

**CITY OF WACONIA
OCTOBER 21, 2024**

- 1) CALL MEETING TO ORDER AND ROLL CALL
- 2) PLEDGE OF ALLEGIANCE
- 3) ADOPT AGENDA

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

- 4) PUBLIC HEARING

4.1 Certification of Delinquent Charges for Payment with Taxes - Pay 2025

Cover Page

Resolution No. 2024-221 Adopting Certification of Delinquent Utility and Other Charges Taxes in 2024

Nicole Meyer, Finance Director stated that under Minnesota law, the City may certify payment with tax collections, delinquent utility accounts and other charges for services that have not been paid during the course of normal collection procedures throughout each year.

A public hearing is required for certification of delinquent charges. Property owners have been notified of the past due amounts for goods or services that have benefited their property and have been notified of the public hearing opportunity.

A list of delinquent accounts was provided just prior to the hearing. Residents have until November 27, 2024, to pay past due amounts. After November 27, 2024, the amounts will be certified

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

No comments from the public, written or in person.

Motion by Sorensen, second by Gleason to close the public hearing.
MOTION CARRIED

Motion by Sorensen second by Grengs to Adopt Resolution No. 2024-221 Adopting Certification of Delinquent Utility and Other Charges for Services for Payment with Taxes in 2024.
MOTION CARRIED

4.2 Tax Increment Financing District #6

Cover Page

Resolution No. 2024-222 District 6 Tax Increment Financing

Tax Increment Financing District 6

Tax Increment Financing District 6 Agreement (Redevelopment)

Todd Hagen with Ehlers and Associates stated that 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 in 90 units of multi-family housing, 4,184 square feet of retail space and up to 33 public parking spaces.

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 in 90 units of multi-family housing, 4,184 square feet of retail space and up to 33 public parking spaces.

The difference between the base value of the property and the new value of the rebuilt value is the basis of the plan. This is a redevelopment district which base value approximately \$1,000,000 and the project new value after construction will be around \$24,000,000.

The development group has submitted eligible Tax Increment Financing (TIF) costs of \$2,930,220 for the redevelopment. The pay as you go TIF note will earn interest of 6.95% over the life of the note and the full life of the district will be 26 years.

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

No comments from the public, written or in person.

Motion by Gleason second by Sorensen to close the public hearing.

Shane Fineran, City Administrators stated the Consideration of the Development Agreement and Resolution No. 2024-222 District 6 Financing will be on the agenda at the November 4, 2024, Council Meeting.

5) VISITOR'S PRESENTATIONS, PETITIONS, CORRESPONDENCE

Jessi McKinnon, Southern Valley Alliance Volunteer Manager. Shared with the Council an update/insight on the Southern Valley Alliance. Southern Valley Alliance is the only comprehensive provider of domestic violence services in Carver County and founded in the early 1980s. SVA is located in downtown Shakopee. Since January there has been an

increase in the number of clients being seen every day. There has been a 27% increase in the number of clients as in the same period as last year. Calls to the crises line have increased by 23% over the same period as last year. In Waconia specifically, SVA served 41 individuals, which is an increase of 41% from last year.

SVA has started a new transitional housing program; which has seven scattered apartment sites for victim survivors and their families who are fleeing from domestic violence can stay for up to 12 months. SVA is working on better communication to let people know what they are about. Nationally October is domestic violence awareness month and SVA is requesting assistance from the Council on spreading the information that help is available through SVA.

6) [ADOPT CONSENT AGENDA](#)

6.1 [Approve City Council Minutes October 7, 2024](#)

[Cover Page](#)

[October 7, 2024 Council Minutes](#)

6.2 [Approve October 21, 2024 Expenditures](#)

[Cover Page](#)

[10-21-2024 Expenditures - Regular](#)

[10-21-2024 Expenditures - Electronic](#)

[10-21-2024 Expenditures - Purchasing Card](#)

6.3 [Approve Rink Management Services Corporation Waconia Ice Arena Expenditures Incurred September 2024](#)

[Cover Page](#)

[09-2024 Ice Arena - Applied Payments](#)

