

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46

**WAYZATA CITY COUNCIL
MEETING MINUTES
May 5, 2020**

AGENDA ITEM 1. Call to Order.

Mayor Willcox called the meeting to order at 7:00 p.m. Pursuant to Minnesota Statute Sec. 13D.015 and because of the COVID-19 pandemic, the City Council Meeting was being held remotely by electronic means using the audio and video conferencing platform, Zoom. Mayor Willcox shared the multiple options for members of the public to submit comments or questions.

AGENDA ITEM 2. Pledge of Allegiance.

AGENDA ITEM 3. Roll Call.

Council Members present: Buchanan, Koch, McCarthy, and Plechash. Also present: City Manager Dahl, Interim Community Development Director, Eric Zweber, Assistant Planner Kieser, City Clerk Leervig, and City Attorney Schelzel.

AGENDA ITEM 4. Approve Agenda.

Mrs. McCarthy made a motion, seconded by Mr. Buchanan, to approve the agenda, as presented. The motion carried 5/0.

AGENDA ITEM 5. Public Forum.

a. Wayzata Businesses Update

Terri Huml Fox, Gianni's, updated the Council on how the businesses were doing. She said they meet regularly and were planning to open some time after June 1st so they would have time to figure out how to implement the requirements. It had been a difficult time, but the restaurants were confident they could open back up. She added that anything the City could do to accommodate the businesses was greatly appreciated and thanked the Council for the opportunity to speak.

AGENDA ITEM 6. New Agenda Items.

None.

AGENDA ITEM 7. Consent Agenda.

Mayor Willcox read the items on the consent agenda and asked if any Council member wished to pull an item for further discussion. Mr. Dahl shared an updated exhibit for the Development Agreement in Item 7.d. to be added to the record.

Mayor Willcox, referencing Item 7.f., thought the City had a similar contract with Rainbow Tree Company in the past and asked if they were giving residents a discount. Mr. Dahl confirmed it was an update of a contract from a few years ago which did provide a discount to residents because they were able to be part of the larger contract. Mrs. McCarthy asked who residents should contact if they were interested. Mr. Dahl said to contact the vendor directly.

Mayor Willcox asked for a motion to approve the Consent Agenda as presented. Mr. Buchanan made a motion, seconded by Mrs. McCarthy, to approve the consent agenda:

- 1 a. Approval of City Council Reconvene of Local Board of Appeal and Equalization
- 2 Meeting and City Council Regular Meeting Minutes of April 21, 2020
- 3 b. Approval of Check Register
- 4 c. Approval of Municipal Licenses
- 5 d. Approval of Development Agreement with Lothenbach Family Offices at 401 Lake
- 6 Street East
- 7 e. Approval of Tax Increment Financing Agreement (TIF) with Lothenbach Properties
- 8 VI, LLC at 401 Lake Street East
- 9 f. Approval of Contract Renewal with Rainbow Tree Company
- 10 g. Approval of Tax Increment Financing Agreement (TIF) with Melvin's 235 at 235
- 11 & 239 Lake Street East

12 Upon roll call vote, the motion carried 5/0.

13

14 **AGENDA ITEM 8. New Business.**

15 **a. Consider Adoption of Resolution 20-2020 Related to General Obligation Tax**

16 **Increment Bonds, Series 2020A and Authorizing the Issuance, and Awarding**

17 **the Sale**

18 Mr. Dahl explained at the last Council meeting, the Council authorized moving forward

19 with the sale of \$3,710,000 in General Obligation Tax Increment Bonds, Series 2020A to

20 finance public redevelopment costs related to Panoway on Wayzata Bay. Ehlers conducted

21 the competitive sale earlier today and would present the results of the sale.

22 Mr. Keith Dahl, Ehlers, noted there was a bond rating call last week and the City

23 maintained its AAA rating. He discussed factors that led to the high rating. The sale held

24 earlier today received seven bidders. A large premium, a little over \$200,000, was received

25 with the sale. Staff elected to retain the premium for the project fund. The true interest

26 cost of 1.79% was a historic low. He recommended the Council adopt the draft resolution

27 that awarded the sale of the bonds.

