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**WAYZATA CITY COUNCIL  
WORKSHOP MEETING MINUTES  
June 2, 2026**

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Mayor Mullin called the meeting to order at 5:10 p.m. Council Members present, in-person, in the community room at City Hall offices: Koch, MacDonald, Plechash, and Sorensen. City Staff included City Manager Yager, Community Development Director Sharpe, Police Chief Baker, and Finance Manager Zimmerman. Also present: David Schelzel, City Attorney.

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**5:10 p.m. 2050 Comprehensive Plan RFP Review**

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Mr. Sharpe introduced the item and discussed the upcoming 2050 Comprehensive Plan update, which is required by state law and must be submitted to neighboring jurisdictions by June 1, 2028, before final submission to the Metropolitan Council later that year. Staff explained that the Comprehensive Plan serves as the City's foundational policy document, establishing long-term goals and guiding future planning efforts, zoning decisions, and strategic initiatives.

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The City Council reviewed the proposed approach and timeline for updating the 2050 Comprehensive Plan. Staff recommended treating the project as an update rather than a complete rewrite, focusing on required elements while incorporating existing plans and studies to reduce costs and improve efficiency.

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Council members discussed consultant selection, project budgeting, and opportunities to control expenses by maximizing staff contributions wherever possible. Staff reported that approximately \$173,500 has is currently allocated for the project and that an RFP will be issued to seek proposals from consulting firms. The Council expressed support for a streamlined process that leverages previous planning efforts, including corridor studies, park plans, and the resiliency plan.

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The Council also emphasized the importance of public engagement, neighborhood preservation, housing, and zoning considerations as part of the planning process. Staff recommended establishing an advisory committee and using a community survey to gather resident input. Council members supported developing a Comprehensive Plan that balances future growth and development with the priorities and character of the residential community.

**5:30 p.m. Discussion of CIP and Unallocated Fund Balance**

Mr. Zimmerman reviewed the draft 10-year Capital Improvement Plan (CIP) and discussed the City's projected capital needs, funding sources, and available unassigned fund balances. Staff emphasized that the discussion was intended to provide guidance rather than make final funding decisions, noting that the CIP remains a draft and will continue to be refined throughout the budget process. The current plan includes approximately \$35.6 million in capital projects through 2036, with funding coming from utility revenues, taxes, enterprise funds, and other sources. Council reviewed assumptions used in the projections, including construction inflation, revenue growth, and infrastructure levy increases, while recognizing that future project timing and priorities may change.

A significant portion of the discussion focused on funds projected to experience cash flow challenges, particularly the Parks and Trails Fund and the Liquor Fund. Council discussed potential solutions for supporting future park projects, including directing a greater portion of Marina revenues toward parks and trails, pursuing grants, utilizing future unassigned fund balances, and evaluating project timing and scope.

The Council spent considerable time reviewing the financial performance of the municipal liquor operations. Ms. Yager acknowledged concerns about declining profit margins and projected cash balances, explaining that rising costs, changing consumer habits, and planned facility improvements have contributed to the trend. Ms. Yager reported that operational and financial reviews are underway, including evaluating staffing allocations, pricing strategies, and future transfer payments to the General Fund. Council members

53 expressed interest in examining both the long-term business strategy and the planned facility refresh to  
54 ensure investments support future competitiveness and financial sustainability. The discussion concluded  
55 with consideration of how the City's approximately \$917,000 in unassigned fund balance might best be  
56 allocated, with facilities and equipment identified as preliminary priorities for future budget discussions.

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58 **6:30 p.m. Consideration of the Sale of Public Property**

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60 Ms. Yager provided background on exploring the potential sale of a City-owned public parking lot located  
61 behind the COV building. Staff provided background on the property, noting that it contains 29 parking  
62 spaces, is accessed only through Panoway Plaza, and is heavily utilized. Ms. Yager highlighted the  
63 parking lot's role in supporting parking for nearby businesses, the Fee-In-Lieu of Parking (FILOP)  
64 program, potential future connections to the Dakota Rail Regional Trail, and its proximity to the Section  
65 Foreman House site.

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67 Council members weighed the benefits and drawbacks of retaining or selling the property. Potential  
68 benefits of a sale included eliminating maintenance responsibilities, generating sale proceeds and future  
69 property tax revenue, and creating redevelopment opportunities if combined with adjacent properties.  
70 Concerns included the loss of public parking, impacts on deliveries and waste collection for COV,  
71 uncertainty regarding future Dakota Rail Regional Trail connections and Section Foreman House access,  
72 and whether adequate public access and easements could be maintained. Several members also  
73 questioned whether the parking lot currently serves a meaningful public purpose and raised concerns  
74 about pedestrian and vehicle safety in the Panoway Plaza area.

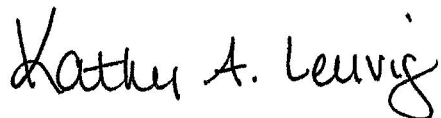
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76 Consensus was not to pursue a sale immediately, but that the idea should remain under consideration.  
77 Council directed staff to continue gathering information, including potential trail plans, access and  
78 easement options, property appraisal, and future needs related to the Section Foreman House. The  
79 Council indicated that these issues should be better understood before making any decision on whether  
80 the property should ultimately be retained or sold.

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82 **6:30 p.m. Discussion of Future Agenda Topics**

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84 The Council briefly reviewed the proposed workshop schedule and discussed whether any additional  
85 topics should be added. Mayor Mulling noted that Tax Increment Financing (TIF) should be included in a  
86 future workshop agenda and staff agreed to incorporate it into the schedule. No other additions or changes  
87 were suggested. Following the discussion, the Council agreed to adjourn briefly before the next meeting.

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89 The workshop adjourned at 6:55 p.m.

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91 Respectfully submitted,



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93 Kathy Leervig, City Clerk  
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