

CITY OF WACONIA
September 19, 2022

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 Bloudek at 6:00 p.m. The following members were present: Kent Bloudek, Nicole Waldron, Randy Sorensen and Pete Leo.

Staff Present: Jackie Schulze, Craig Eldred, Nicole Meyer, Lane Braaten, Brenda Stein, Mike Melchert, Justin Sorensen

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

Motion by Waldron, seconded by Sorensen to adopt the agenda. All in favor voted aye.
MOTION CARRIED.

- 4) VISITOR'S PRESENTATIONS, PETITIONS, CORRESPONDENCE
- 5) [ADOPT CONSENT AGENDA](#)

- 5.1 September 6, 2022 City Council Meeting Minutes

[Minutes 9-6-2022.pdf](#)

- 5.2 September 19, 2022 Expenditures

[Council List-Expenditures 09.19.2022_Regular.pdf](#)

[Council List-Expenditures 09.19.2022_Purchasing Card.pdf](#)

[Council List-Expenditures 09.19.2022_Electronic.pdf](#)

- 5.3 Rink Management Services Corporation Waconia Ice Arena Expenditures Incurred August 2022

[Ice Arena Bills Applied Payments Aug '22.pdf](#)

- 5.4 Rink Management Services Corporation Safari Island Community Center Expenditures Incurred August 2022

[Safari Island Bills Applied Payments Aug '22.pdf](#)

- 5.5 Contractor Pay Request #7 - Final 2021 Infrastructure Improvement Project

[2021 Project Payment #7.pdf](#)

- 5.6 Donation Acceptance - Cash Donations for Adaptive Playground Equipment

[22244res Donations_Received_Donations_for_Playground_09.19.22_Res.doc](#)

- 5.7 Accepting Donation and Pass Thru Recommendation

[22245res Gambling_Donation_Resolution \(4\).doc](#)

- 5.8 Consent to Assignment of TIF Development Agreement

[22246res_-_Approving_TIF_Agreement_Assignment.doc](#)

[ASSGNMNT DEV AGMNT Waconia Investment Partners Merchants Bank
0822C.doc](#)

- 5.9 Allocation of Deferred Assessment Payment

[22247Res_Allocation_of_Proceeds_-_Deferred_Assessment_Hartman.docx](#)

- 5.10 Chick-fil-A Gift Card Donation for Organizational Use

[22248res Donation_Acceptance_-_Chick_Fil_A_Gift_Cards_09.18.22.doc](#)

- 5.11 Approve Electrical Easement

[22249res_Authorizing_Conveyance_of_NSP_Easement__Draft_09-09-
2022_.docx](#)

[2022.0577 City of Waconia Easement Agreement Waterford Park.docx](#)

[Site Overview & Location Adjustments.pdf](#)

- 5.12 2nd Variance Extension Request - Mark Fischer for the property located at 479 Lakeview Terrace Boulevard

[22250res__2_Pages_\(3\).docx](#)

[Extension Request_Fischer \(1 Page\).pdf](#)

[Original Variance Approval - Resolution 2020-272\(2 Pages\).pdf](#)

[Location Map \(1 Page\).pdf](#)

- 5.13 Retirement of Firefighter Tom Martino

[22251res Martino_Retirement_Res_final.docx](#)

5.14 Firefighter Resignation

[22252res Firefighter_Resignation_Resolution_Hollingsworth.docx](#)

Motion by Leo, seconded by Waldron to adopt the consent agenda. All in favor voted aye. **MOTION CARRIED.**

6) COUNCIL BUSINESS

6.1 Consider the Issuance and Sale of \$18,290,000 General Obligation Bonds, Series 2022A-2022 Infrastructure Improvement Projects and Fire Station Construction

[2022A Debt Issuance_Exhibit A_Cost Breakdowns.pdf](#)

[22253res Waconia_2022A_Resolution_for_Council_Packets.docx](#)

Nicole Meyer introduced Tom Hagen from Ehlers to talk about the Sale Day Report, bonds bids, and final results.

Hagen introduced the Sale Day Report giving detailed information on the infrastructure project and the new Fire Station. The Bond Rating attached to the Sale Day Report was summarized by Hagen and the Analyst noted there were no major shifts from the last rating which was the AA+ stable outlook. He did comment on the strong financial management assessment. Hagen mentioned what it may take to get the AAA Bonding rating.

11 bids had been received which is a record. Hagen commented on some of the bid participants. The Baker Group for Oklahoma was the winning bid.