28 Mayor Willcox said the City had been marked down for population at past bond

29 rating calls and asked if that still happened. Mr. Dahl, Ehlers, said it did come up, but

30 because Wayzata was so close to Minneapolis it was disregarded.

31 Mayor Willcox asked for a motion on the draft resolution. Mr. Plechash made a

32 motion, seconded by Mr. Buchanan, to Adopt Resolution No.20-2020, Relating to \$[PAR]

33 General Obligation Tax Increment Bonds, Series 2020A; Authorizing the Issuance,

34 Awarding the Sale, Fixing the Form and Delivery Thereof and the Security Therefor and

35 Levying Ad Valorem Taxes for the Payment Thereof. Upon roll call vote, the motion

36 carried 5/0.

37

38 **b. Consider Adoption of Resolution 17-2020 Approving the PUD Concept Plan,**

39 **Shoreland Setback Variance, and Rooftop Restaurant Ventilation Equipment**

40 **Variance and Denying the Height Variance and Property Line Setback**

41 **Variance for Boatworks at 294 Grove Lane East**

42 Mr. Dahl congratulated Community Development Director Goellner on the birth of her

43 daughter. He said Mr. Eric Zweber, WSB, would be acting as interim Community

44 Development Director.

45 Mr. Zweber presented the application from Boatworks II, LLC requesting approval

46 of (i) a Planned Unit Development Concept Plan for a new 49-foot-tall, four-story, mixed

1 use building consisting of office, restaurant, and residential condominium uses, and (ii)
2 four variances to height, setbacks, shoreland setback, and rooftop restaurant ventilation
3 equipment to allow for the redevelopment of the property at 294 Grove Lane East. Mr.
4 Zweber reviewed the proposal; views of the building from different perspectives; zoning
5 of the surrounding neighborhood; 2030 Comprehensive Plan land use and draft 2040
6 Comprehensive Plan land use; existing site and existing conditions; proposed renderings;
7 Planned Unit Development Concept Plan including site plan, ground floor plan, second
8 floor plan, third and fourth floor plans, parking, and City Engineer/Public Works Director
9 comments; details of the variance requests including height variance, setback variance,
10 rooftop equipment variance, and shoreland setback variance; stormwater drainage areas;
11 Planning Commission meeting and recommendation; and action steps for Council
12 following the staff presentation.

13 At the conclusion of Mr. Zweber's presentation, Mayor Willcox asked if there were
14 any questions for staff.

15 Mr. Buchanan asked for the setback of the west side of the current building. Mr.
16 Zweber said the west edge meets the 10-foot setback today. Mr. Buchanan asked how high
17 the building was on the north side measured from the north level. Mr. Zweber said the
18 average grade was 2.7 feet above lake level. He estimated 42 – 43 feet viewing it from the
19 north. Mr. Buchanan asked what the height of the current building was. Mr. Zweber said
20 about 34 feet when viewed from Lake Minnetonka.

21 Mr. Koch asked what the elevation of Lake Street around Wayzata Blu was. Mr.
22 Zweber answered in the neighborhood of 937. He said the average grade plane of Wayzata
23 Blu was 938.4.

24 Mayor Willcox noted that the City's ordinances say that when a variance is denied,
25 a similar application and proposal for the variance shall not be considered by the Planning
26 Commission or City Council for one year from the date of denial. His impression was the
27 overall design had not changed and asked why the City was considering the application.
28 Mr. Zweber said it was a different request under a different process. The Applicant's first
29 proposal asked for three text amendments to the Zoning Ordinance. Mr. Schelzel agreed,
30 but acknowledged it was a technical point. He said the Mayor's comments addressed the
31 spirit of the ordinance, but because this was the first variance request, the limitation noted
32 by the Mayor did not apply.

