

**CITY OF WACONIA
JULY 21, 2025**

1. CALL MEETING TO ORDER AND ROLL CALL

Mayor Litfin called the July 21, 2025, Waconia City Council Meeting to order at 6:00 p.m.

2. PLEDGE OF ALLEGIANCE

Mayor Liitfin led all in the Pledge of Allegiance.

3. PROCLAMATIONS

None.

4. ADOPT AGENDA

Motion to Adopt the Agenda as Published made by Council Member Grengs, seconded by Council Member Coleman.

MOTION CARRIED.

5. PUBLIC HEARING

None.

6. OPEN FORUM

None.

7. COMMUNITY INTEREST PRESENTATIONS

None.

8. ADOPT CONSENT AGENDA

- 1) Council Minutes of July 7, 2025**
- 2) Approve July 21, 2025 Expenditures**
- 3) Safari Island Community Center Expenditures from Sports Facilities Companies Incurred June 2025**
- 4) Ice Arena Expenditures from Sports Facilities Companies Incurred June 2025**

- 5) **Capital Project at Safari Island Community Center - Front Desk Replacement**
- 6) **Contractor Pay Request - Water Treatment Facility Piping Modifications to Municipal Builders #7**
- 7) **2025 Command Vehicle Project**
- 8) **Hiring of Probationary Firefighters**
- 9) **Retirement of Utility Maintenance Worker**
- 10) **Trunk Fee Waiver Request - 80 8th Street - Saltire LLC**
- 11) **Norsq Comprehensive Plan Amendment – Notice of Withdrawal**
- 12) **Special Event Permit - Freshwater Church**
- 13) **Special Event Permit - Nickle Dickle Day**

Motion to Adopt the Consent Agenda as Published pulling consent agenda item 8.7 "*2025 Command Vehicle Project*" made by Council Member Coleman, seconded by Council Member Siddons
MOTION CARRIED.

9. COUNCIL BUSINESS

1) Temporary On-Sale Liquor License for MN Christkindlsmarkt in Waconia

MN Chistkindlsmarkt in Waconia (Excelsior Christkindlsmarkt Inc) submitted a temporary on-sale liquor license application for an event scheduled for December 5, 2025, through December 7, 2025, and for December 12, 2025, through December 14, 2025. The special event permit for this event was previously approved by the Council. Two applications and resolutions are required as the event is being held on two separate weekends. All alcohol will be limited to City Square Park.

The applicant, Myrle MacKenzie for the MN Christkindle event, stated that liquor is a tradition of the holiday event and that the beer/wine garden will be small and fenced. The applicant reminded the Council that on the two Fridays the event will run from 12:00 p.m to 7:00 p.m., on the two Saturdays it will be 10:00 a.m. to 7:00 p.m. and on the two Sundays it will be 10:00 a.m. to 5:00 p.m. Food trucks and food vendors will also be part of the event and the applicant is working with staff on tent locations and possible snow removal options. The gazebo will be used as a stage for Father Christmas with live reindeer and live alpacas close by in a corral.

The applicant also updated the Council on the Farmers Market, which has been very well-received by residents.

Mayor Litfin requested clarification of the beer garden fence, with the applicant stating that, aesthetically, the area would be better received with a fenced area and that no one would be leaving the Park with a beer or wine as there will be three posted gates. Attendance is expected to be around 10,000 per weekend with no entry fee.

Motion made to adopt Resolutions No. 2025-185 and Resolution No. 2025-186 Approving Temporary On-Sale Liquor Licenses made by Coleman, seconded by Siddons.

MOTION CARRIED.

2) Site Plan and Design Review, Variance & Conditional Use Permit (CUP) - TMC Properties - 1370 Mill Lane

Lane Braaten, Community Development Director, stated that TMC Properties, LLC has resubmitted a Site Plan and Design Review application, along with Variance and Conditional Use Permit (CUP) applications, proposing a new 36,702 square-foot industrial building at 1370 Mill Lane in Waconia. The parcel is currently zoned I-1 Industrial Park District. The purposed uses, including office, manufacturing and warehousing, are permitted uses in this district. The applicant is proposing a 24-foot-wide vehicle access via the Mill Lane cul-de-sac and a nearly 50-foot-wide truck access off Mill Lane. The City Engineer reviewed the access and indicated that the truck access should be reduced to 40-foot width. The CUP portion is a proof of parking agreement, which is what the applicant is proposing. The variance is the front loading dock issue. The Planning Commission recommended approval, the landscape plan meets the City's requirements, the design review indicates the front facade meets City requirements, and the public hearing requirements have been met.

Nick Hansen, President of TMC Properties, stated his company had full approval of this project in 2022. Also stating that they are proposing a more difficult design to shield the houses and trails from truck noise and lights. This would bring an additional 10–15 employees to the current 32 employees.

