

**CITY OF WACONIA
AUGUST 19, 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 Council Members were present: Nicole Waldron, Jacob Coleman, Jeff Grengs, Randy Sorensen. Absent: Nick Gleason

The following staff were present: Shane Fineran, Jackie Schulze, Nicole Meyer, Justin Sorensen, Jody Lechner, Jon Haukaas, Lane Braaten, Jake Saulsbury of Bolton & Menk, City Attorney Mike Melchert

2) PLEDGE OF ALLEGIANCE

3) ADOPT AGENDA

Motion by Coleman second by Sorensen to adopt the agenda as published.
MOTION CARRIED.

PUBLIC HEARING

PUBLIC HEARING: 2024 Fee Schedule Ordinance Amendment

[Cover Page](#)

[Ordinance No. 774 Amending Chapter 1100 Related to Permits, Licenses and Fees](#)

Nicole Meyer, Finance Director, gave a brief description of the agenda item stating a public hearing is required before a zoning ordinance can be amended. The Public Hearing is for the entire fee schedule to avoid inadvertently violating this requirement for land use/zoning fee changes. The fee schedule changes requested are for the ice arena ice and locker room rental fees along with removal of the bowling alley and amusement machines fees.

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

No comments from residents or Council Members

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

Motion by Grengs second by Sorensen to adopt Ordinance No. 774 Amending Chapter 1100 of the Waconia City Code related to permits, licenses, and fees to authorize summary publication.

MOTION CARRIED

4) VISITOR'S PRESENTATIONS, PETITIONS, CORRESPONDENCE

None

5) ADOPT CONSENT AGENDA

5.1 Approve City Council Minutes July 15, 2024

[Cover Page](#)

[City Council Minutes 08-05-2024](#)

5.2 Approve August 19, 2024 Expenditures

[Cover Page](#)

[Council List Expenditures 08-18-2024 - Regular](#)

[Council List Expenditures 08-18-2024 - Other](#)

[Council List Expenditures 08-18-2024 Purchasing Card](#)

5.3 Approve Rink Management Services Corporation Waconia Ice Arena Expenditures Incurred July 2024

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[Ice Arena - Bills Applied Payments 07-2024](#)

5.4 Approve Rink Management Services Corporation Safari Island Community Center Expenditures Incurred July 2024

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[Safari Island - Bills Applied Payments 07-2024](#)

5.5 Approve Kraus-Anderson Contractor Pay Request for the New Fire Station

[Cover Page](#)

[Fire Station Payment Request from Kraus-Anderson 07-15-2024](#)

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

[Cover Page](#)

[Resolution No. 2024-173 Approving Donation and Approving Pass Thru Recommendation from Waconia Fire Relief Association](#)

- 5.7 Authorizing Approval of Sale or Disposal of Surplus Equipment

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[Resolution No. 2024-174 Approving Sale or Disposal of Surplus Equipment](#)

- 5.8 Designate Outdoor Area for Nickle Dickle Day Festival

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[Resolution No. 2024-175 Approving Outdoor Area for Community Festival](#)

- 5.9 Special Event Permit - Waconia Masonic Lodge #326

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[Resolution No. 2024-176 Approving Special Event Permit for the Waconia Masonic Lodge #326](#)

[Special Event Permit Application](#)

[Detour Map No Construction #1](#)

[Detour Map Construction #2](#)

[Setup 09-08-2024 Event](#)

Motion by Coleman second by Sorensen to adopt the Consent Agenda as published.

MOTION CARRIED.

6) COUNCIL BUSINESS

6.1 Site Plan, Design Review, Variance, and Plat - Olive & Second Street Mixed Use Building

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[Resolution No. 2024-177 Approving Site Plan and Variance](#)

[Resolution No. 2024-178 Approving OLIVE and SECOND Final Plat](#)

[Conclusion Recommendation](#)

[Location Map - Olive and Second Street](#)

[Olive and Second Street Narrative](#)

[Olive and Second Street Plan Set](#)

[Olive and Second Street Final Plat](#)

[Public Hearing Comments](#)

Lane Braaten, Community Development Director, gave a brief description of the agenda item stating the applicant has submitted applications for the Site Plan, Design Review, Variance, and Platting to redevelop the site with construction of a 5-story mixed use building with 92 apartments and 4,277 square feet of commercial space. The proposed site improvements are consistent with the City's Downtown District Design Standards. The applicant will coordinate utility, road, sidewalk, and alley improvements with City staff to ensure the construction of the new building and the future City road and utility projects do not impact each other.

