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**WAYZATA CITY COUNCIL  
MEETING MINUTES  
January 4, 2022**

**AGENDA ITEM 1. Call to Order.**

Mayor Mouton called the meeting to order at 7:00 p.m. Mayor Mouton stated members of the public may attend the City Council meeting in person, provided they follow all City policies and protocols related to the pandemic including wearing masks. She also 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: Mouton, Iverson, MacDonald, and Plechash. Absent: Buchanan. Also present: City Manager Dahl, Community Development Director Goellner, and City Attorney Schelzel.

Mayor Mouton noted earlier this evening, the City Council participated in a workshop. The following items were on the agenda:

- Update of Boards and Commissions 2022 Work Plan

**AGENDA ITEM 4. Approve Agenda.**

Ms. Iverson made a motion, seconded by Mr. Plechash, to approve the agenda, as presented. The motion carried 4/0.

**AGENDA ITEM 5. Public Forum.**

**a. Presentation of Life Saving Award to Police Officer Dave Wilson**

Police Chief Schultz said as a police officer he was aware that media tended to focus on the negative. However, that focus was is not typical of what happens on a day-to-day basis. A police officer's job was to serve and protect, but it was usually far from simple. He shared that Police Officer Wilson was dispatched on August 27, 2020 at 8:50 a.m. to respond to an unconscious male who had been electrocuted. He shared how Officer Wilson took over CPR and provided other lifesaving services. The victim fully recovered and without Officer's Wilson quick actions the man may not have survived. He presented Officer Wilson the Life Saving Award.

Mayor Mouton offered the opportunity for questions from Council.

Ms. Iverson offered a big thank you for his actions.

Mayor Mouton said his actions were exemplary. She thought it spoke the Police Department's good leadership. She was proud to say that the organization had team members who would always rise to the call.

**b. Presentation of Chamber of Commerce Exceptional Service Award to Grace Hill Design**

Mr. Dahl introduced Sarah Kaelberer, Business & Estate Advisers, Inc., to present the award to one of Wayzata's thriving businesses.

1 Ms. Kaelberer said they had been sponsoring the award for more than a decade and  
 2 talked about Wayzata's many businesses. She said they had received multiple nominations  
 3 for Kristi Patterson, Owner of Grace Hill Design off of Lake Street. She presented her the  
 4 Exceptional Service Award.

5 Ms. Patterson said she had been in the community for 10 years. She expressed her  
 6 gratitude for the award and talked about what it meant to her.

7 Mayor Mouton said she had shopped at Grace Hill Design and remarked on the  
 8 exceptional service. She thanked them for choosing Wayzata for their business.

9  
 10 **AGENDA ITEM 6. New Agenda Items.**

11 None.

12  
 13 **AGENDA ITEM 7. Consent Agenda.**

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

16 Mr. Plechash stated he was interested in having a separate discussion for Item 7.d.  
 17 Mayor Mouton agreed and there were no objections from Council.

18 Mayor Mouton asked for a motion to approve the Consent Agenda as amended to  
 19 move Item 7.d. to follow Item 8.b. under New Business. Ms. MacDonald made a motion,  
 20 seconded by Mr. Plechash, to approve the consent agenda as amended:

- 21 a. Approval of City Council Workshop and Regular Meeting Minutes of December 7  
 22 and December 16, 2021
- 23 b. Approval of Check Register
- 24 c. Approval of Municipal Licenses
- 25 ~~d. Adoption of Resolution 02-2022 Amending Business Subsidy Criteria and Public~~  
 26 ~~Financing Policy to Incorporate Affordable and Life Cycle Housing~~
- 27 e. Adoption of Amendments to HRA Bylaws
- 28 f. Authorization to Solicit Bids for the 2022 Sanitary Sewer Lining Project

29 The motion carried 4/0.

30  
 31 **AGENDA ITEM 8. New Business.**

- 32 **a. Consider Adoption of Resolution 01-2022 Designating Appointments &**  
 33 **Assignments for 2022**

34 Mr. Dahl explained that at the first meeting of every year, the City was required to make  
 35 official appointments and assignment per the City Charter. He presented the background  
 36 and action requested.

37 Mayor Mouton offered the opportunity for questions from Council.

38 Ms. Iverson stated that she was interested in joining the Zoning Task Force. Mr.  
 39 Dahl said the Task Force was started in 2020 and had about one year left. Ms. Goellner  
 40 confirmed they were about half way through their work lists. She did not anticipate the  
 41 Task Force continuing into 2023.

42 Mr. Dahl said only two Council Members were allowed in order to avoid a quorum.

43 Mayor Mouton was not in favor of pulling the two current representatives in the  
 44 middle of the work.

45 Ms. Iverson expressed her desire to be more involved if additional opportunities  
 46 came up in the future. Ms. Goellner saw an opportunity for Council to be involved in the

1 Wayzata Boulevard Corridor Study in 2022. She said the Council would be discussing it  
2 at the next workshop.

3 Mayor Mouton said some people thought being on the Council was a full-time job  
4 and others thought the Council just showed up twice a month for meetings. She thanked  
5 each Council Member for the many hours they spent volunteering for the City.