Bloudek expressed his approval on the great job on receiving the AA+ Bond rating. Meyer explained a strategic plan in hopes to reduce the debt with looking at the Capital Equipment to fund a little differently in the future.

Meyer shared that the City was looking at a 13,000,000 project. Finance set the cap on the bonds for 14,000,000 in order to have a little extra although bids came back higher than anticipated. It makes sense to take advantage of the premium.

Motion by Waldron, second by Leo to approve the Issuance and Sale of the \$18,290,000 General Obligation Bonds 2022A-2022 Infrastructure Improvement Projects and Fire Station Construction. All in favor voted aye. **MOTION CARRIED.**

6.2 After-the-Fact Variance request by Gregory & Kelly Payette - 144 Maple Terrace

[22254res_Variance_Denial_144_Maple_Terrace.docx](#)

[Location Map.pdf](#)

[Public Hearing Notice.pdf](#)

[Applicant Statement.pdf](#)

[Applicant Site Plan.pdf](#)

[Storm Water Plan.pdf](#)

[Certificate of Survey submitted with New Home Construction Permit.pdf](#)

[Public Hearing Comments.pdf](#)

[Past Land Use Reports Attachment.pdf](#)

Braaten presented the After the Fact Variance request with property address 144 Maple Terrace. Island View Estates is a part of the Shores of Lake Waconia that was approved in 2019. This development is PUD which the required hard surface coverage is 35%. Several written comments were submitted stating the neighborhood is aware of the 35% requirement, some were not aware.

Braaten displayed the changes the homeowner constructed showing the patio along with a change to the walkway. Homeowners stated they were not aware of the maximum hard coverage allowed and applied for an after the fact variance. The Planning Commission denied the variance which brings us to the City Council level. Braaten shared the impervious calculations at the time of new construction submittal.

Sorensen asked how a homeowner would know what the hard coverage would be at the time of Construction. Braaten explained the PUD requirements may change with each individual development so its best to call City Hall for information.

Bloudek summarized the PUD standards.

Kelly and Greg Payette, 144 Maple Terrace, Waconia, MN 55387.
Comments and Concerns:

- Payette stated that they did not realize the impervious coverage was 35%.
- Shared research with the Commission members that a home in Waconia was built over the allowable maximum coverage.
 - Waldron asked what address this was.
 - Leo wondered if they called the City to find out the requirements.
- Payette addressed the neighborhood signatures that M/I did not tell them about impervious surface coverage.
- Stated that information on the website would be helpful.
- Payette again indicated that it is only 1.1% over the maximum coverage.
- Payette mentioned his three-hour search on our website to find the information.

Bloudek addressed the Developers Agreements and the responsibility of the builder to inform homeowners what this consists of.

Waldron stated the address Payette was speaking of regarding the overage on the impervious service that had been approved by the city was a variance request and not an after the fact variance.

Leo recalled the indepth meetings/conversations regarding the hard surface coverage requirements with M/I. It's hard to imagine with amount of conversation on this topic that they did not inform potential buyers.

Waldron clearly stated that every variance is individually viewed.

Motion by Leo, seconded by Waldron to adopt resolution 2022-254 denying the after the fact variance to allow impervious surface exceeding the 35% maximum allowed I the PUD located at 144 Maple Terrace. All in favor voted aye. **MOTION CARRIED.**

6.3 Airport Road Addition Preliminary and Final Plat

[22255res_Approving_Airport_Road_Addn_Prelim_and_Final_Plat.doc](#)

[Location Map.pdf](#)

[Public Hearing_Preliminary & Final Plat_Airport Road Addition.pdf](#)

[Airport Road Preliminary Plat.pdf](#)

[Airport Road Final Plat.pdf](#)

[Public Hearing Comments.pdf](#)

Braaten presented the Preliminary and Final Plat for Airport Road. There are 6 different parcels that are apart of the transportation plan for future connection to 92 corridors south of Highway 5. Braaten expressed there is not timeline, not a development and only conversation is the right of way corridor and swapping properties.

Braaten displayed the plat map that show the 14 outlots that the 6 parcels will turn into.

Darrin Mielke-Engineer for Carver County Public Works. Brief explanation on the 92 corridors with no timing in mind.