Council Member Grengs questioned if there is anything in the development agreement on public parking. Fineran stated if the project is approved and moves forward, the City would enter into additional agreements with the Developer to satisfy the public parking requirements in writing.

Council Member Coleman inquired as to the increase traffic that will be directed to the alley. Bratten explained that staff has been working with the developer to address this issue to determine if a one-way alley or a bump-out to assist traffic flow.

Steve Yetzer, 332 West Fourth Street, assured the Council that if the alley does not flow well, it will be a deterrent for this property.

Craig Hartman, architect with Momentum Design Group, spoke to the Council on the height issue explaining it is an average grade plane around the building and then measure from the average grade plane to the top. This is the formula used by the developer to arrive at the 65 feet, 10 inches. This height is only realized on a small portion of the building on the Second Street elevation.

Waldron requested clarification on the height of this building in comparison to the height of other buildings in the Downtown District. Braaten reminded the Council the Uptown Apartments received a height variance of 3 feet to a 48-foot height.

Carl Runck, Development Partner, stated the project would not be financially viable without the additional height for the additional floor.

Mayor Waldron requested a parking cost be included in the rent agreements so that renters are encouraged to use the underground parking and not the parking designated as public.

Council Member Grengs stated the 45-foot height requirement is obsolete and requested staff to bring the Council an updated ordinance for review during a Council Work Session.

Council Member Sorensen stated he agrees with the Mayor that the Council is setting a precedent and agrees with Grengs to have the Council review the height ordinance; but overall believes this is a good plan.

Council Member Coleman is also concerned with the precedent but believes the Ordinance is outdated stating that Waconia is a fast-growing community and the growth needs to be managed. This building is a good fit in the downtown district.

Council Member Grengs also agrees.

Motion by Grengs second by Coleman to adopt Resolution No. 2024-177 approving the Site Plan, Design Review and Variance application related to the Olive & Second mixed use building with a condition that each unit shall be allocated onsite parking associated with the rent/lease of the unit to ensure that the newly created public parking and the existing street parking is not the primary parking used by the tenants.

MOTION CARRIED

Motion by Grengs second by Sorensen to adopt Resolution No. 2024-178 approving the OLIVE AND SECOND Preliminary and Final Plat application.

MOTION CARRIED

6.2 Cedar Point Park Pickleball Courts

[Cover Page](#)

[Resolution No. 2024-179 Affirming Recommendation of the Park Board for Dedicated Pickle Ball Facility at Cedar Point Park](#)

[Cedar Point Park Map](#)

[Court Photo](#)

Shane Fineran, City Administrator, gave the Council an update on the agenda item stating in early June a pickleball group requested the City consider painting up to six pickleball courts on the court surface at Cedar Point Park. Currently the court surface features striping for two tennis courts, with two pickleball courts striped within the tennis court boundaries and two permanent net systems in place. The Council referred the request to the Park Board for review and recommendation.

The Park Board reviewed the request at its June 20, 2024, meeting. At that meeting, the pickleball group presented materials regarding the interest in, demand of, and health and social benefits of the sport as well as information related to concerns related to noise and parking. The request grew from the concept proposed to the Council to request to make the courts at the park a dedicated six court pickleball facility, with no tennis. An estimate of a complete conversion along with proposed sound deadening wind screening proposed by the pickleball group approached \$60,000. The Park Board failed to pass a motion to recommend that the facility be converted by a 2-3 vote citing concerns related to noise, parking availability, and the desire to keep this park multi-use park for all residents. At tonight's meeting, the pickleball group is amending the request that was presented to the Park Board to be more reflective of the original request made to the Council which would be additional pickleball court striping while keeping tennis courts on the site with pickleball played utilizing portable nets. The pickleball group is offering to pay and or enter into an agreement for the repayment of the costs for striping and the net systems.

Darel Radde, 13675 County Road 32, gave the Council an explanation of the project which started two years ago at the Park Board Meeting and appreciated the Council dedicating \$450,000 in Capital Improvements in 2026; however, due to playing on cement, the players are incurring injuries. Darel stated that there is a great need for pickleball at this time and 2026 is years away. Tonight, the Pickleball group is requesting what was requested a year ago where there are six courts available, not affect the tennis players, and use portable nets. This would be restriping of the two tennis courts at Cedar Point Park. The Waconia Pickleball Association will pay for the nets and the upgrade of the painting. The benefit to the City would be making the courts more useful and more community orientated.

John Douville, 1153 Spring Hill Circle, stated \$14,600 is for the repaint. The Pickleball group can provide a check for \$6,000 by Friday with the remainder of the funds raised by the time the invoice is due. The group has \$15,000 pledged and have stopped fundraising until the project moves forward. Nets are not included in this price as the project will be done in phases and will utilize temporary nets.

