

**CITY OF WACONIA
AUGUST 15, 2022**

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

Motion by Sorensen, seconded by Waldron 3) ADOPT AGENDA
MOTION carried.

- 4) VISITOR'S PRESENTATIONS, PETITIONS, CORRESPONDENCE
- 5) PUBLIC HEARING

5.1 Public Hearing - Debt Issuance for 2022 Infrastructure Improvement Projects -
Tax Abatement Bonds

[22226res Waconia_Abate_ResApprove.doc](#)

Nicole Meyer stated that a public hearing is required for a portion of the bonds that are planned to issued for the 2022 infrastructure projects that include street construction and overlay on Dunsmore Drive, retaining wall, trail construction and overlay on Oak Avenue, and sidewalk construction on 2rd and Maple Street. These bonds are known as tax abatement bonds.

The total estimated amount of this portion of the total overall bond issue is \$1,200,000. Finance staff and Ehlers have worked to identify those parcels where the taxes will be abated to repay the bonds. Property owners will pay their taxes as they normally would for their properties. With approval of the resolution, City Council is setting aside these funds for repayment of the bonds. The properties identified are not allowed to be in a tax increment financing district for the life of the bond which is 10 years.

Mayor Bloudek called the Public Hearing to order.

Motion by Waldron, seconded by Leo to close the Public Hearing.
MOTION carried.

Motion by Leo, seconded by Waldron, Adopt Resolution 2022-226, Approving Tax Abatements for the 2022 Infrastructure Improvement Projects. **MOTION carried.**

5.2 Public Hearing - 2022 Debt Issuance for Fire Station Facility Construction -
Capital Improvement Plan Bonds

[22227res CIPResApprove.Waconia.2022A.doc](#)

[Waconia CIP FINAL 7-26-22.pdf](#)

Nicole Meyer indicated that a Public Hearing is required to the portion of the bonds that are planned to be issued for the fire station building construction.

To issue these bonds, the City must formally adopt a 5 year capital improvement plan. The total estimate amount of this portion of the total overall bond is \$14,000,000. The final bond amount can be lowered, but cannot be increased.

Mayor Bloudek called the Public Hearing to Order

Motion by Waldron, seconded by Leo to Close Public Hearing. MOTION carried.

Motion by Waldron, seconded by Leo to Adopt Resolution No. 2022-227, Giving Preliminary Approval for the Issuance of the City's General Obligation Capital Improvement Plan Bonds in an amount not to exceed \$14,000,000 and Adopting the City of Waconia, Minnesota Street Reconstruction Plan Therefor

MOTION carried

6) [ADOPT CONSENT AGENDA](#)

6.1 August 1, 2022 City Council Meeting Minutes

[Minutes 8-1-22.docx](#)

6.2 August 15, 2022 Expenditures

[Council List-Expenditures 08.15.2022_Purchasing Card.pdf](#)

[Council List-Expenditures 08.15.2022_Electronic Payments.pdf](#)

[Council List-Expenditures 08.15.2022_Regular.pdf](#)

6.8 Contractor Pay Request #2 - Waterford Park - Water Reuse Station Project

[0C1.123804 Pay Application No 2_packet.pdf](#)

6.7 Donation Acceptance - Cash Donations for Adaptive Playground Equipment

[22231res Donations_Received_Donations_for_Playground_08.15.22_Res.doc](#)

6.3 Temporary Liquor License for Rotary Club of Chaska

[22219res Temp On Sale Rotary Club of Chaska.doc](#)

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

[22220res_Authorizing_Easements_and_Encroachment_Agreement.docx](#)
[Exhibits A B C D E.pdf](#)

6.5 Temporary Designation of Outdoor Area

[22221res_Chumlys_Temporary_Outdoor_Area.doc](#)

6.6 2022 3rd Quarter Budget Amendments

[22222res-Budget_Amendment_master \(1\).doc](#)

[Budget Amendments 2022_Exhibit A.pdf](#)

6.9 Authorize Services Agreement For Capital Improvement Projects 128 & 129

[22223res Downtown_Waconia_Reconstruction_AET_Proposal_Resolution.doc](#)

[Downtown_Waconia_Reconstruction_-_AET_Proposal.pdf](#)

[Downtown Waconia Reconstruction Costing Table.pdf](#)