33 Mayor Willcox further noted that the City's ordinances were put in place to
34 preserve the health, safety, and welfare of citizens. The State mandated some changes in
35 how to justify variances under local ordinances, including changing the language of the
36 standard from undue hardship to practical difficulty. Mayor Willcox noted two of the three
37 qualifiers in the standard including plight of land owner due to circumstances unique to the
38 property and not caused by the landowner, and a variance if granted would not alter the
39 essential character of the locality. Mr. Schelzel agreed that the key standard was the
40 practical difficulty standard. He noted that there was a reasonableness standard as well,
41 and that the applicant needed to demonstrate the request was reasonable.

42 Mayor Willcox asked if there was any fill going into the site. Mr. Zweber said
43 some fill was needed in one location to ensure that portion of the building was three feet
44 above the high-water level mark. This would raise the public parking lot stalls out of the
45 flood plain. Mayor Willcox asked if the fill would affect the height, or how the height was

1 measured. Mr. Zweber said it would affect the height by an average of five to six inches;
2 however, the building code required the building to be raised above the flood plain.

3 There being no further questions for staff, Mayor Willcox invited the Applicant to
4 address the Council.

5 Rick Born, RBA Consulting and Applicant's principal, promised the Council this
6 was the end and thanked the Council and staff for all of the time and effort so far. He was
7 excited for the project. He presented slides that showed the largest view of the building
8 with an eight-foot reduction in height from the previous proposal. He said he traded
9 parking for lower height. He talked about views and slides that showed a comparison of
10 Wayzata's relative height. He discussed the entry drive and parking. He discussed the
11 beach, docks, and boardwalk. He shared the site plan with enhanced public pathways and
12 gathering area. He also talked about the public amenities and environmental impacts. He
13 expressed his view that approval of the Boatworks project would extend the Panoway
14 project to the beach and fulfill many elements of the draft 2040 Comprehensive Plan. He
15 concluded his presentation and asked if Council had any questions.

16 Mr. Plechash said the plan indicated 35-feet at the north corner, but had an average
17 height of 49-feet. He thought something seemed off about that. Mr. Born talked about the
18 2nd level parking deck. He said what you would see was 35-feet high, but the first floor
19 was 14-feet. The lower level was not visible from the north side. Terry Schneider, the
20 applicant's developer, said when you measure average grade plane, you do not measure at
21 the edge of the building. He said it was a combination of height at the first level of parking
22 ramp and 35-feet. Mr. Plechash asked if the parking deck was below grade. Mr. Schneider
23 answered it was a little lower than the floor.

24 Mr. Zweber explained that the grade plane can be explained by evaluating the four side of
25 the project. The western and the southern grades of the project will be very similar to the
26 grades that existing today which is generally flat. The eastern side of the project changes
27 in grade about 14 feet from south to north at the boat launch and a similar change in grade
28 occurs on the north side of the building from the railroad crossing to the beach/marina
29 parking. That would create roughly an average of 7 feet of change on the north and east
30 side and then no grade change on the south and west sides. When you average those
31 figures, you would expect an average grade plane of about 3.5 feet. The applicant has
32 submitted an average grade plane calculation of 2.7 feet.

33 Mr. Koch talked about public accessibility that is proposed for the project. He
34 asked what would happen to the public access if the property was sold. Mr. Schelzel
35 answered public access and rights would be memorialized in the development agreement
36 if it was part of the plan, which would be recorded against the property and bind subsequent
37 owners of the property. Mr. Zweber added that there was an existing agreement that
38 memorialized the existing public access. If the building sold, it would provide additional
39 leverage because the City would need to agree to give that up. The proposal changed where
40 the easement lied, but maintained the public access.

41 There being no further questions for the Applicant, Mayor Willcox noted that
42 additional public comments on the Application had been received. Mr. Dahl said this
43 meeting agenda item was not a public hearing; however, attendees of the meeting who
44 wished to provide comment would be allowed to do so. He noted that all communication
45 already received was in the Council packet and did not need to be repeated. Mr. Zweber
46 shared three comments that were received after the Council packet was distributed and

1 agenda was amended. One was from Charles Nolan who was in opposition to the proposal.
2 One was from Larry Lukis in favor. And was one from the owners of Wayzata Blu in
3 opposition.