6.4 [Approve Rink Management Services Corporation Safari Island Community Center Expenditures Incurred September 2024](#)

[Cover Page](#)

[Safari Island - Bills Applied Payments September 24.pdf](#)

6.5 [Recruitment for Assistant Public Services Director](#)

[Cover Page](#)

[Resolution No. 2024-223 Authorizing Recruitment Assistant Public Services Director](#)

[Assistant Public Services Director](#)

- 6.6 Authorize Acquisition of Replacement Aerial Lift Truck, CIP Project 308

[Cover Page](#)

[Resolution No. 2024-224 Authorizing Acquisition Replacement to Unit #39](#)

[Quote VST 55HDI BFX 84 Ford F600](#)

[VST-55-HDI-Brochure](#)

- 6.7 Contractor for Winter Towing & Impound Services

[Cover Page](#)

[Resolution No. 2024-225 Approving Contractor 2024-2025 Winter Towing and Impound Services](#)

[R&V Towing Proposal](#)

[Colony Plaza Towing Proposal](#)

- 6.8 Accepting Donation and Approving Pass Thru Recommendation - Waconia Fire Relief Association

[Cover Page](#)

[Resolution No. 2024-226 Accepting Donation and Pass Thru Recommendation from Waconia Fire Relief Association](#)

- 6.9 Franchise Fee Study Proposal

[Cover Page](#)

[Resolution No. 2024-227 Approving Proposal for Franchise Fee Study with Ehlers](#)

[Franchise Fee Study Proposal](#)

- 6.10 Amend Section 900.05.3, R-2, Single-Family Residential District, Section 900.05.7, B-1 Highway Business District and Section 900.11 - Above Ground, Portable Fuel Storage

[Cover Page](#)

[Ordinance 776 Amending Chapter 900 Regarding Zoning](#)

[Resolution No. 2024-228 Summary Publication Ordinance No. 776](#)

[Sample Fuel Tank Photo](#)

6.11 Lockridge, Grindal, & Nauen Legislative Services

[Cover Page](#)

[Resolution No. 2024-229 Approving Legislative Services Contract](#)

[Legislative Services Agreement with Lockridge Grindal Nauen](#)

6.12 Request MnDOT Conduct a Speed Study of Waconia Parkway South

[Cover Page](#)

[Resolution No. 2024-230 Requesting MnDOT Conduct Speed Study of Waconia Parkway South](#)

6.13 Employee Conflict of Interest Acknowledgement & Invoice Payment Approval

[Cover Page](#)

[Resolution No. 2024-231 Approving Employee Conflict of Interest Acknowledgement](#)

[Cousin Tree Care LLC Invoice](#)

6.14 Authorize a Contract for a Rental Loader for use During the 2024-2025 Winter Maintenance Season

[Cover Page](#)

[Resolution No. 2024-232 Authorizing Approval of Loader Rental for Winter Operations](#)

[Rental Loader Comparison 2024-2025](#)

[RDO - JD 624 Quote](#)

[RDO JD624 Photo](#)

6.15 Grants of Easements - 425 Lake Street East - Retaining Wall

[Cover Page](#)

[Resolution No. 2024-235 Approving Grants of Easements](#)

[Temporary Construction Easement Agreement](#)

Council Member Sorensen requested Consent Agenda Item #14 be removed from the Consent Agenda

Motion by Sorensen second by Coleman to Adopt the Consent Agenda as Published with the removal of Item #6.14 Authorize a Contract for a Rental Loader for use During the 2024-2025 Winter Maintenance Season
MOTION CARRIED

7) COUNCIL BUSINESS

7.1 Variance - 241 Olive Street South

[Cover Page](#)

[Resolution No. 2024-233 Approving Variance at 241 Oliver Street North](#)

[Variance Letter](#)

[Location Map](#)

Ethan Nelson, City Planner stated staff has received a variance application from the property owners of 241 Oliver Street South to construct a detached garage and site improvements that exceed the 35% impervious surface maximum allowed in the R-2 district. The structure is proposed to encroach beyond the minimum five feet accessory structure yard setback. The Planning Commission held a public hearing with no comments received.

