

CITY OF WACONIA
September 18, 2023

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, Nick Gleason and Jeff Grengs.

Staff Present: Shane Fineran, Jackie Schulze, Lane Braaten, Justin Sorensen, Jake Salsbury Nicole Meyer and Brenda Stein.

Council Member Absent: Steve Yetzer.

2) **PLEDGE OF ALLEGIANCE**

SUMMARY OF CLOSED SESSION:

The City Council met in closed session on September 6th, 2023, to review the performance of Craig Eldred, Public Services Director. During this meeting the City Council reviewed the Work Environment Assessment completed regarding the department. The City Council discussed the assessment feedback and then Mr. Eldred's management, communication, and leadership style and abilities. The City Council expressed dissatisfaction with Mr. Eldred's qualities and performance in these three areas and directed the City Administrator to develop options for the consideration for the separation of employment of Mr. Eldred from the City of Waconia.

3) **ADOPT AGENDA**

No changes to the agenda

Motion by Sorensen, seconded by Gleason to approve the agenda. **MOTION CARRIED.**

4) **VISITOR'S PRESENTATIONS, PETITIONS, CORRESPONDENCE**

Gavin Wightman-1505 Redwing Drive, Waconia, MN 55387. Bent Creek Neighborhood.

Mr. Wightman asked for consideration to repurpose Bent Creek Park into a dog park. Fineran replied by stating the city does not have plans for a dog park, but an option would be to have a conversation the Park Board.

Mary Peterson-2495 Huron Lane, Victoria, MN

Peterson is here on behalf of Rosemary Peterson, property address 4 South Pine Street.

Comments and concerns:

- if the sidewalks in this area are widened to 6 feet some trees would need to be removed. (reference to item #2.)

5) PUBLIC HEARING

5.1 PUBLIC HEARING - Annexation Petition - 530 Hartmann Drive

Cover Page

1. Joint Resolution 2023-203 (7 Pages)

2. Location Map (1 Page)

3. Petition for Annexation (1 Page)

4. Public Hearing Notice (1 Page)

Braaten presented the Public Hearing Annexation Petition for 530 Hartmann Drive showing the location of the property. The property is currently in Waconia Township. Braaten explained the process which includes bringing necessary information to the Waconia Township, signed joint resolution, hold the public hearing then if approved the annexation will be submitted to the State for review. In addition, the property has three years to hook up to City services.

Sorsensen added the property owner was informed about the SAC and WAC fees. Braaten reconfirmed that the closest hook up is off east Frontage.

Motion by Grengs, seconded by Gleason to open the public hearing. **MOTION CARRIED.**

Motion by Sorensen, seconded by Grengs to close the public hearing. **MOTION CARRIED.**

Motion by Gleason, seconded by Grengs to approve the Annexation Petition for 530 Hartmann Drive. **MOTION CARRIED.**

5.2 PUBLIC HEARING - 2024 Downtown Reconstruction Phase II

Cover Page

2023-08-15 Downtown Recon Ph 2 Feasibility Report - reduced.pdf

Jake Salsbury, Bolton-Menk presented the 2024 Downtown Reconstruction Phase II.

The presentation format consists of the 6 items:

- General Project Timeline
- Project Scope and Cost Information
- Project Financing and Funding
- City Assessment Policy and Assessment Area Map
- Project Cost Summary and Next Steps.
- Questions/Comments/Discussion

Salsbury talked about the conditions of the sidewalks, roads and non-compliant ADA. The downtown area has inadequate pipe sizing that is in poor condition. The street improvements were described in detail to include the street reconstruction, street widths and proposed parking.

Salsbury explained Option A in comparison with Option B.

Sorensen commented on the size of the project and how the businesses are going to be affected by the construction. Salsbury talked about the process of staging the project, so the businesses have access to the buildings. One concern is access to the Legion that does not have an alley. The timing of this project is essential for not only businesses but Nickle Dickle Day in September.

Saint Joseph's and City Square Park would be serviced off the reuse system.

Motion by Sorensen, seconded by Grengs to open the public hearing. **MOTION CARRIED.**

Mary Peterson, 4 Pine Street South, Waconia, MN 55387. Inquired how to pay for the assessments and possible options to consider.

Kris & Steve Dvorak, 104 Main Street East, Waconia, MN 55387. Dvorak reconfirmed the amount of fees that would be due.

Cindy Nash, representing Old National Bank, 53 Main Street West, Waconia, MN 55387. Requesting to construction the downtown area in phases to ensure that Old National has access for their customers. This will be addressed during the staging process to enter on Olives Street and exist on Main Street.

Joe Gifford, American Legion, 4 Main Street East, Waconia, MN 55387. Is the plan to continue access off Main Street.

Jill and Jeff Schmidt, 52 8th Street, Waconia, MN 55387. The Schmidt's would like to see plan B taking place. Concerns with angle parking and the car lights shining directly into the home.

Dan Neubauer, 20 Main Street West, Waconia, MN 55387. Neubauer asked how a unit is determined. Salsbury stated that units are only considered for the sewer and water. This address does not have multiple units.

James Kite-106 Main Street East, Waconia, MN 55387. Traffic and safety concerns. Kite stated the bump outs would be helpful regarding safety crossing the street. Comments regarding access to their property during construction. A gravel pad is an option. The 50% is already accounted for in the total amount.

Kris Dvorak, 104 Main Street West, Waconia, MN 55387. Dvorak would like to see parallel parking and green spaces.

