

**CITY OF WACONIA
NOVEMBER 4, 2024**

1) **CALL MEETING TO ORDER AND ROLL CALL**

Pursuant to due call and notice thereof, the regular meeting of the City Council of the City of Waconia was called to order by Mayor Waldron at 6:00 p.m.. The following members were present: Nicole Waldron, Randy Sorensen, Jacob Coleman, Jeff Grengs. and Nick Gleason

The following staff were present: Shane Fineran, Nevin Waldron, Justin Sorensen, Nichol Meyer and Lane Braaten

2) **PLEDGE OF ALLEGIANCE**

3) **ADOPT AGENDA**

Motion by Sorensen second Gleason by to Adopt the Agenda as published.
MOTION CARRIED

4) **PUBLIC HEARING**

4.1 **2024 Downtown Reconstruction Project Assessment Public Hearing**

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Resolution No. 2024-236 Adopting Proposed Assessment

Downtown Recon Phase 2 Final Assessment Roll 11-04-2024

Jake Saulsbury, Consultant City Engineer, provided the Council with the project scope, project schedule, final project cost summary and assessments for the 2024 Downtown Reconstruction Project Phase 2. The remaining work is the final paving and striping as the contract is open until next year. The final costs have been tallied and apportioned based upon the as bid costs and per the City's assessment process. The final assessment rate is 4.1% for a ten-year term. Also, the assessment benefit evaluation reduced the total assessment for 21 properties. All assessed properties have been notified of the proposed final assessment and the opportunity present at the public hearing.

Motion by Coleman, second by Grengs to open the Public Hearing.
MOTION CARRIED

Tim Tesch, 128 Main Street East, concerned that his lot size is smaller than that of his neighbors and is still assessed the same amount. Saulsbury stated the City calculation is based on the width; however, with the Assessment Benefit Evaluation, performed by a third party, resulted in the Tesch property being assessed the same as neighbors.

Kristine Dvorak, 104 Main Street East, owns the corner lot. Two of the sidewalk sections were removed and replaced; however, this also meant the brickwork was removed. Resident is requesting reimbursement for the cost of the replacement of the brickwork. Saulsbury will review the invoice.

Daniel Neubauer, 20 Main Street West, thanked all involved for the communication and open dialogue on the project.

Motion by Sorensen, second by Grengs to close the Public Hearing.
MOTION CARRIED

Motion by Grengs second by Gleason to Adopt Resolution No. 2024-236 Proposed Assessment for the 2024 Downtown Reconstruction Project.
MOTION CARRIED

4.2 Public Hearing - Vacation of Sanitary Sewer Easement and Driveway Easement - Lots 2 & 3, Block 16, City Lots of Waconia

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[Resolution No. 2024-237 Vacating Driveway and Sewer Easement Lots 2 and 3](#)

[Driveway Vacation](#)

Lane Braaten, Community Development Director, stated at August 19, 2024, Council meeting the Council reviewed and approved the mixed-use project titled Olive and Second. The underlying properties were found to have two existing easements which require vacation prior to the recording of the final plat. Olive and Second LLC as the underlying property owner of Lot 3, Block 16, City Lots of Waconia has petitioned to vacate the identified sewer easement. Additionally, the City as the underlying property owner of the applicable second of Lot 2, Block 16, City Lots of Waconia, has noticed the intent to vacate the existing driveway easement in association with the project.

Motion by Coleman second by Sorensen to open the Public Hearing.
MOTION CARRIED

No comments from the public.

Motion by Coleman second by Sorensen to close the Public Hearing
MOTION CARRIED

Motion by Sorensen second by Gleason to Adopt Resolution No. 2024-237 Vacating Driveway and Sewer Easement Lots 2 and 3
MOTION CARRIED

5) VISITOR'S PRESENTATIONS, PETITIONS, CORRESPONDENCE

NONE

6) [ADOPT CONSENT AGENDA](#)

6.1 [Approve City Council Minutes October 21, 2024](#)

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[City Council Minutes October 21, 2024](#)

6.2 [Approve November 4, 2024 Expenditures](#)

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[Council List Expenditures 11-04-2024](#)

6.3 [Approve Kraus-Anderson Construction Pay Request #25 for the New Fire Station](#)

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[Fire Station Pay Request #24 with Kraus-Anderson](#)

6.4 [Contractor Pay Request #1 - Waconia Parkway North Mill & Overlay](#)

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[Waconia Parkway North Pay Request #1 to Bituminous Roadways](#)

