. Consider Adoption of Resolution 46-2025 Denying a Variance to the Required Retail Area and Frontage at 401 Lake Street East

Community Development Director Sharpe gave an overview of the variance request for retail percentages at 401 Lake Street East. He reviewed the project location, guiding/land use, property zoning, existing conditions, and details of the request. He gave an overview of the discussion and recommendation from the December 1, 2025, Planning Commission meeting.

Aaron Foley, representing the owner of the building, Fish Base, introduced himself and explained that he could answer questions from the Council.

Mayor Mullin noted that, from listening to the Planning Commission meeting, it appeared that what was driving this request was that the retail tenant was having difficulty making the retail portion of their business work, and the owner of the building was trying to use this change as a way to provide them with some relief while they seek a sublease.

Mr. Foley stated that was correct, but noted that they had not been working towards finding a sublease situation because they were holding off so they could see what decision the City made about their variance request. He explained that they were looking to downsize, and the tenant on the third floor was looking to expand, so they felt this solution would be mutually beneficial.

Mr. Koch asked if Brick and Linen had been in this space since the building opened. Mr. Foley stated that they have been there for a while, but wasn't sure it was since the building opened.

Ms. MacDonald stated that she was heartened by the Planning Commission's commitment to retail in the downtown area throughout their discussion of this request. She stated that she supported their findings and recommendation of denial.

Mr. Koch stated that he struggled with this because there is a challenge once you get near Wayzata Place, as the retail traffic stops there. He explained that he did not want to have an empty space that the City says has to be retail in an area that they know is tougher for retail to survive. He noted that the City had given concessions when the building was approved and reduced the required retail, so he also planned to respect the recommendation made by the Planning Commission.

Mr. Sorensen stated that he agreed and believed the Planning Commission took care of the heavy lifting for this request and would vote in favor of their recommendation.

Mr. Plechash stated that this is an outgrowth of a zoning situation in the City where they are trying to force something that the marketplace isn't accepting. He stated that he also planned to vote in favor of this proposed motion, but felt it was a sad situation because everyone involved in this location would benefit from the City granting the variance. He explained that he felt this pointed out that the Council needed to have a discussion about forcing retail where it doesn't work.

Mayor Mullin stated he would also vote in favor of the Planning Commission recommendation. He referenced the retail challenges in the City and the role that property taxes play in overall lease costs. He stated that he felt the City should convene a mixture of stakeholders and talk through different ways on how the City can control or influence the impacts. He explained that he believed the City needed to promote diversity of retail, office, service, and residential land use, as well as a high-quality development portfolio that enhances its ability to be a regional destination and provide services for the residents.

Mayor Mullin asked for a motion on the draft resolution. Mr. Sorensen made a motion, seconded by Ms. MacDonald, to Adopt Resolution No. 46-2025 Denying a Variance to the Required Retail Area and Frontage at 401 Lake Street East. The motion carried 5/0.

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

Mayor Mullin stated that Rebecca Jones has served the City's Public Works Department for over 20 years and planned to retire on January 2, 2026. He explained that her role has been front-facing, and she has handled customer service with grace, helpfulness, professionalism, patience, and humility. He thanked Ms. Jones for her two decades of service to the City and stated that she would be greatly missed.

Ms. Yager stated that Ms. Jones has frequent interactions with residents and explained that she would not be easily replaceable. She noted that Ms. Jones was worthy of all the acclaim and recognition she has gotten for her friendliness, customer service, and how much she cares.

a. Upcoming Events/Announcements

- Gave brief updates related to Klapprich Park, including: flooding the ice rinks, and noted that the goal was to have the rinks and the warming house open by December 19, 2025; the playground would also be open December 19, 2025, but not the hillside slide, because footings still need to be installed for the last structural component; and explained that a ribbon-cutting event was being planned for January 10, 2026 from 1:00 to 3:00 p.m.
- Thanked the community for their generous support of Toys for Tots
- Reminder that City offices will be closed for the holidays: December 24, 2025, offices will close at 12:00 p.m.; December 25, 2025, offices will be closed all day.

b. Council Member Updates/Announcements

Mayor Mullin stated that he wanted to extend his warmest wishes to the residents and their families who are celebrating Hanukkah or Christmas. He thanked the Council and City staff for their dedication throughout 2025 because it had been a busy and productive year in the City, and wished them a safe and joyous holiday season.

<u>AGENDA ITEM 11. Public Forum Continued (if necessary).</u>

There were no comments.

<u>AGENDA ITEM 12. Adjournment.</u>

There being no further business, Mayor Mullin asked for a motion to adjourn. Ms. MacDonald made a motion, seconded by Mr. Plechash, to adjourn. Mayor Mullin adjourned the meeting at 7:41 p.m.

Respectfully submitted,

Kathy A. Leervig

Kathy Leervig
City Clerk

Drafted by Kayla Rokosz
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