6 Mayor Mouton asked for a motion on the draft resolution. Ms. Iverson made a  
7 motion, seconded by Ms. MacDonald, to Adopt Resolution No. 01-2022 Designating the  
8 City Appointments and Assignments for 2022. The motion carried 4/0.

9  
10 **b. Consider Approval of Professional Services Agreement for Participation in**  
11 **Electric Vehicle Fleet Study**

12 Mr. Dahl said the Partners in Energy program provided the opportunity for the City to  
13 implement an electric vehicle fleet study with Xcel Energy and the consulting firm,  
14 Sawatch, Inc. He discussed the Energy Action Plan, the study, and deliverables.

15 Ms. MacDonald asked if this was the best 90 days to conduct the study. Mr. Dahl  
16 did not think there was an ideal time, but thought the length of the study covered a broad  
17 range. He said they could possibly push it back a little to incorporate some warmer days.  
18 He planned to relay the message to ensure it was not an issue.

19 Mr. Plechash asked if the ultimate outcome of the recommendation would be to  
20 replace all or some of the vehicles with electric vehicles. Mr. Dahl said economies of scale  
21 helped make the numbers work, but Wayzata was a small organization. He said staff  
22 planned to look at unintended costs and consequences based on the recommendation.

23 Ms. Iverson referenced page 66 of the Council's packet. She said the first line item  
24 said it qualified for reimbursement. She asked of the total cost of the study was  
25 reimbursable. Mr. Dahl said his understanding was that the total cost would be reimbursed.  
26 He said if that was not correct, he would bring it back before the Council. Ms. Iverson  
27 asked if Director of Public Work/City Engineer Kelly or Police Chief Schultz had been  
28 consulted. Mr. Dahl said yes they were and that they were both open to getting more  
29 information.

30 Mayor Mouton asked if installation of the tracking devices was through a 3<sup>rd</sup> party.  
31 Mr. Dahl said yes; however, the Police Department planned to do installation on its own  
32 vehicles. Mayor Mouton also preferred someone in house to install them on the City's  
33 public safety vehicles. Mayor Mouton asked who would pay if a vehicle was damaged.  
34 Police Chief Schultz said it was a simple plug in under the dash.

35 Mayor Mouton said the City had planned and saved for all of its capital  
36 expenditures without bonding. She asked what would happen in future years when the  
37 vehicles age out. She asked if they would continue to support recommendations going  
38 forward. Mr. Dahl said it was up to the Energy and Environment Committee. He said the  
39 point was to provide the City with more information in order to adjust the Capital  
40 Improvement Plan in accordance with the Strategic Plan. He was hopeful that best  
41 practices would come out over the next few years. Mayor Mouton thought the data was  
42 good, but the recommendation for replacements would become obsolete pretty quickly.  
43 Mr. Dahl said they would ask if there was a long-term plan. His recommendation was to  
44 move forward because whatever information the City received was better than the  
45 information it currently had in order to may policy decisions.

1 Mayor Mouton asked for a motion on the application. Mr. Plechash made a motion,  
2 seconded by Ms. MacDonald, to Approve the Professional Services Agreement for  
3 Participation in Electric Vehicle Fleet Study.

4 Mr. Plechash commented that the vehicles were tools. He wanted to be sure the  
5 study encompassed the operational need as well as the cost effectiveness.

6 Mayor Mouton said great point, operation excellence was part of the Strategic Plan.

7 The motion carried 4/0.  
8

9 **AGENDA ITEM 7. Consent Agenda. (Continued)**

10 **d. Adoption of Resolution 02-2022 Amending Business Subsidy Criteria and**  
11 **Public Financing Policy to Incorporate Affordable and Life-Cycle Housing**

12 Mr. Dahl explained that the Business Subsidy Criteria and Public Financing Policy was  
13 discussed at the Housing & Redevelopment Authority's workshop and then at its regular  
14 meeting. They wanted to make sure affordable housing was part of the Business Subsidy  
15 Criteria.

16 Ms. Iverson asked for the definition of affordable housing. Ms. Goellner answered  
17 affordable to a specific household which would typically mean not paying more than 30%  
18 of total income on housing. Affordability was also a concept for a larger geography such  
19 as city, state, or national. Ms. Iverson thought a clearer definition of affordable housing  
20 was needed in the Policy.

21 Mayor Mouton asked if it should be in the Policy or defined elsewhere. Mr.  
22 Schelzel said he loved clear terms. The Policy would be used in a number of different  
23 contexts and affordable housing could have different meanings in each context. He said  
24 the purpose of the amendment was to recognize that affordable housing was also a criterion  
25 for business subsidies. He recommended not defining affordable housing in the Policy so  
26 that the Council had more flexibility to define it according to the appropriate context.  
27 Mayor Mouton asked if defining affordable housing for each project would create more  
28 issue for staff. Mr. Schelzel shared an example, he said if it was Tax Increment Financing,  
29 the statute would dictate what constituted affordable housing. He said the City would  
30 follow the definition in the regulations of the applicable program. If it was a City initiative,  
31 the City would define it based on appropriate documents and regulations.

