

CITY OF WACONIA
JUNE 15, 2026

1. CALL MEETING TO ORDER AND ROLL CALL

Mayor Litfin called the June 15, 2026, Waconia City Council Meeting to order at 6:00 p.m. with all Council Members present.

2. PLEDGE OF ALLEGIANCE

Mayor Litfin led all in the Pledge of Allegiance.

3. PROCLAMATIONS

None.

4. ADOPT AGENDA

Mayor Litfin requested to move Council Business Item 9.1 *Authorize the Issuance and Award Sale of General Obligation Bonds* to Council Business 9.2 and move Council Business Item 9.2 *Ordinance Amendment - Amend Sections 900.05.7, B-1 Highway Business District Section 900.06.1, D Cannabis Retail Business Buffer Requirements and Section 900.11, Uses Permitted by Conditional Use Permit and Interim Use Permit* to Council Business Item 9.1

Motion to accept the agenda with the above renumeration was made by Council Member Coleman, seconded by Council Member Siddons.

MOTION CARRIED.

5. PUBLIC HEARING

None

6. OPEN FORUM

None

7. COMMUNITY INTEREST PRESENTATIONS

None

8. ADOPT CONSENT AGENDA

- 1) Approve the June 1, 2026, City Council Minutes**

- 2) **Approve June 15, 2026 Expenditures**
- 3) **Safari Island Community Center Expenditures from Sports Facilities Companies Incurred May 2026**
- 4) **Ice Arena Expenditures from Sports Facilities Companies Incurred May 2026**
- 5) **Contractor Pay Request - CSAH 10 Trail Project to GMH Asphalt, Inc. #2**
- 6) **Authorizing Replacement of Liquid De-Icing Storage Tanks**
- 7) **Authorize Acquisition of Second UTV**
- 8) **Intersection Control Change to All Way Stop at Elm Street and 2nd Street**
- 9) **Award the Fox Run Ravine Stabilization Project**
- 10) **Support Resolutions for Carver County Regional Solicitation Applications**
- 11) **Local Housing Aid - Mt. Olivet 3rd Street Home**
- 12) **Facade Improvement Grant - Springs Wellness**
- 13) **Donation and Approve Pass Thru Recommendation - Waconia Fire Relief Association**
- 14) **Firefighter Resignation**
- 15) **Authorizing Furniture Replacement at Public Services Private Offices**
- 16) **Performance Measures & Report for 2025**
- 17) **Approve Temporary On-Sale Liquor License for the Waconia Legion Post 150**
- 18) **Approve Temporary On-Sale Liquor License and Application for Exempt Gambling Bingo at the Carver County Fair**
- 19) **Group Fitness Flooring Replacement - Safari Island Community Center**
- 20) **Purchase of Real Property PID #750501620 & #750501610**
- 21) **Appointment of Finance Director**

Motion to adopt the consent agenda as published was made by Council Member Coleman, seconded by Council Member Grengs.
MOTION CARRIED.

9. COUNCIL BUSINESS

- 1) **Authorize the Issuance and Awarding Sale of General Obligation Bonds, Series 2026A & 2026B**

Todd Hagen of Ehlers and Associates presented two bond sale reports to the Council, noting that combining the bond sales resulted in cost savings for the City. The Series 2026A Bonds will finance the City's annual street and utility improvement projects, while the Series 2026B Bonds are temporary, three-year reconstruction plan bonds for the Highway 5 Phase 2 Reconstruction Project, issued in anticipation of future State aid and grant reimbursements. Mr. Hagen reported that Standard & Poor's reaffirmed the City's AA+ bond rating with no comments or changes from the analysts.

The Series 2026A bond sale, representing the City's annual 10-year financing for street, water, storm sewer, and sanitary sewer improvement projects, received five bids. The winning bid was submitted by Hilltop Security of Dallas, Texas, with a true interest cost of 3.14%, which was 68 basis points below the projected rate. The Series 2026B bond sale received two bids. The winning bid was submitted by TD Financial Products with a true interest cost of 3.0998%, which was 24 basis points below the project rate.

Motion to adopt Resolution No. 2026-157 authorizing the issuance and awarding the sale of \$9,510,000 General Obligation Bonds, Series 2026A, pledging for the security of net revenues, special assessments and levying a tax for the payment thereof, was made by Council Member Gleason second by council Member Grengs.

MOTION CARRIED.

Motion to adopt Resolution No. 2026-158 authorizing the issuance and awarding the sale of \$3,270,000 General Obligation Temporary Street Reconstruction Plan Bonds, Series 2026B, and levying a tax for the payment thereof in anticipation of long-term financing, was made by Council Member Gleason second by Council Member Siddons.

MOTION CARRIED.