Dan Neubauer, 20 West Main Street, Waconia, MN 55387. Neubauer wondered about the west alley being accessible for people to park. Neubauer asked about seal coating now or waiting until after the construction was completed. Salsbury stated it would be ok to do it now.

Scott Jensen, 34-38 Main Street West, Waconia, MN 55387. Jensen asked about the ability to enter businesses affected by the construction. A questionnaire will be sent out asking businesses what they need regarding parking. Also, a temporary pedestrian access route will be added to the plan.

John Peterson, representing 4 Pine Street, Waconia, MN 55387. Inquired if corner lots are receiving 50% credits. Peterson had questions regarding the sewer hook ups and is concerned with the sewer line in the home.

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

Council member Sorensen stated his concern with the size of the project, timing, and cost. Sorensen asked for further discussion before going forward on this project.

6) [ADOPT CONSENT AGENDA](#)

6.1 September 5, 2023 City Council Meeting Minutes

[Cover Page](#)

[September 5, 2023 Meeting Minutes.docx](#)

6.2 September 6, 2023 Special City Council Meeting Minutes

[Cover Page](#)

[September 6, 2023 Meeting Minutes](#)

6.3 Contractor Pay Request #12 - New Fire Station

[Cover Page](#)

[Waconia - Pay App #12 - August 2023.pdf](#)

6.4 Kraus Anderson Contractor Pay Request - New Fire Station

[Cover Page](#)

[4.2023.08 Waconia Fire Station.pdf](#)

6.5 September 18, 2023 Expenditures

[Cover Page](#)

[Council List-Expenditures 09.18.23-Other Electronic.pdf](#)

[Council List-Expenditures 09.18.23-Purchasing Card.pdf](#)

[Council List-Expenditures 09.18.23-Regular.pdf](#)

6.6 Horizon Commercial Pool Contractor Pay Request #2 - Safari Island Filter Pump Replacement Project

[Cover Page](#)

[Safari Island Pay App 2.pdf](#)

6.7 Rink Management Services Corporation Safari Island Community Center Expenditures Incurred August 2023

[Cover Page](#)

[Safari Island - Bills & Applied Payments August 23.pdf](#)

6.8 Rink Management Services Corporation Waconia Ice Arena Expenditures Incurred August 2023

[Cover Page](#)

[Ice Arena - Bills & Applied Payments August 23.pdf](#)

6.9 Lodging Tax Fund Request - Waconia CVB

[Cover Page](#)

6.10 Authorize Approval of Sale of Surplus Fire Vehicle

[Cover Page](#)

[2023-204 Sale of Fire Vehicle Resolution.doc](#)

6.11 Facade Improvement Grant - Bode Gray's

[Cover Page](#)

[2023-205 Facade Improvement Grant Resolution.docx](#)

6.12 Contract with Johnson Controls for Fire Alarm Monitoring of Water Tower

[Cover Page](#)

[Resolution 2023-206 Fire Alarm Panel Monitoring Water Tower](#)

[Waconia Water Tower - Johnson Controls Proposal](#)

6.13 Woodland Creek 4th Addition - Development Agreement - Hartman Communities, LLC

[Cover Page](#)

[Resolution 2023-207 Woodland Creek 4th Developers Agreement.docx](#)

[DA Woodland Creek 4th Addition \(Final Draft 09-12-2023\).pdf](#)

6.14 2023 Downtown Phase I Reconstruction Final Costs, Preparing Proposed Assessment, and Calling Public Hearing

[Cover Page](#)

[Resolution 2023-208 Declaring Cost to be Assessed](#)

[Resolution 2023-209 Receiving Proposed Assessment and Calling Public hearing](#)

[2023 DT Project Final Cost Memo.pdf](#)

6.15 Accept Voluntary Resignation and Approve Separation Agreement

[Cover Page](#)

[Resolution 2023-210 Voluntary Resignation & Separation Agreement.docx](#)

[Severance Agreement](#)

Motion by Sorensen, seconded by Grengs to adopt Consent Agenda. **MOTION CARRIED.**

7) COUNCIL BUSINESS

7.1 2024 Budget & Preliminary Levy

Cover Page

Resolution 2023-211 Preliminary Levy.doc

Nicole Meyer presented the 2024 Preliminary Levy. The City held several work sessions to get to this point with additional work to be completed on the General Fund. Meyer explained the taxable market value and stated works sessions will be held in October and November.

Motion by Grengs, seconded by Gleason to adopt the 2024 Preliminary Levy. **MOTION CARRIED.**

8) ITEMS REMOVED FROM CONSENT AGENDA

9) STAFF REPORTS

City Administrator Fineran: Appreciates the hard work to make Nickle Dickle Day a successful event.

10) BOARD REPORTS

Council Member Sorensen: Both Planning Commission Variances were tabled needing further information. Planning Commission discussion regarding the Falk property. Park Board Meeting Thursday, 21st, 2023 at 6:30pm.

Council Member Gleason: School Board Meeting on the 25th of September at 7:00pm

Council Member Grengs: Reconfirmed the success of Nickle Dickle Day:

- 2023 had a record number of crafters in the park.
- 460 cars for the car show.
- a record number of 3 on 3 basketball teams.

Waldron has a Carver County's Mayers meeting in October.

11) ANNOUNCEMENTS

12) ADJOURN REGULAR MEETING

Motion by Sorensen, seconded by Grengs to Adjourn the regular meeting at 7:10pm.

MOTION CARRIED.

Work Session:

UPCOMING CALENDAR OF EVENTS/MEETINGS:

Nicole Waldron, Mayor

ATTEST: _____

Brenda Stein, Office Assistant