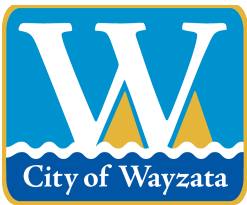


**Wayzata City Council Workshop Meeting Agenda  
Wayzata City Hall Community Room, 600 Rice Street  
TUESDAY, APRIL 7, 2020**

**Pursuant to Minnesota Statute Sec. 13D.015 and because of the COVID-19 pandemic, this City Council Workshop is being held remotely by electronic means using the audio and video conferencing platform, Zoom. Members of the public may listen but comments will not be accepted at the meeting. Members of the public may submit comments or questions about items on the agenda in advance by emailing [PublicComment@wayzata.org](mailto:PublicComment@wayzata.org), calling City staff, or mailing comments to Wayzata City Hall at 600 Rice St E, Wayzata, MN 55391 (Attn: Public Comments). The meeting is available for members of the public to listen via phone by calling 312-626-6799 and enter Zoom Meeting ID 267 452 146.**

**WORKSHOP TOPICS FOR DISCUSSION:**

1. Discussion of Proposal from 600 Lake Street Street East Property Owner for Heated Public Sidewalks (5:45 pm)
2. Discussion of Panoway Business Impact Mitigation Plan (6:15 pm)



## City Council Workshop City Council Agenda Report

<b>MEETING DATE:</b> April 7, 2020	<b>WORKSHOP AGENDA ITEM:</b> 1
<b>TITLE:</b> Discussion of Proposal from 600 Lake Street Street East Property Owner for Heated Public Sidewalks (5:45 pm)	
<b>PREPARED BY:</b> Jeff Dahl, City Manager	
<b>REVIEWED BY:</b> N/A	

### **DISCUSSION OBJECTIVE:**

To review and provide feedback regarding a proposal from Stacy Carisch, representing the owner of the Marquee Building (600 Lake Street East) to construct heated sidewalks in public right-of-way as well as a request of the City to contribute half of the cost.

### **BACKGROUND:**

Over the last several months, Stacy Carisch has been working with staff and the City's consultants on constructing heated sidewalks in front of the 600 Block along Lake Street.

Early in March, Ms. Carisch submitted an official request to the City to allow the construction of heated sidewalks in public right-of-way as a part of Panoway AND asking the City to contribute half of the cost.

Since receiving the attached request, staff and City consultants have reviewed and provided a list both opportunities and concerns. That summary is also attached.

Overall, staff feels there are enough reasons to explore allowing the property owner to install heated sidewalks. However, based on the additional delay and resources it would take staff and Stahl to facilitate the construction, the consultant/legal fees that would be needed to draft an acceptable agreement, and that there is no budget for this expense, staff does not recommend making a financial contribution besides utilizing its own consultants and staff to help facilitate, which could have a value of approximately \$50,000 depending on the level of participation. Staff is looking for direction on this matter.

### **ATTACHMENTS:**

1. Wayzata city heated sidewalk (002)
2. Snowmelt\_MMC Proposal 02122020
3. Wayzata Marquee\_flr1 - notes
4. Carisch Sidewalk Proposal1

To City of Wayzata. 3/8/2020

Marquee Place building has received a bid to “heat the sidewalk” on the 600 block of Lake St..

We received bids from Gardner Construction and Metropolitan Mechanical Contractors , Inc. (MMC). MMC bid came in more favorable and they have a notable experience in this type of work. At this time estimate is \$ 415,000. The representatives at MMC have discussed and will meet with Brad of Stahl Construction to determine logistics and timing. With this there could be cost savings. And our goal as a building owner is to not add timing needed by this activity to the over all project.

We propose the City partner with us at 50 % of the cost of heating the sidewalk. With good planning the overall cost could be less than the \$ 415,000.

The 600 block in essence the heart of the City and we would like to take this opportunity to make the sidewalk as nice as possible for the community and visitors.