Motion by Sorensen, seconded by Waldron to approve Resolution 2022-255, the Preliminary and Final Plan application for the Airport Road Addition. All in favor voted aye. **MOTION CARRIED.**

6.4 Approve Survey and Topographical Work

[22256res Survey__Topogaphical_Work_TH_5_CIP_Project_132-B.doc](#)

[TH 5 Phase II Layout.pdf](#)

Eldred presented and displayed the survey and topography work for phase two of Trunk Highway 5. Information on the funding of this project was summarized by Eldred stating regional solicitation funding and a process with Metropolitan Council to review the funding capabilities of the project.

Eldred addressed the reasoning and urgency for the survey and topographical work to be completed soon.

- Storm sewer off 5th Street (drainage project years ago).
- Watermain on Birch Street.
- Sanitary sewer on Highway 5 and 5th Street.
- Regional ponding.

Rough estimate to have the site survey done be around \$30,000. Comments that this is a needed study.

Motion by Leo, seconded by Waldron to approve Resolution 2022-256, the Survey and Topographical Work for Trunk Highway Five Corridor. All in favor voted aye.

MOTION CARRIED.

6.5 Revolving Loan Request by Bode Gray's, LLC

[22257res_rlf_loan_new \(2\).doc](#)

Meyer presented the Revolving Loan Request by Body Gray's, LLC. The location was the VFW building that is being renovated into a full-service Restaurant. The restoration includes electrical, HVAC, remodeling, and roof replacement. The loan is for additional unexpected costs incurred such as asbestos removal, architectural fees, and an entire roof replacement vs a partial. Meyer stated that total construction costs are roughly 1.3 million dollars with the revolving loan in the amount of \$149,900.

Motion by Waldron, seconded by Sorensen to approve Resolution 2022-257, to approve the revolving loan request by Bode Gray's. All in favor voted aye. **MOTION CARRIED.**

6.6 Approve Feasibility Report and Call Public Hearing

[22258_Res_No_2_Receiving_FS__Calling_PH.docx](#)

[Downtown Reconstruction Phase 1 Feasibility Study - Reduced Size.pdf](#)

Jake Salsbury, Bolton & Menk presented the Downtown Reconstruction, Phase 1 Project Feasibility Study.

Salsbury touched on several topics of the phase 1 project:

- General Project Timeline. Summer/Fall of 2023.
- Key Issues: Transportation Facilities, Pedestrian Facilities, Drainage Facilities and Municipal Utility Facilities.
- Proposed Street, Storm Sewer and Sidewalk Improvements.
- Proposed Sanitary Sewer and Watermain Improvements.
- Proposed Reuse System Improvements.
- Project Financing and Funding.
- Assessment Area Map.
- Project Cost Summary.

Eldred mentioned doing pre-inspection's on some of the older properties. Also mentioned educating the public on the project. Sorensen asked how old the utilities are in this part of town. Eldred stated that the utilities in this project area are reaching 100 years. The recent issues have been storm water related and service related.

Waldron clarified that the Public Hearing will be on October 17, 2022, not as stated on page 220 which indicated October 17, 2023. Correction is needed.

Motion by Leo, seconded by Waldron to approve Resolution 2022-258, to approve Receiving Feasibility Report and Calling Public Hearing on 2023 Improvement Project. All in favor voted aye. **MOTION CARRIED.**

6.7 Approve Submittal of WBIF, BWSR Grant For 2023

[22259res_WBIF_Grant_for_BWSR_2023.doc](#)

[Copy of 220624_Carver County WBIF Project List_FY22-23.pdf](#)

Eldred inquired about approval of the Application for Board of Water and Resources Watershed Based Infrastructure Fund. Eldred asking permission to approve the Application for the grant.

Motion by Waldron, seconded by Leo to approve Resolution 2022-259, to approve the Submittal of WBIF, BWSR Grant for 2023. All in favor voted aye. **MOTION CARRIED.**

7) ITEMS REMOVED FROM CONSENT AGENDA

No items removed.

8) STAFF REPORTS

No staff reports.

9) BOARD REPORTS

Waldron addressed the successful Nickle Dickel, Day Saturday, September 17, 2022.

10) ANNOUNCEMENTS

Special meeting scheduled for Monday, September 26, at 5:30pm.

Reminder the City Council and Planning Commission will be meeting
October 6, 2022, at 6:30p.m.

11) ADJOURN REGULAR MEETING

Motion by Sorensen, seconded by Waldron to Adjourn at 7:18. All in favor voted aye.

MOTION CARRIED.

Work Session: 2023 Preliminary Levy & Budget

UPCOMING CALENDAR OF EVENTS/MEETINGS:

Kent Bloudek, Mayor

ATTEST: _____

Ann Meyerhoff, Office Assistant