4 Mr. Dahl turned to callers who wished to speak.

5 Mr. Erik Myhran, thanked the Council for its time. He asked to not let the perfect
6 plan be the end of the best plan. He thought the proposal was better than previous proposals
7 and that it was a dramatic improvement over what currently existed. He implored the
8 Council to support the project.

9 Ms. Cathy Iverson, 220 Central Avenue South, said the City had made a deliberate
10 decision to limit height of buildings on the lake. She said it would encompass all parking
11 and cast a shadow on the City's small beach. She asked the Council to save the small-town
12 charm.

13 Mr. John Nolan, Nolan Properties Group, said he was a longtime resident and
14 owned the building at 328 Barry Avenue. He said his views of the lake would be
15 completely blocked which would significantly decrease his value. He noted this was the
16 seventh attempt to exceed the City's height regulation from the Boatworks building. There
17 were some good ideas in the project, but it should be a reasonable three-story
18 condominium. He asked if the variance requests met the standards required by law, and
19 argued that they did not. He asked Council to direct staff to not consider the proposal for
20 a year unless it met the height requirement.

21 Jeff Zitzloff, LNR Properties, highlighted a couple of things from the letter he sent.
22 He said he loved the project, but said it was just too tall. He maintained the property would
23 be profitable if it was three-stories. He asked the Council to allow the applicant to come
24 back with an appropriate height.

25 Mr. Born said he understood there were impacts, and there were pros and cons. He
26 said people kept coming back to the 35-feet, but argued this was not comparing apples to
27 apples. He thought the current building was familiar. He asked if not now, when and if
28 not us, who?

29 There being no one else who wished to comment on the proposal, Mayor Willcox
30 brought the discussion back to the Council.

31 Mr. Koch said he was opposed to the previous proposal in December because it was
32 too high. He thought the property should be looked at in a unique way because it was
33 wedged between two public spaces. The applicant had proposed significant public benefit
34 that was congruent to the Comprehensive Plan in terms of walkability and connectivity.
35 He said it came down to the height variance. He thought the current height was reasonable.
36 He asked for the rooftop equipment to be powder coated or screened. He also asked the
37 applicant to look at architectural features that reduced scale and mass as much as possible
38 in the General Plan.

39 Mr. Buchanan recognized Mr. Born and his team for their persistence and hard
40 work. He commended the Planning Commission for its hard work and thoughtfulness.
41 And he thanked the concerned community members as well. He said all applications were
42 unique. He stated the reasons he supported the project including substantial public benefit,
43 jump starting Phase II of Panoway, and the possibility of Tax Incremental Financing. He
44 said the Council had a decision to make. It could hold on tight to the past, or embrace the
45 future.

1 Mr. Plechash thanked everyone who took the time to submit comments. He said
2 the majority of comments were in the spirit of heartfelt concern and were fact based and
3 civil. He thanked the Planning Commission and staff. He said prior to the meeting, he did
4 not have his mind made up. He had taken in all of the information and all of the views.
5 He discussed his list of pros and cons. He was impressed with the design and said the
6 current building did need improvement. He said he did not have an issue with the shoreland
7 setback variance request. He did not support the property line setback variance request.
8 He said the height variance request would alter the character of the locality. He said he
9 loved the plan, but could not see enough reason to grant the height or property line setback
10 variance requests. He supported the Planning Commission's recommendation

11 Mrs. McCarthy said her colleagues had made compelling arguments for and against
12 the project. She said it was lovely, but not suitable for the location. She was cognizant of
13 the need to update the building and the proposed public benefit; however, the public benefit
14 did not outweigh the requests that were made. She supported the Planned Unit
15 Development Concept Plan, but did not support any of the variances.