Motion made to Adopt Resolution No. 2025-187 Approving Site Plan & Design Review and Variance for the Property Located at 1370 Mill Lane made by Council Member Grengs, seconded by Council Member Coleman.

MOTION CARRIED.

Motion made to Adopt Resolution No. 2025-188 Approving a Conditional Use Permit for Proof of Parking made by Council Member Coleman, seconded by Council Member Siddons.

MOTION CARRIED.

3) 2025 Infrastructure Improvement Project - Mill & Overlay CIP Project No. 131

Jake Saulsbury, Bolton and Menk, stated that staff were directed by the Council to develop a long-term Pavement Management Plan (PMP) to guide the future investment in improving the City's transportation infrastructure throughout the City. The draft PMP has been used to create a recommendation of streets that would benefit from a mill and overlay pavement rehabilitation. Utilizing the data collected from last year's pavement condition rating contract as well as the knowledge of maintenance staff; staff recommend the Sierra Hills Neighborhood and the Sterling Hills Neighborhood for mill and overlay in 2025.

The design was completed, approved by staff, and received four bids. The bids ranged from \$571,631.22 to approximately \$660,000 with the low bid received from GMH Asphalt Corporation. This company is the general contractor working on the downtown project.

The City Engineer also updated the Council on the next bid opening for the Wildcat Way Project. This is a municipal state aid project which requires MnDOT approval. This requirement was met last June and the bid opening is scheduled for July 29, 2025. There will be an award recommendation for the Council to review at the August 4, 2025, Council meeting.

Also, provided an update on the downtown street project with the biggest issue being the rain. The contractor obtained partial incentive on stage 1. The incentive on stage 2 is being evaluated. The project is moving ahead to stage 3, which is along the south side of the apartment building project. The completion/opening schedule is still on track for Nickle Dickle Day.

Motion made to Adopt Resolution No. 2025-189 Authorizing Award of Construction Contract for the 2025 Infrastructure Improvements Mill & Overlay CIP Project No. 131 to GHM Asphalt Corporation made by Siddons, seconded by Grengs.
MOTION CARRIED.

10. ITEMS REMOVED FROM CONSENT AGENDA

As per Mayor Litfin's request, Consent Agenda Item 8.7 Command Vehicle Project for the Fire Department was pulled from the agenda.

Justin Sorensen, Waconia Fire Chief, stated that in the Capital Improvement Plan the Fire Department has budgeted \$90,000 for a command vehicle. These are replaced on a 10-year cycle to ensure reliability, modern technology, and operational readiness. This would serve as the primary duty officer command vehicle and the most highly utilized vehicle in the rotation of the command vehicles. The updated pricing is \$52,460 including a spray and bedliner, which brings the total project amount to \$89,927.50 and is under budget.

Motion to Adopt Resolution No. 2025-179 Approving Purchase of 2025 Ford F-150 and Related Equipment made by Siddons, seconded by Coleman.
MOTION CARRIED.

11. REPORTS/EMERGING ISSUES

1) Staff Reports

Jackie Schulze, Assistant City Administrator, reminded the Council of music in the parks with Bob and the Beachcombers will be performing on July 24th at 5 p.m. at City Square Park. On Thursday, July 31st, the Emerson Avenue Band will be performing on Main Street between Vine and Olive from 6:30 p.m. to 8:30 p.m.

2) Councilmember Siddons

Nothing to report.

3) Councilmember Coleman

Nothing to report.

4) Councilmember Gleason

Absent

5) Councilmember Grengs

6) Mayor Litfin

Mayor Litfin attended and/or met with the following:

07-07 City Council Work Session. The Mayor, Council and staff met unscripted without an agenda. Items discussed included a City dog park.

07-08 West Carver Transportation Coalition to discuss updates and schedules with the County and the State

07-10 Planning Commission meeting

07-11 Legislator Emmer visited Lions Field

07-14 Ridgeview CEO Mike Phelps for an update

07-16 Community meeting regarding a third hotel in the community

07-19 Iron Tap with live music

Mayor Litfin encouraged all to read the article in the Patriot regarding Carver County being ranked third nationally about the best places for new families. This includes childcare, housing, affordability, access to parks and doctors.

12. ANNOUNCEMENTS

13. CLOSED SESSION

1) Closed Session - The City Council will meet in closed session pursuant to Minn. Stat. 13.05, subd. 3(c)(3)

Motion for Council to move to closed session made by Grengs, seconded by Coleman
MOTION CARRIED.

14. ADJOURN REGULAR MEETING

Motion to adjourn the July 21, 2025, City Council Meeting at 7:00 p.m. made by Grengs, seconded by Siddons.

MOTION CARRIED.

WORK SESSION: NONE

UPCOMING CALENDAR OF EVENTS/MEETINGS:

Tim Litfin, Mayor

ATTEST: _____
Sue Schwalbe, Administrative Specialist