6.10 Authorize Survey, Topographical and Geotechnical Work

[22224res Survey_Topography_Geotech_Resurfacing_Project_Res.doc](#)

[2023 Resurfacing Image.pdf](#)

6.11 Authorize Survey & Topography Design of Trail Project

[22225res Hwy_10_Interlaken_Trail_Project_Res.doc](#)

[Hwy 10 Interlaken Trail Image.pdf](#)

Motion by Waldron , seconded by Sorensen 6) ADOPT CONSENT AGENDA

MOTION carried

7) COUNCIL BUSINESS

7.1 Homecoming Parade Permit

[22228res_Homecoming_Parade_Permit.doc](#)

[Homecoming Parade Route.pdf](#)

Shane Fineran introduced the student council to present on the parade permit.

The President and Secretary of Waconia Student Council were present. Student council will be hosting a dance on September 17th, which will be the first in 5 years. There will also be a parade on September 16th at 5:00.

Motion by Waldron, seconded by Leo Adopt Resolution 2022-228, Approving Parade Permit

MOTION carried

7.2 Sandy Shores Preliminary Plat - CONTINUED

[22229res Sandy_Shores_Preliminary_Platform_Resolution \(2\).doc](#)

[Sandy Shores Preliminary Plat Information.pdf](#)

Shane reminded Council that on March 21, 2022 they continued the discussion of the Preliminary Plat application requesting additional information from the applicant related to the screening of the existing she, the possible timeline for removal and an update on the current discussion regarding the septic system drainfield easement with the neighboring property owner. He added that the information the applicant submitted is provided in the Council Packet. There are additional conditions before this becomes final plat.

Waldron expressed that the main concern was around the shed. She asked what is it really used for.

Jeff Helstrom, Owner explained that it was used as storage but now there is a golf simulator inside. The only activity outside is a guy that mows the grass and works on his truck.

Sorenson asked if the plans for the landscaping be submitted.

Fineran explained that landscaping will be more on the final plat approval.

Helstrom indicated that he is putting in a lot of pine trees for screening.

Waldron asked if there is a timeline for the outlot?

Helstom replied that there isn't one at this time.

Motion by Leo, seconded by Waldron Adopt Resolution 2022-229 approving the proposed Sandy Shores Preliminary Plat Application, which proposes the development of the property located at 7860 Laketown Parkway into 3 single family parcels and one outlot.

MOTION carried

7.3 Revolving Loan Request by Waconia Square, LLC

[22230res_rlf_loan_new \(1\).doc](#)

Nicole Meyer stated that staff received a revolving loan application from Michael Corbey on behalf of Waconia Square, LLC. Waconia Square is working with new tenants at their building located at 235 Main Street West in downtown Waconia. The new tenants require remodeling of the available lease space which includes drywall, painting, flooring, HVAC, electrical, and plumbing work. The request for revolving loan funds is for these build-out requirements which correspond with the leases signed by the new tenants. The total construction costs are estimated to be \$248,517.

According to all the information received by the loan applicant, staff recommends approval of a \$149,999 revolving loan for a term of ten years with the following conditions:

1. The revolving of \$149,999 us amortized for ten years according to the RFL policy with interest rate being calculated based on the final loan to value.
2. Letter of commitment from the applicant to complete the project during the proposed project duration.
3. Execution of the required loan closing documents to include, but not limited to, promissory note, personal guaranty, loan agreement, mortgage on real property, and direct payment authorization.
4. Payment of the application fee of 1% of the total loan amount.

Motion by Waldron, seconded by Sorensen Adopt Resolution 2022-230, Approving the Revolving Loan Request for Waconia Square, LLC

MOTION carried

8) ITEMS REMOVED FROM CONSENT AGENDA

9) STAFF REPORTS

Craig Eldred gave an update on the infrastructure project on Waconia Parkway and East Frontage Rd.

10) BOARD REPORTS

11) ANNOUNCEMENTS

Last Music in the park this Thursday.

12) ADJOURN REGULAR MEETING

Motion by Randy Sorensen , seconded by Nicole Waldron 12) ADJOURN REGULAR MEETING at 6:38 p.m.

MOTION carried

Work Session:

UPCOMING CALENDAR OF EVENTS/MEETINGS:

Kent Bloudek, Mayor

ATTEST: _____

Ann Meyerhoff, Office Assistant