16 Mayor Willcox noted that had high regard for the applicants, so he tried to give
17 them a diligent look. He acknowledged there were a lot of positives with the proposal. He
18 talked about the height variance request. His biggest concern was setting a precedent. He
19 said he did not support the property line setback variance request or the rooftop restaurant
20 ventilation equipment variance request. He supported the shoreland setback variance
21 request. He was also not in support of the Planned Unit Development Concept Plan. He
22 said it was an attempt to get around the underlying zoning. He said the amenities were
23 good for the public, but did not overcome the requests.

24 Mayor Willcox asked if the Council should vote on the current draft resolution. Mr.
25 Schelzel said the draft resolution was based on the report and recommendation of the
26 Planning Commission. The Council's options were to adopt that resolution as written,
27 amend it if there was a consensus to make minor alterations, or direct staff to draft a
28 different resolution, with supporting findings, to bring back for Council's consideration at
29 the next meeting. Mayor Willcox asked if the Council had concern with some elements of
30 the Concept Plan, then how would it approve the plan in total. Mr. Schelzel said if the
31 Council wanted to leave the door open for the applicant to modify its proposal, then it could
32 approve the Concept Plan with that condition the plan be changed at the General Plan stage.

33 Mr. Plechash said he had an issue with the height and property line setback
34 variances, but was fine with the rest. He thought the Council should vote on the resolution
35 based on the recommendation from the Planning Commission.

36 Mr. Koch asked if Mr. Plechash would want the door open if the applicant came
37 back and said it could meet the property line setback variance request. Mr. Plechash said
38 he would, he thought he would be in favor if the applicant made it more reasonable.

39 Mr. Schelzel talked about the draft resolution based on the Planning Commission
40 Report and Recommendation. He noted it recommended the Concept Plan be approved if
41 the applicant could address the height and property line setback in the General Plan. He
42 said if the Council wanted to see this built, but at a lower height, then it could leave the
43 door open for that with the draft resolution. Mr. Koch and Mr. Plechash agreed with
44 leaving the door open.

45 Mr. Born said there was no way they could do three floors, but he was willing to
46 withdraw the property line setback variance request.

1 Mrs. McCarthy was also willing to leave the door open. She said if three stories or
2 a 35-foot range was not doable, that was up to the applicant.

3 Mr. Dahl said staff could put together a modified resolution that echoed the
4 Planning Commission's recommendation with the exception of the rooftop equipment
5 variance request. Mr. Schelzel said if the Council was not deviating too much from the
6 draft resolution, it could add a different condition on the Concept Plan coming back in the
7 General Plan. He said someone would need to make a clearly stated motion that had the
8 support of a consensus of three Council members.

9 Mr. Schelzel, referencing Item D. on Page 2 of the draft resolution, noted the
10 Planning Commission had recommended approval of the Concept Plan on "the condition
11 the height and setbacks of the building proposed in the PUD Concept Plan are modified in
12 the PUD General Plan to either (i) fully comply with the standards of building height and
13 setbacks in the PUD District, or (ii) more reasonable align with the PUD District standards
14 in order to meet the goals and objectives of the Comprehensive Plan. If the latter, the
15 Applicant must submit new variance requests for height and/or setbacks as required for the
16 modified plans."

17 Mr. Plechash again suggested the Council should vote on the draft resolution as it
18 was. He said the main issue was the height, but this left the door open. Mayor Willcox
19 did not want to see more variances come back. Mrs. McCarthy proposed the Council should
20 vote on what was presented by the Planning Commission.

21
22 Mrs. McCarthy made a motion, seconded by Mr. Plechash, to Adopt Resolution No. 17-
23 2020, On PUD Concept Plan and Variances for Redevelopment of Boatworks at 294 Grove
24 Lane East.

25 Mr. Dahl said if the draft resolution did not pass, it did not prohibit the Council
26 from making another motion.

27 Mr. Koch said he would not ordinarily be in favor because it denied variances he
28 was in favor of. But he wanted to preserve the option to allow the applicant to come back.

