

CITY OF WACONIA
March 18, 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 members were present: Nicole Waldron, Randy Sorensen, Steve Yetzer, Jeff Grengs and Nick Gleason.

Staff Present: Shane Fineran, Jackie Schulze, Lane Braaten, Nicole Meyer, Justin Sorensen, Jake Saulsbury, Kelly Dohn, Dan Montague and Sergeant Tyler Stahn.

2) **PLEDGE OF ALLEGIANCE**

3) **ADOPT AGENDA**

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

4) **Public Hearing**

4.1 **PUBLIC HEARING -Vacation of Drainage and Utility Easement - Waterford 7th Addition, Outlot A and Outlot B**

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[Resolution No. 2024-065 Approving Vacation of DU Easement](#)

[03-04-2024 Public Hearing Easement Vacation Notice](#)

[Easement Vacation Exhibit](#)

[Waterford 8th Addition Plat](#)

Community Development Director Lane Braaten gave a summary of the project and the process for approving a vacation. The phasing of the Waterford residential project has required the Developer to provide drainage and utility easements over Outlots A and B. As part of the next phase, which is Waterford 8th Addition, the Developer has requested that the identified drainage and utility easement in Outlots A and B be vacated to allow for the Outlots to be platted consistent with the Waterford 8th Addition, which is on tonight's agenda for review and approval. Staff recommends approval of the vacation of the existing drainage and utility easements as it will allow the development of the Waterford 8th Addition residential development.

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

No comments or questions for the Council.

Motion by Grengs second by Gleason to close the public hearing.

MOTION CARRIED.

Motion by Sorensen second by Gleason to Adopt Resolution No. 2024-065 Approving the Vacation of the Drainage and Utility Easement Identified in Outlot A and Outlot B, Waterford 7th Addition.

MOTION CARRIED.

5) [VISITOR'S PRESENTATIONS, PETITIONS, CORRESPONDENCE](#)

Dan Montague Safari Island/Waconia Ice Arena General Manager gave the Council an update on projects and membership at Safari Island and the Waconia Ice Arena. The dehumidification project is moving forward and will be completed on schedule. Staff will be painting the on-ice logos and building the ice sheets. The April through September rentals are filling up and Safari Island memberships continue to increase. The new carpet and paint in the entryway are well underway. The fitness and equipment lease is up in July and staff is beginning to pull numbers together.

Council Member Yetzer inquired about any remodel projects soon. Montague stated nothing in this year's budget.

Mayor Waldron thanked Dan for the update and continued efforts.

6) [ADOPT CONSENT AGENDA](#)

6.1 Approve the March 4, 2024 Council Minutes.

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[March 4, 2024, Council Minutes REVISED](#)

6.2 Approve March 18, 2024 Expenditures

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[03-18-2024 Council List-Expenditures Regular](#)

[03-18-2024 Council List-Expenditures Purchasing Card](#)

[03-18-2024 Council List-Expenditures Electronic-Other](#)

6.3 Approve Rink Management Services Corporation Safari Island Community Center Expenditures Incurred February 2024

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[02-29-2024 Safari Island - Bills Applied Payments](#)

- 6.4 Approve Rink Management Services Corporation Waconia Ice Arena Expenditures Incurred February 2024

[Cover Page](#)

[02-29-2024 Waconia Ice Bills Applied Payments](#)

- 6.5 Approve Kraus-Anderson Construction Pay Request #18 for the New Fire Station

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[Kraus-Anderson Construction Pay Request #18](#)

- 6.6 Adopt Resolution No. 2024-066 Accepting Cash Donations for Operations of the Fire Department

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[Resolution No. 2024-066 Accepting Cash Donation for Operations of Fire Department from Healing Hearts](#)

- 6.7 Adopt Resolution No. 2024-067 Approving the Waterford 8th Addition Final Plat - JMH Land Development Company

[Cover Page](#)

[Resolution No. 2024-067 Approving Waterford 8th Additional Final Plat](#)

[Waterford 8th Addition Final Plat](#)

[Waterford Addition Phasing Plan](#)

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

MOTION CARRIED

Staff is requesting the Council to approve the Waterford 8th Addition Final Plat as submitted by JMH Land Development Company, LLC. The Waterford 8th Addition Final Plat which is the third phase of the project, is requesting approval to final plat 28 single-family residential parcels and 34 townhome parcels consistent with the preliminary plat approval.