Motion by Gleason second by Sorensen to adopt Resolution No. 2024-233 Approving Variance at 241 Oliver Street North
MOTION CARRIED

7.2 Site Plan & Design Review and Variance at 80 8th Street

[Cover Page](#)

[Resolution No. 2024-234 Approving Site Plan & Design Review and Variance Applications at 80 3th Street](#)

[Variance Letter \(2 Pages\)](#)

Location Map

Site Plan (7 Pages)

Staff Review Comments (4 Pages)

Ethan Nelson, City Planner stated staff received a Site Plan & Design Review and Variance Request application from Saltire, LLC for 80 8th Street to construct a 24,640 square foot industrial building and site improvements which proposes a loading dock to be located along the front of the building facing 8th Street. The applicant indicates that the variance is necessary due to steep slopes and extreme elevations that exist on the property.

As per the Planning Commission, the applicant will make corrections prior to permit review, 36 parking spaces are required, must screen around the ground mounted mechanical equipment, ponding area will be relocated to the east.

Justin Stueve of Copperwood Real Estate stated that there are no current plans for the existing facility.

Motion by Gleason second by Coleman to Adopt Resolution No. 2024-234 Approving Site Plan & Design Review and Variance Application at 80 8th Street
MOTION CARRIED

8) ITEMS REMOVED FROM CONSENT AGENDA

Council Member Sorensen requested Agenda item 6.14 Authorize a Contract for a Rental Loader for use During the 2024-2025 Winter Maintenance Season.

Jon Haukaas, Public Services Director stated this is a rental agreement. This has been used for the last several years with last year being light due to the low snowfall. Staff requested quotes from multiple vendors and six quotes were returned. Staff is recommending RDO due to the pricing structure. RDO is offering a base charge for availability and the City will only be charged the hours of use.

Motion by Grengs second by Gleason to Adopt Resolution No. 2024-232 Authorizing Loader Winter Rental.
MOTION CARRIED

9) STAFF REPORTS

Jackie Schulze, Assistant City Administrator, updated the Council on Elections, stating the Council has had several speakers over the past few months concerning the County's processes with elections. One of the concerns was that Carver County's absentee ballot board doesn't have party balance because deputized county staff are working on those boards as well. State law does allow for deputized county or city staff to serve on the

absentee ballot boards. This law was changed in 2013 and reaffirmed in 2022 by the Minnesota State Supreme Court. The two tasks that don't apply are duplication of ballots and signature verification. The City of Waconia is the only city in Carver County that administers absentee voting. This is a time intensive process to offer absentee voting. This year the City has brought in four bi-partisan election judges. 851 Waconia residents have early voted just at City Hall. That is an average of 43 per day; however, on October 18th, the City processed 64 voters in four hours at City Hall. The numbers will likely remain constant through election day.

The public accuracy test was conducted, and notice was legally published in the paper. All materials tested at 100% accuracy. All voting information regarding hours and location can be found on the City website.

Jon Haukaas provided the Council with an update on a few projects including the Downtown Phase 2 Project which only have a couple of punch list items to complete, Waconia Parkway North mill and overlay project was smooth and complete. Brooke Peterson Park dugout project is completed.

10) BOARD REPORTS

Council Person Sorensen: Will be attending the CIP Meeting
Council Member Grengs: Nothing to report
Council Member Coleman: Nothing to report
Council Member Gleason: The Park Board Meeting was cancelled and will be attending the CIP Meeting
Mayor Waldron: Thanked staff for the Maintenance Hub App on the City website and has received many positive remarks

11) ANNOUNCEMENTS

Shane Fineran, City Administer stated winter parking begins on November 1, 2024. No parking on any city streets between the hours of 12:00 am and 8:00 a.m. to clear the snow from the city streets.

12) ADJOURN REGULAR MEETING

Motion by Sorensen second by Coleman to adjourn the October 21, 2024, council meeting at 7:00 p.m.
MOTION CARRIED

Nicole Waldron, Mayor

ATTEST: _____

Sue Schwalbe, Office Assistant