29 Upon roll call vote, the motion failed 2/3 (Buchanan, McCarthy, Willcox).

30
31 Mayor Willcox made a motion, seconded by Mrs. McCarthy, to deny the Planned Unit
32 Development Concept Plan, Property Line Setback Variance, Rooftop Restaurant
33 Ventilation Equipment Variance, and Height Variance; and, to approve the Shoreland
34 Setback Variance for Boatworks at 294 Grove Lane East.

35 Mr. Plechash asked how the shoreland setback variance request could be approved
36 if the Planned Unit Development Concept Plan was denied. Mr. Schelzel acknowledged it
37 would be moot but said because they were separate requests, it was an appropriate motion.

38 Upon roll call vote, the motion failed 2/3 (Buchanan, Koch, Plechash).

39
40 Mayor Willcox suggested the Council should go back to the Planning Commission version
41 and talk through it more. Mr. Dahl said he thought if the rooftop equipment variance
42 request was denied, there might be support for the draft resolution. Mrs. McCarthy asked
43 if that would approve the height variance request. Mr. Schelzel said no, the height variance
44 request would be denied. The Concept Plan approval would be contingent on changing the
45 proposal to comply with City code or a General Plan with a new variance request for
46 something less than 49-feet. Mrs. McCarthy said the applicant had stated that the project

1 was not doable at three stories or 35-feet. She asked why the Council was trying so hard
2 to accommodate something the applicant said would not work. Mayor Willcox said even
3 if the Concept Plan was passed, there was no requirement the City Council would approve
4 the General Plan. Mr. Dahl said for the sake of finding consensus and taking action on the
5 request, the Council did need to make and adopt a motion.

6 Mr. Koch said he voted in favor of the first motion to preserve the option for the
7 applicant to come back with a General Plan that addressed height issue. He heard three
8 against the height variance. He said the Council needed to give the applicant clear direction
9 on height.

10 Mrs. McCarthy said she looked at each application separately and could not say a
11 height that would be fine for a future application. She said what was presented today was
12 still too much.

13 Mayor Willcox said his major concern was precedent and was not willing to grant
14 a variance on height.

15 Mr. Plechash said if the Council had voted in favor of the Planning Commission's
16 recommendation, it would resolve the current debate. It would not grant the height or
17 property line setback variance requests. He said the Council had diverged on the rooftop
18 equipment variance request. He said three Council Members were okay with the rooftop
19 equipment and the proposal would have to come back before the Council.

20 Mr. Plechash asked if the Council could vote on the same motion. Mr. Schelzel
21 said the Council could entertain another motion for anything that had not been approved.
22 He agreed with Mr. Dahl that it would fulfill their roles as a Council to come to a consensus.

23 Mr. Dahl noted that Mr. Buchanan had voted against the first motion and wondered
24 if he would come to the same vote. Mr. Buchanan said his position had not changed.

25
26 Mr. Plechash made a motion, seconded by Mr. Koch, to Adopt Resolution No. 17-2020,
27 On PUD Concept Plan and Variances for Redevelopment of Boatworks at 294 Grove Lane
28 East.

29 Mrs. McCarthy asked if the motion was the same. Mr. Plechash said he would
30 entertain a friendly amendment. Mayor Willcox suggested an amendment that would deny
31 the rooftop restaurant ventilation equipment variance. Mr. Plechash amended his motion
32 to adopt the resolution as drafted but deny the rooftop restaurant ventilation equipment
33 variance. Mr. Koch did not second the amendment.

34 Mr. Dahl asked if a new motion was needed. Mr. Schelzel said the amendment
35 failed because it did not receive a second. The Mayor could call to question or the motion
36 could be withdrawn. Mr. Plechash returned to the original motion without the amendment.

