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**WAYZATA CITY COUNCIL**  
**WORKSHOP MEETING MINUTES**  
**June 16, 2020**

6:15 p.m. Update on Public Parking Facility within the Downtown West TIF District

Mayor Willcox called the meeting to order at 6:15 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 conferencing platform, Zoom. Council Members present: Buchanan, Koch, McCarthy and Plechash. Also present: City Manager Jeff Dahl, Public Works Director/City Engineer, Mike Kelly, and Interim Community Development Director, Eric Zweber.

Mr. Dahl provided an update on the public parking facility proposed to be located to the north of Wayzata Blu, the proposed office building at 235 Lake Street East, and the proposed apartment building at 253 Lake Street East. He reminded the Council that the City previously committed to building public parking in this area as a part of the TIF District #6.

Mr. Kelly stated the City has been working with Stantec to design a parking facility that accomplishes the aforementioned goals despite the area behind these site being primarily fill and wetland. Now that the private developments have been approved, Stantec has generated a parking facility plan that minimizes impact to the wetland and accommodates the existing needs of the developments on a surface lot.

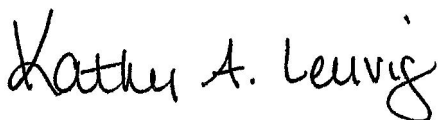
They have also developed a plan which includes an elevated parking deck. The surface lot would accommodate 151 vehicles. If a deck were added, it would increase the facility's capacity to 212 vehicles.

Construction of this facility will be challenging, due to poor soil conditions. Mr. Kelly discussed the options provided by Stantec for dealing with the poor soils. Option 1—Surcharge the lot 3 feet above finished grade for at least 6 months. Remove surcharge and finish building the parking lot with curb and gutter and bituminous; Option 2—Surcharge the lot as in option 1 except add wick drains to reduce the surcharge time to one to two months. Then finish building the parking lot with curb and gutter and bituminous; Option 3—Build lot up to a class 5 aggregate base and wait one year. Fix settlements and finish the lot with curb and bituminous. Then over the next 10 years, the City should plan on continued maintenance to repair the settlements that will continue to occur; Option 4—Construct a structural slab. This option would require the installation of piling, to support the slab. Future settlement on the site would be greatly reduced; and Option 5—Surface Lot with a Deck. This option would also require the installation of piling, to support the deck.

The council discussed the options and concluded that it made the most sense to continue the design process on both a long-lasting surface parking lot that was not on pilings and then another option of a surface parking lot on pilings which could support a deck in the future. The Council did not want to proceed with building a parking lot with a deck at the present time.

The workshop meeting was adjourned at 06:50 pm.

Respectfully submitted,



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Kathy Leervig  
City Clerk