32 Mr. Plechash asked about No. 2 Business Subsidy Public Purpose Requirement in  
33 the Policy. He asked for examples of how a business subsidy had been used to meet a  
34 public purpose. Ms. Goellner said the Ventana project and Melvin's 235 on Lake Street  
35 were used to fund public parking. Mr. Dahl said in addition to public parking it also  
36 removed blight. Mr. Plechash said the Policy also discussed job wages and asked if the  
37 City was in the business of subsidizing wages. Mr. Dahl answered that most cities around  
38 the State did spend a lot of dollars to attract high paying jobs and did not allow subsidies  
39 to developers for low paying jobs. He said the floor was established to ensure a developer  
40 was not coming in and paying low wages.

41 Mayor Mouton said there were several requirements for a property to qualify. She  
42 said if a property was not blighted, it could still request tax increment financing for  
43 affordable housing. Ms. Goellner said that was correct. Mayor Mouton asked if the but-  
44 for-requirement remained in effect. Mr. Dahl said yes, the but-for-test was applicable to  
45 affordable housing as well as redevelopment. Mayor Mouton asked if there were any  
46 current conversations with developers where this would apply. She said she was

1 specifically speaking about State subsidies. Mr. Dahl said the City had not had any  
2 conversations with developers for any type of State subsidies to his knowledge. He said  
3 staff did have conversations about affordable housing or projects that were consistent with  
4 the goals of the community. Mayor Mouton asked if this Policy helped any specific  
5 developers with a potential project. Mr. Dahl said the Council considering this Policy  
6 would not have any impact on a developer following the but-for-test. He added that the  
7 Policy was before the Council because the Housing & Redevelopment Authority believed  
8 that it was an initiative they needed to focus on and a tool to add to their toolbox. He  
9 recommended a joint workshop between the Council and the Housing & Redevelopment  
10 Authority. Mayor Mouton thought that was a good idea. She also asked about tax  
11 abatement. Mr. Dahl said the City had not utilized tax abatement. It was simpler, but the  
12 amount of money back into the project was smaller. It was referred to in the policy as a  
13 tool to look into.

14 Ms. Iverson asked to schedule a workshop some time in 2022 to look at the dated  
15 existing apartments and their resident's quality of life.

16 Mayor Mouton asked for a motion on the draft resolution. Ms. Iverson made a  
17 motion, seconded by Mr. Plechash, to Adopt Resolution No. 02-2022 Amending Business  
18 Subsidy Criteria and Public Financing Policy to Incorporate Affordable and Life-Cycle  
19 Housing. The motion carried 4/0.

20  
21 **AGENDA ITEM 10. City Manager's Report and Discussion Items.**

22 **a. Upcoming Events/Announcements**

23 Mr. Dahl said a voicemail had been sent out about tree recycling that caused confusion.  
24 Republic would pick up Christmas trees for residents, but there was a charge. The Public  
25 Works Department would do it for free.

26 Mayor Mouton asked if staff could add something to the City website about the tree  
27 pick up. Mr. Dahl said staff could do that and could also tell Republic not to pick up any  
28 trees this year.

29 Mr. Dahl shared that Klapprich Rink was open and looked beautiful. The Chilly  
30 Open was February 12<sup>th</sup> and tickets were still available.

31  
32 **b. Council Member Updates/Announcements**

33 Mayor Mouton said she was doing a piece on Thursday where she would read the thank  
34 you cards and great questions from her visit with a school class. She hoped to have an  
35 open house where they could come and meet the Council and staff. She wished everyone  
36 a Happy New Year.

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38 **AGENDA ITEM 11. Public Forum Continued (if necessary).**

39 There were no comments.

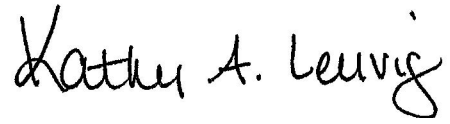
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41 **AGENDA ITEM 12. Adjournment.**

42 There being no further business, Mayor Mouton asked for a motion to adjourn. Mr.  
43 Plechash made a motion, seconded by Ms. MacDonald, to adjourn. Mayor Mouton  
44 adjourned the meeting at 8:27 p.m.

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1 Respectfully submitted,  
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A handwritten signature in black ink that reads "Kathy A. Leervig". The signature is written in a cursive style with a distinct dot over the 'i' in "Leervig".

4  
5 Kathy Leervig  
6 City Clerk

7  
8 Drafted by Sarah Peterson  
9 *TimeSaver Off Site Secretarial, Inc.*