37 Upon roll call vote, the motion failed 2/3 (Buchanan, McCarthy, Willcox).

38
39 Mr. Plechash made a motion, seconded by Mrs. McCarthy, to Adopt Resolution No. 17-
40 2020, On PUD Concept Plan and Variances for Redevelopment of Boatworks at 294 Grove
41 Lane East, Amended to Deny the Rooftop Restaurant Ventilation Equipment Variance.
42 Upon roll call vote, the motion carried 3/2 (Buchanan, Koch).

43
44

1 **c. Consider Adoption of Resolution 19-2020 Approving Transfer of Funds for**
 2 **City License, Permit, and Utility Fee Credits for Businesses Impacted by Lake**
 3 **Street Phase of Panoway Project**

4 Mr. Dahl presented the background, updated the Council, and recommended adoption of
 5 the draft resolution approving the transfer of funds for City License, Permit, and Utility
 6 Fee credits for businesses impacted by the Lake Street Phase of the Panoway Project.

7 Mrs. McCarthy shared her concerns about equity as it related to the fees. She noted
 8 that some businesses were allowed to open. She also asked about the yellow area on the
 9 map and how it was determined. Mr. Dahl said staff did struggle with tiering and being
 10 equitable, but focused on the fees charged. No fees could be returned to some businesses
 11 such as retail. He also said that helping the restaurants helped the other businesses because
 12 they were a driver of traffic.

13 Mr. Koch was in support, but did not agree with the title. He said the impact was
 14 due to the pandemic and not construction. Mrs. McCarthy agreed. She said there was
 15 nothing the City could do as effectively as the State or Federal governments to help
 16 businesses.

17 Mr. Dahl mentioned that Housing & Redevelopment Authority Chair Thomas
 18 Shaver and Mr. Koch were meeting the following week to talk about what the City should
 19 be doing on a more global level for the pandemic. They would be able to provide more
 20 information and connection to State and Federal programs.

21 Mayor Willcox thought the only Panoway connection was that the money was
 22 always dedicated to the impacted businesses; however, he wanted to help the community
 23 at large. He said there was not a whole lot the City could do, but it should take a look at
 24 which businesses had been closed completely. Mr. Dahl said there was a strong rationale
 25 to help the businesses east of Superior Boulevard who were promised assistance and who
 26 were in the epicenter of construction.

27 Mr. Plechash said the funds were originally intended for businesses that were
 28 impacted by construction; however, now they were talking about the Pandemic which
 29 affected all businesses. The funds would need to apply to the whole community, but then
 30 the fund would be too diluted. He recommended returning the funds to the General Fund.

31 Mrs. McCarthy said the City would not be able to make an impact the way the State
 32 and Federal governments could. The City did, however, set money aside for business
 33 impact mitigation for construction. The construction was not complete and the pandemic
 34 was not over. She thought it made sense to keep the money set aside and wait to see what
 35 mitigation tactics could be employed in the future.

36 Mr. Dahl said he was hearing that the Council was not ready to take action. The
 37 discussion could be tabled until the construction and the pandemic evolved more.

38
 39 **AGENDA ITEM 9. City Manager's Report and Discussion Items.**

40 **a. Upcoming Events/Announcements**

- 41 • Update on Lake Street Phase of Panoway Project
- 42 • Reminder to all residents that the railroad tracks are not safe to walk on!

43
 44
 45 **AGENDA ITEM 10. Public Forum Continued (if necessary).**

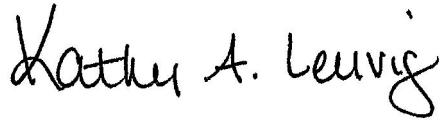
46 There were no comments.

1
2
3
4
5
6
7
8

AGENDA ITEM 11. Adjournment.

There being no further business, Mayor Willcox asked for a motion to adjourn. Mrs. McCarthy made a motion, seconded by Mr. Plechash to adjourn. Upon roll call vote, Mayor Willcox adjourned the meeting at 11:29 p.m.

Respectfully submitted,



9
10
11
12
13
14
15

Kathy Leervig
City Clerk

Drafted by Sarah Peterson
TimeSaver Off Site Secretarial, Inc.