Waldron stated this is a very different proposal than the proposal brought to the Parks Board and would consider returning this new proposal to the Parks Board for review.

Chris Johnson, 1109 Gold Finch Drive, stated he is in full support of pickleball and happy that there are City funds in the 2026 budget. Johnson also stated that the noise levels have been underestimated as well as the parking issues. He has correspondence from abutting neighbors stating there are concerns with the noise levels and using on-street parking. Also, questions the numbers that were presented regarding the frequency of tennis players. Would like to see more design standards as the current lines on the courts are confusing for everyone.

Motion by Grengs second by Coleman Affirming Recommendation of the Park Board for Dedicated Pickleball Facility at Cedar Point Park.

MOTION CARRIED

Mike Madson, 1614 Sandbar Circle, stated he represents the tennis group and was under the impression that tonight's meeting was to discuss the Park Boards decision not another counter proposal for consideration. Would like to see the new proposal discussed at the Park Board level first specifically to address the parking issues.

Motion by Waldron second by Grengs to refer additional discussion and the new proposal to the Park Board.

MOTION FAILED DUE TO LACK OF MAJORITY. VOTE SPLIT 2-2

6.3 Pavement Condition Rating Evaluation Contract

[Cover Page](#)

[Resolution No. 2024-180 Authorizing Pavement Condition Rating Data Collection Contract](#)

[WACONIA RDAI Overview](#)

Jon Haukaas, Public Services Director spoke to the Council stating staff is working to develop a long-term Pavement Management Plan to guide future investment in maintaining the streets in Waconia. The plan will be using an Asset Management approach to long term maintenance.

Council requested staff to include parking lots with this project.

Motion by Sorensen second by Grengs to Adopt Resolution No. 2024-180 Authorizing Pavement Condition Rating Data Collection Contract.

MOTION CARRIED

6.4 Reject Bids for Well #9 and Re-advertise Project

[Cover Page](#)

[Resolution No. 2024-181 Rejecting Bids and Rebid for the Construction of Well #9](#)

[Well No. 9 Rebid Memo Bolton & Menk 08-14-2024](#)

Haukaas stated two bids were received and opened on August 13, 2024, for the construction of Well #9. After review, irregularities were found in the calculations making the low bid invalidated. Staff recommends rejecting all bids received and re-advertise the project.

Motion by Coleman second by Grengs to Adopt Resolution No. 2024-181 Rejecting Bids and to authorize Rebid for the Construction of Well #9.

MOITON CARRIED.

6.5 Water System Study & Water Model Update

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[Resolution No. 2024-182 Authorizing Water System Study and Water Model Update](#)

[Water System Study 08-13-2024](#)

Haukaas stated staff recommends completing an updated Water System Study and Model to guide investment decisions over the next several years.

Motion by Sorensen second by Coleman to Adopt Resolution No. 2024-182 Authorizing Water System Study and Water Model Update.

MOTION CARRIED

6.6 Closed Session

[Cover Page](#)

[Closed Session Memo dated 08-18-2024](#)

7) ITEMS REMOVED FROM CONSENT AGENDA

No items removed.

8) STAFF REPORTS

Jackie Schulze provided an update on the State Primary Election held on August 13, 2024 with 73 in person voters and 61 absentee voters. This is a 7% voter turnout for the City. A special thank you to all the election judges for a job well done.

9) BOARD REPORTS

Sorensen: Nothing to report
Coleman: Nothing to report
Grengs: Nothing to report
Waldron: Nothing to report

10) ANNOUNCEMENTS

No announcements

11) CLOSED SESSION

6.6 Closed Session

[Cover Page](#)

[Closed Session Memo dated 08-18-2024](#)

The Mayor stated the Council will be moving into closed session (Agenda Item 6.6) pursuant to Minnesota Statute 13d.05 subdivision 3b. The City Council will be in closed session to discuss the potential sale of real property identified by PD #750501470 and described as Lot 2, Block 16 of the plat of City Lots of Waconia.

Motion by Grengs second by Coleman to move into closed session.

MOTION CARRIED

Motion by Sorensen second by Coleman to close the closed session at 8:20 p.m.

MOTION CARRIED

Motion by Grengs second by Coleman to adjourn the August 19, 2024, City Council Meeting at 8:21 p.m.

MOTION CARRIED

Nicole Waldron, Mayor

ATTEST: _____

Sue Schwalbe, Office Specialist