7) [COUNCIL BUSINESS](#)

7.1 Adopt Resolution No. 2024-068 Approving Capital Project for Lower Viewing Room Door Installation - Waconia Ice Arena

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Resolution No. 2024-068 Approving Capital Project Lower Viewing Room Door - Waconia Ice Arena

Minnetonka Glass & Mirror Proposal

Town and County Glass Proposal

City Administrator Shane Fineran gave a brief history of the agenda item. At the March 4, 2024, Council, meeting quotes were initially considered and rejected by the Council. Staff was directed to notify Minnetonka Glass & Mirror and Town & Country Glass that the initial quotes were rejected and asked to resubmit.

The revised quotes were received:

Minnetonka Glass & Mirror \$13,284

Town & Country Glass \$13,550

The new door will assist in keeping cold air in the arena space and reduce condensation in the facility during warm weather months.

Mayor Waldron stated both businesses have a local tie to the community and believes the bids are fair.

Yetzer agreed both are local. However one business is physically located in Waconia. Previously the Council approved extra dollars for two vehicles utilizing local businesses and doesn't feel this project is receiving the same treatment.

Motion by Waldron second Grengs by to adopt Resolution No. 2024-068 Approving Capital Project for Lower Viewing Room Door Installation Assigning the installation to Minnetonka Glass & Mirror.

Ayes: Waldron, Gleason, Sorensen

Nays: Yetzer, Grengs

MOTION CARRIED 3-2

7.2 Adopt Resolution No. 2024-069 Awarding the 2024 Downtown Reconstruction Phase 2 Project

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Resolution No. 2024-069 Awarding the 2024 Downtown Reconstruction Phase 2 Project

2024-03-13 Downtown Reconstruction Phase 2 Project

City Engineer Jake Saulsbury stated that nine Bids were opened and reviewed on March 12, 2024, for the project which includes total reconstruction of streets, sidewalks, utilities and street lighting of Main Street between Olive and Spruce and the blocks of Spruce, Pine, and Elm between Main Street and 1st Street. The high bid was 25% below the engineer's estimate and the low bid was 23% below the engineer's estimate. Staff also gave a brief breakdown on the incentive timelines.

Staff recommends awarding the project to the low bidder, WM Mueller & Sons a local contractor.

Motion by Gleason second by Sorensen to adopt Resolution No. 2024-069 awarding the 2024 downtown Reconstruction Phase 2 Project to WM Mueller & Sons.

MOTION CARRIED

7.3 [Adopt Resolution No. 2024-070 Approving a Variance at 101 Lake Street East - Judd](#)

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[Resolution No. 2024-070 Approving a Variance](#)

[Applicant Variance Letter \(3 Pages\)](#)

[Site and neighborhood photos \(6 Pages\)](#)

[Proposed Site and Stormwater Plan \(1 Page\)](#)

[Public Hearing Comments \(4 Pages\)](#)

Ethan Nelson stated the City received a variance application from the property owners of 101 Lake Street East to construct a detached garage and site improvements that exceed 25% impervious surface maximum allowed in the Shoreland Overlay District. The applicant indicated that the variance is necessary to be able to have a detached garage similar to the others in the neighborhood.