6.5 [Contractor Pay Request #2 - 2024 Infrastructure Improvements](#)

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[2024 Infrastructure Improvements Pay Request #2 with Valley Paving](#)

6.6 [Resignation of Firefighter](#)

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[Resolution No. 2024-238 Accepting Voluntary Resignation of Firefighter](#)

6.7 [Statewide Volunteer Firefighter Plan](#)

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[Resolution No. 2024-239 Increase Benefit Level for Firefighters](#)

6.8 [Consent to Ridgeview Medical Center Loan](#)

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Resolution No. 2024-240 Revolving Line of Credit Ridgeview Medical Center

Ridgeview Letter of Credit with City of Waconia

6.9 Approve Exempt Permit for Raffle for the Waconia Hockey Association

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Resolution No. 2024-241 Approving Exempt Permit Waconia Hockey Association

Motion by Gleason second by Coleman to Approve the Consent Agenda as published.
MOTION CARRIED

7) COUNCIL BUSINESS

7.1 Tax Increment Financing District #6 Development Agreement

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Resolution No. 2024-222 TIF 6 Approving Modification to DP, Establish TIF 6 (Redevelopment) & Interfund Loan

Waconia TIF 6 - Development Agreement (Redevelopment).docx-135320304-v4.pdf

Shane Fineran, City Administrator, stated Monarch Development Partners have submitted a municipal subsidy application for the redevelopment known as Olive & 2nd. This development encompasses all or portions of six parcels that will be redeveloped into 92 units of multi-family housing, 4,184 square feet of retail space, and up to 33 public parking spaces. The Council conducted a Public Hearing on October 21, 2024, regarding the Tax Increment Financing (TIF) plan and proposed agreement.

The development group has submitted eligible TIF costs of \$2,930,220 for the redevelopment. These generally include acquisition, foundations, parking, grading & excavation, utilities, and soil testing, and are included in its full list. The pay-as-you-go TIF note will earn interest of 7.25% over the life of the note and the full life of the district will be 26 years. The full value of the note over the duration is \$3,500,000.

The City and developer will also need to execute a development agreement for the public improvement proposed on and adjacent to the site as well as the public parking easement documents and execute a purchase agreement for the City owned parcel proposed as part of the development project.

Motion by Gleason second by Grengs to adopt Resolution No. 2024-222 TIF 6 Approving Modification to DP, Establish TIF 6 (Redevelopment) & Interfund Loan.

MOTION CARRIED

7.2 RECESS TO CLOSED SESSION: Attorney-Client Privilege.

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Mayor Waldron stated the Council will recess to a closed session after Agenda Item #11 and will adjourn after completion.

8) ITEMS REMOVED FROM CONSENT AGENDA
NONE

9) STAFF REPORTS

Segreant Tyler Stahn stated that for the month of October there were a total of 523 calls for service in Waconia which is a slight decrease over the same period in 2023. Both criminal and non-criminal events were basically identical as October of 2023.

November will be busy with election day and will have modified hours for a full complement of staff. Historically there have been no major issues on election day.

The Sherriff's office was awarded a Grant from the Office of Traffic Safety to be used for a new position in 2025 which is a traffic safety officer.

10) BOARD REPORTS

Council Member Sorensen: Attended CIP Meeting on October 25, 2024

Council Member Coleman: Nothing to report

Council Member Grengs: Will be attending the Planning Commission meeting on November 7, 2024

Council Member Gleason: Attended CIP Meeting on October 25, 2024. No Park Board meeting in October

Mayor Waldron: Nothing to report

11) ANNOUNCEMENTS

Shane Fineran reminded all that November 5th is Election Day with polls opening at 7:00 a.m. and close at 8:00 p.m.

7.2 RECESS TO CLOSED SESSION: Attorney-Client Privilege.

Mayor Waldron stated the Council will recess to a closed session and will adjourn after completion.

The City Council will meet in a closed session pursuant to Minnesota Statute 13d.05 Subd 3. Discussion of Battlefield Ministries vs the City of Waconia

Motion by Sorensen second by Coleman to recess to a closed session.

MOTION CARRIED.

Motion by Grengs second by Coleman to close the Recess to Closed Session at 7:37 p.m.

MOTION CARRIED

12) **ADJOURN REGULAR MEETING**

Motion by Coleman second by Sorensen to Adjourn the November 4, 2024, Council meeting at 7:40 p.m.

MOTION CARRIED

Randall Sorensen, Pro Tempore Mayor

ATTEST: _____

Sue Schwalbe, Office Assistant