This will be a nice benefit for all. With a heated sidewalk there will be less wear and breakdown of sidewalk due to using less chemicals during the snowy season. And, of course better for the lake i.e. less runoff. Also, seeing the area near and around the Hotel Landing during the past high snowy seasons it is a real safety benefit. Meaning less snowy and icy areas that cause slip and falls. Any staff clearing the 600 block of snow and ice they can never remove all from the sidewalk. It will improve the safety to pedestrians and persons getting in and out of cars near the curbs. There can always be build up of snow and ice near the curb area that remains. Less snow being pushed out into the street for City staff to handle during the heavy snowfalls.

We hope the City accepts this partnership.

Thank you,

Stacy Carisch  
V.P Marquee Building LLC



February 12, 2020

Mrs. Stacy Carisch  
Marquee Place, LLC  
681 East Lake Street Ste. 262  
Wayzata, Mn 55391

**Re: Sidewalk Snowmelt Project**

Dear Stacy:

The following pricing is to provide a snowmelt system for the proposed sidewalk locations. I have attached a drawing showing highlighted areas for the snowmelt location along with boiler locations.

Our pricing is based on the following scope:

1. 13,500 square feet of snowmelt tubing with (7) manifolds
2. 4x8 insulation sheets included.
  - o MMC assume the subbase will be at grade and we just lay down the insulation.
  - o All demo of sidewalk and excavation completed by others.
3. (2) 1.25MBH Gas Boilers located as shown on attached drawings.
4. Boiler intake and venting piping for (2) boilers.
5. (2) System zone pumps and accessories as required – one for each boiler.
6. (2) Boiler primary pumps and accessories as required – One for each boiler.
7. Gas piping to (2) boilers.
  - o If gas meter is required to be changed out this cost is incurred by the owner. MMC will coordinate.
8. Provide intake and flue venting for (2) boilers.
9. (7) manifold boxes located in sidewalk to serve the snowmelt tubing.
  - o Location needs to be determined.
10. Heating water mains that serve the snowmelt manifolds will be installed below the slab to connect to the manifolds.
  - o MMC will provide excavation for this work.
11. (2) snowmelt sensors.
  - o One for each boiler system.
  - o Low voltage wiring for pumps and boiler controls.
12. Insulation for heating water piping of the boilers.
13. Engineering and design documents.
14. Permit.
15. Parking cost.

Our price for the work outlined above is ..... \$415,600

Metropolitan Mechanical Contractors, Inc. | metromech.com | 952-941-7010 | 7450 Flying Cloud Drive,  
Eden Prairie, MN 55344

**IT'S WHAT'S INSIDE THAT COUNTS**



**Breakout:**

Insulation - \$10,875

Excavation - \$21,400 (Heating water piping mains below slab)

Engineering Design Documents - \$4,300

Material - \$ 77,125 (Heating water piping material, valves and underground piping mains)

Equipment - \$168,020 (Snowmelt Tubing System, Boilers and Pumps)

Labor - \$133,880

**Exclusions:**

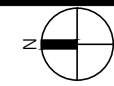
1. Overtime
2. Demolition of existing sidewalk and excavation.
3. Power wiring to serve the boiler and pumps
4. Painting.
5. MMC based our labor pricing assuming we would lay our snowmelt tubing directly to the insulation and stable down and the rebar would go over the top of the tubing if required.

Sincerely,

Metropolitan Mechanical Contractors, Inc.