Motion by Yetzer second by Gleason to Adopt Resolution No. 2024-070 Approving a Variance at 101 Lake Street East – Judd

MOTION CARRIED

7.4 [Adopt Resolution No. 2024-071 Approving Comprehensive Plan Amendment - 7845 County Road 10 North, Waconia Township](#)

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[Resolution No. 2024-171 Approving Comprehensive Plan Amendment 7845 County Road 10 North](#)

[Location Map Subject Property](#)

[Applicant Comp Plan Amendment Request Letter](#)

[Klinkner Property - Sewer Capacity Evaluation](#)

[Location Map Future Land Use Map](#)

[Existing and Future Land Use Maps 2040 Comp Plan](#)

[Carver County Comments D Mielke](#)

[Public Hearing Comments](#)

Lane Braaten stated the City received a Comprehensive Plan Amendment application to regrade a portion of the property located at 7845 County Road 110 North as L, Low Density Residential versus the current guidance or R, Rural.

The eastern portion of the property is generally agricultural use in nature with an old farmhouse and multiple outbuildings. County Road 10 is the western boundary of the area with Lake Waconia to the east, The property is currently located within Waconia Township. The current land use includes farming and very low-density housing. The proposed would include single family, detached housing on parcels with a minimum size of 10,500 square feet. At the February 8, 2024, Planning Commission Meeting the Commissioners reviewed all information prior to tabling the item to allow additional comment from Carver County regarding access from County Road 10. At the March 7, 2024, Planning Commission Meeting the Commissioners reviewed the additional information and recommended approval of the Comp Plan Amendment with a 3-2 vote.

Council Member Yetzer asked if the City would have to move other property into R, Rural guidance for this to move forward. Lane stated this would be an administrative review for the Metropolitan Council as the size of the parcel.

Motion Grengs second by Waldron to adopt Resolution No. 2024-071 Approving Comprehensive Plan Amendment – 7845 County Road 10 North Waconia Township
MOTION CARRIED

[7.5 Amend Section No. 900.05 District Regulations – Battlefield Ministries.](#)

[Cover Page](#)

[Ordinance No. 771 Optional District Amendments](#)

[Resolution No. 2024-072 Summary Publication Ordinance 771](#)

[Public Hearing Noticed Published](#)

Chapter 900 Optional District Revisions REDLINED

Public Hearing Comments

The applicant, Battlefield Ministries, has submitted an Ordinance Amendment application proposing to amend City Code Section 900.05 District Regulations, specifically the uses permitted with special restrictions in the R-2, Single Family Residential District. The applicant is proposing to remove *licensed by the State of Minnesota* from the section. Staff reminded Council this is an ordinance amendment for the entire R-2 Zoning District-not just a specific address. The applicant is in attendance as well as many others concerned.

Anthony Bennedetti and Mikayla Precht spoke on behalf of Battlefield Ministries stating due to the transitional housing description of Battlefield Ministries there is not a specific license that is applicable.

Mayor Waldon understands the need for the program but has an issue looking at does this use of the property and amount of renters fits a single family residential neighborhood.

Council Member Sorensen inquired if the property has a rental license. Lane stated the Rental License is current. Sorensen also stated concerns of the proximity of the element school and has an issue of changing/striking language as Council should not strike language for one property but as City.

Motion by Yetzer second by Sorensen to deny Adoption of Ordinance 771 Amending Sections 900.04, 900.05, and 900.11 of the City Code and Deny Adopting Resolution No. 2024-072 Direction staff to Draft a Resolution of Denial.

MOTION CARRIED

8) ITEMS REMOVED FROM CONSENT AGENDA

No items were removed from the Consent Agenda

9) STAFF REPORTS

Shane reminded Council and residents that up-to-date information is available on the City website for all upcoming projects relating to streets, road closures, etc.

10) BOARD REPORTS

Sorensen: Nothing to report

Yetzer: Attended Transportation Day at the Capital.

Grengs: Will be attending the School Board meeting on March 25, 2024

Gleason: Nothing to report

Waldron: Nothing to report

11) ANNOUNCEMENTS

12) ADJOURN REGULAR MEETING

Motion by Sorensen second by Gleason to adjourn the meeting at 7:30 p.m.

MOTION CARRIED

Work Session:

UPCOMING CALENDAR OF EVENTS/MEETINGS:

Nicole Waldron, Mayor

ATTEST: _____

Ann Meyerhoff, Office Assistant