2) Ordinance Amendment - Amend Sections 900.05.7, B-1, Highway Business District, Section 900.06.1.D Cannabis Retail Business Buffer Requirements and Section 900.11, Uses Permitted by Conditional Use Permit (CUP) and Interim Use Permit (IUP)

Lane Braaten, Community Development Director, presented the proposed ordinance amendment related to cannabis business buffering requirements and zoning regulations. He explained that in 2024, the City Council adopted regulations governing cannabis-related uses. Under the current ordinance, cultivation, manufacturing, and delivery operations are permitted within industrial districts, while retail cannabis businesses are permitted in designated commercial areas. Mr. Braaten reviewed the City's adopted buffer requirements, which prohibit cannabis retail businesses within 1,000 feet of a school property line and within 500 feet of park amenities, park properties, day care facilities, and residential treatment facilities. He noted that the J. Carver Distillery property is currently affected by both a school buffer and a park buffer. The applicant is proposing a cannabis microbusiness and mezzo-business operation, which would combine cultivation, manufacturing, delivery and retail sales at a single location. Staff recommended that the applicant pursue an ordinance amendment to modify the buffer requirements and allow cannabis microbusiness and mezzo-business uses in the B-1 Highway Business District through a Conditional Use Permit or Interim Use Permit process. Mr. Braaten noted that the Planning Commission held a public hearing, received public comment, and recommended denial of the request based on the findings contained in the resolution.

Applicant Charles Levine, 8420 County Road 10, stated that he currently operates a hemp business that has transitioned into a cannabis business and has outgrown its

existing location. He indicated that the J. Carver property would be an ideal site due to its existing facilities, noting similarities between the production of spirits and cannabis products. Mayor Litfin asked how many jobs this could create and Mr. Levine responded that the proposed business would revitalize the property and create approximately 20 to 30 jobs. Mr. Levine requested that the City reconsider its buffer requirement, noting that many communities have adopted smaller buffer zones. He further stated that the current buffers limit the availability of retail cannabis licenses within the City and expressed a desire to work collaboratively with the City to keep business in Waconia.

City Administrator Shane Fineran clarified that the J. Carver property is zoned B-1 Highway Business District and is not located within an industrial district. Under the current City Code, cultivation, manufacturing, and packaging of cannabis products are permitted only within I-1 and I-2 Industrial Districts. While cannabis retail sales may be permitted in the B-1 District, they must be located outside the established buffer areas. Mr. Fineran explained that the applicant's request would require allowing cannabis microbusiness uses—including cultivation, manufacturing, and packaging—as a conditional use within the B-1 District. Such a change would apply citywide to all B-1 properties rather than solely to the J. Carver site. The applicant is also requesting a reduction in the retail buffer requirements. Approval of both changes would make the J. Carver property, and other similarly situated properties, eligible for the proposed use.

Council Member Siddons suggested tabling the time to allow additional time to evaluate the properties' viability. The Mayor and Council expressed agreement that further discussion was warranted.

Motion to table consideration of the proposed Ordinance Amendment to Sections 900.05.7, 900.06.1D and 900.11 to the July 20, 2026, City Council Meeting was made by Council Member Coleman, seconded by Council Member Siddons.

MOTION CARRIED.

10. ITEMS REMOVED FROM CONSENT AGENDA

None.

11. BOARD REPORTS

1) Staff Reports

None.

2) Councilmember Siddons

Nothing to report.

3) Councilmember Coleman

Nothing to report.

4) Councilmember Gleason

Nothing to report.

5) Councilmember Grengs

Nothing to report.

6) Mayor Litfin

Mayor's Report for 6-15-26:

Wednesday, June 3, Thank you to Holly Wertz from the Waconia Community Education for helping tape a *Mayor's Minute*. She highlighted upcoming community education summer programming.

Mike McKeever and Nicole from Hometown Bank hosted a Mayor's Minute to promote their Block Party that was held on June 13. A fantastic event with a huge crowd.

Thursday, June 4, the Waconia Chamber of Commerce held their monthly "Coffee Connection" at the Carver County Fairgrounds. The Carver County Fair is less than two months away.

Wednesday, June 10, met with the new ministerial team from Branch Church. Branch Church will begin their operations in Waconia in September.

Wednesday, June 10, Isaac Sovereign was my guest for a *Mayor's Minute*. Isaac shared some big news regarding the Waconia July 4th Fireworks. The fireworks display will be on Friday, July 3. Make sure you have that date on your calendar as this will be a one-year date change. A big thank you to the sponsors who stepped up to make this happen. Notable Sovereign Estates and Winery, thank you, Paul, Isaac, and family; the Waconia Lions; Greg James from Ion Tap, Green Fox Grill, and Bode Gray's; the Hoffman Family Foundation; and the Waconia Chamber of Commerce.

Tonight on the consent agenda, the Council approved a four-way stop at the intersection by the Post Office. St. Joseph Church and the new Wilford Building.

Also, filing dates for three City offices will open soon for Mayor and two Council Seats. Filing dates are July 14 through July 28, 2026.

12. ANNOUNCEMENTS

Shane Fineran stated the second Music in the Street Series will be on June 18th with Traveled Ground performing on Elm Street between Main Street and 1st Street beginning at 6:30 p.m.

13. ADJOURN REGULAR MEETING

Motion to adjourn the June 15, 2026, Waconia Council Meeting at 7:00 p.m. was made by Council Member Grengs, seconded by Council Member Coleman.

MOTION CARRIED.

WORK SESSION: EDA PROGRAM REVIEW, AFFORDABILITY MEASURES

UPCOMING CALENDAR OF EVENTS/MEETINGS:

Tim Litfin, Mayor

ATTEST: _____
Sue Schwalbe, Administrative Specialist