*Jerrad M. Skogquist*

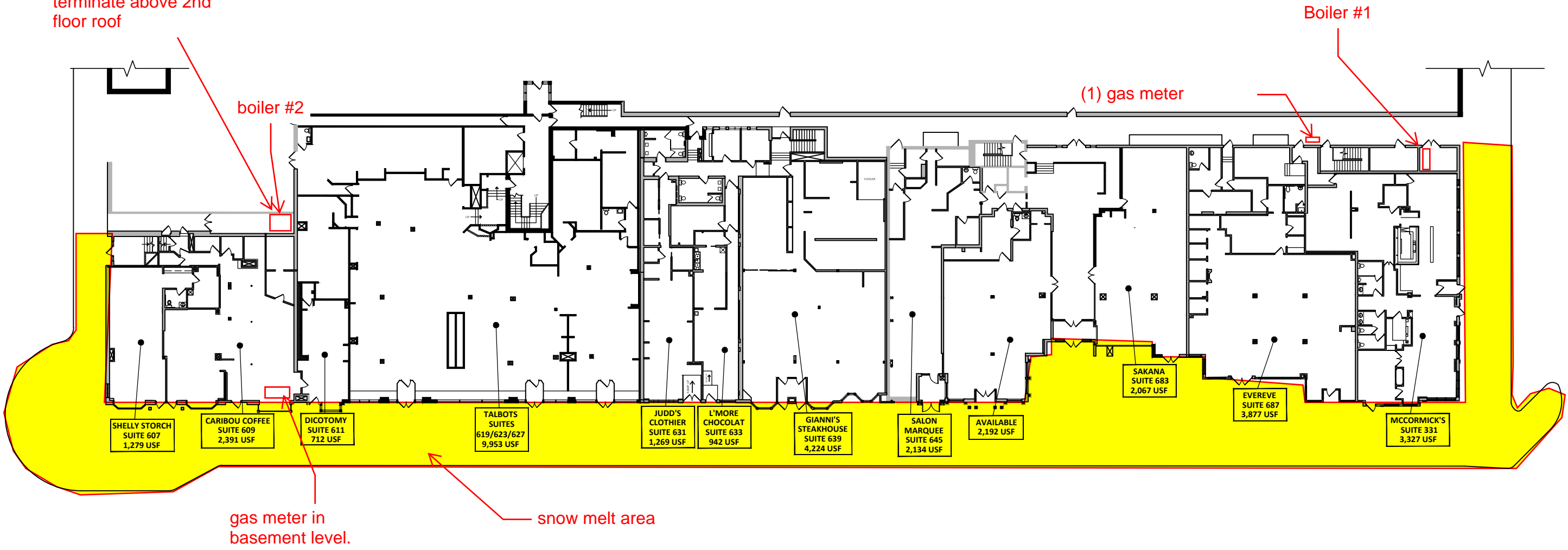
Jerrad M. Skogquist  
Construction Executive



SHEET NUMBER:  
**PARTIAL**  
 #####

flue gas/intake up  
 thru roof (single story)  
 route venting up to  
 high roof and  
 terminate above 2nd  
 floor roof

TOTAL FLOOR 1:  
 33,084 LEASABLE SF



SHEET DESCRIPTION:

SCALE:	N.T.S.
DATE:	1/24/2020
PROJECT NO.:	19401.0ERP
DRAWN BY:	###
COMPUTER PATH:	ShoreCorp\4100\ev\Projects\19401

**MOHAGEN HANSEN**  
 Architecture | Interiors

1000 Twelve Oaks Center Dr.  
 Suite 200  
 Wayzata MN 55391

Tel 952.426.7400  
 Fax 952.426.7440  
 www.mohagenhansen.com

## Carisch Sidewalk Proposal

Summary of Comments from Jeff Dahl (City), Mike Kelly (City), Scott Jordan (Civitas), and Brad Coulter (Stahl)

### Opportunities for City

#### Environment

- Very little salt and sand will be needed since the snow will melt off.

#### Safety

- With the snow melted, there will be less slippery spots and thus less potential for falls on the dry sidewalks.

#### Maintenance

- Because snow wouldn't need to be removed, there would be far less maintenance/deterioration of sidewalk due to plows, brooms, and snow banks.

#### Cost

- Overall, there would be less snow that would need to be hauled away by the City.
- Ms. Carisch has indicated that the Property Owner would pay for any maintenance issues related to the heated sidewalks.

#### Innovative

- This is a new way of providing services through a public-private partnership.

### Concerns of City

#### Maintenance

- Concrete can fail sooner with snow melt systems installed due to the added freeze thaw cycles it will be put through unless it runs all season.
- Added stresses to the concrete with the heating tubes running throughout the concrete which may cause more cracking than usual.
- If there becomes an issue with a section of concrete, such as cracking or an excavation for a water main leak or some other need to get under the sidewalk it will destroy the snow melt tubing and potentially make it necessary to replace all of the sidewalk and tubing within that zone.
- Proposal does not address who is going to be responsible to maintain the snowmelt system and replace the tubing when necessary----whether it's a comprehensive replacement or a small utilities (gas/phone/water/etc.) repair.

#### Safety

- The curb and gutter may be slipperier due to the melted snow runoff refreezing.

#### Construction Delays

- Since there is an added task involved with installing the insulation and tubing after the existing sidewalks are removed it will add a day to each section of sidewalk replacement. It may cost the city more in general conditions to accommodate ADA access to the stores that only have one door.

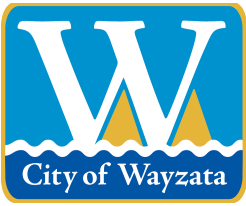
#### Cost

- Since there wasn't a design for the system in the contract documents on bid day, there could potentially add \$10,000 to deal with lowering the subgrade underneath the sidewalks to account for the added 2" insulation thickness that will be added to the underside of the concrete sidewalk when the system is installed.

- Density of insulation is MMC planning on using underneath the sidewalks is uncertain. It may require additional density of vehicles are traveling on the sidewalk area.

Precedent

- Staff does not know of any local examples where the City partnered with property owners for heated sidewalks on public right-of-way. The Presbyterian Homes Project, the heated sidewalks are generally on private property and were paid for by the developer.



## City Council Workshop City Council Agenda Report

<b>MEETING DATE:</b> April 7, 2020	<b>WORKSHOP AGENDA ITEM:</b> 2
<b>TITLE:</b> Discussion of Panoway Business Impact Mitigation Plan (6:15 pm)	
<b>PREPARED BY:</b> Emily Goellner, Community Development Director	
<b>REVIEWED BY:</b> Jeff Dahl, City Manager	

### **DISCUSSION OBJECTIVE:**

To provide an update on the Business Impact Mitigation Plan for Panoway of Wayzata Bay Phase I.

### **BACKGROUND:**

Construction on Lake Street related to Panoway on Wayzata Bay began on March 30 and is anticipated to be fully complete by late summer. The City is committed to supporting the business community amid the disruption caused by construction. The current Capital Improvement Plan (CIP) includes \$200,000 for business impact mitigation tactics. In the last several months, staff met with business owners to discuss specific tactics, which included enhanced wayfinding and “open for business” signage as well as complimentary valet services for the downtown area. There was some discussion at that time of waiting or reducing utility, license, and permit fees, but the focus was placed on signage at valet.

The COVID-19 Pandemic began affecting daily life in Wayzata the second week in March. Shortly thereafter, restaurants and bars within the City were directed to close under Executive Order. Several other Executive Orders since then have affected other businesses, City Hall, and the society at large.

As a result of the sudden reduction in employees, customers, and visitors to the Lake Street area, staff and business owners recommend adjusting the priority for the business impact mitigation funds. More specifically, staff recommends shifting from promotional activities to more direct and immediate assistance in the form of waivers or partial reductions in City utility, license, and permit fees. Staff is now researching the potential financial impacts of waiving or reducing:

- Liquor Licenses
- Health Licenses
- Sidewalk Café Permit Fees
- Municipal Water Fees

Staff is also working on the list of eligible properties. There area in which businesses are deemed eligible could take many different forms. As a way to ensure that the fee waivers have a clear relationship to the impact caused by construction, staff is considering two tiers of benefit based on the impact caused by the closure of Lake Street. The first tier of businesses could be those whose front door is directly abutting the street closure. A second tier of business could be those whose front door is within a certain proximity to the street closure. Depending on the results of the cost analysis currently underway, a full or partial waiver of fees could be offered. This is just one option for defining the area of eligible properties and staff welcomes input on other options to consider.

In the coming weeks, staff can present ideas and options to Lake Street business owners for input. Results of the cost analysis and further input from businesses will inform a set of recommendations from staff that can be reviewed by the Council at upcoming meetings. Before any waivers could be offered using the funds, the Council will be asked to approve a Resolution at an upcoming Council meeting.

Some of the business impact mitigation funds should still be used for enhanced wayfinding signage and “open to business” signage once it is safe for businesses to resume normal operations. Since the original groundbreaking event was cancelled due to COVID-19, a “Back in Business” or other community event could be hosted with these funds. This fund is meant to offer a variety of assistance tools to help businesses recover and thrive through the duration of this construction project and beyond.

**ATTACHMENTS:**

None