

**CITY OF WACONIA
NOVEMBER 18, 2025**

1. CALL MEETING TO ORDER AND ROLL CALL

Mayor Litfin called the City of Waconia November 18, 2025, Council meeting to order at 6:00 p.m. with Council Member Gleason absent.

2. PLEDGE OF ALLEGIANCE

- 1) **The Pledge of Allegiance will be led by second-grader Adeline Ische from St. Joseph's School.**

3. PROCLAMATIONS

None

4. ADOPT AGENDA

Motion to adapt the agenda as published made by Council Member Coleman, seconded by Council Member Grengs.

MOTION CARRIED.

5. PUBLIC HEARING

None

6. OPEN FORUM

None

7. COMMUNITY INTEREST PRESENTATIONS

None

8. ADOPT CONSENT AGENDA

- 1) **November 3, 2025 City Council Minutes**
- 2) **Approve November 18, 2025 Expenditures**
- 3) **Safari Island Community Center Expenditures from Sports Facilities Companies Incurred October 2025**
- 4) **Ice Arena Expenditures from Sports Facilities Companies Incurred October 2025**
- 5) **Contractor Pay Request - Bayview Turf Lot Reconstruction to Minger**

Construction Companies #1-Final

- 6) Contractor Pay Request - 2025 Street Improvements Project (Mill & Overlay) to GMH Asphalt Corporation #2**
- 7) Approve Purchase of Replacement Security Gate Access at Public Services Facility with USA Security, Inc.**
- 8) Replace Dell Server with Local Storage with Marco**
- 9) Approving Amendment to Corporate Bylaws of Ridgeview Medical Center**
- 10) Support for LRIP Application by Carver County**
- 11) Accept Safety Grant Proceeds from Minnesota Department of Labor & Industry**
- 12) Call Public Hearing - Revision to City's Fee Schedule : Waconia City Code - Chapter 1100**
- 13) Zoning Map Amendment — 9550 Airport Road**
- 14) Approve Exempt Permit Application for a Raffle from St. Joseph's Church**

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

MOTION CARRIED.

9. COUNCIL BUSINESS

1) After the Fact Variance — 301 Oak Street South

Lane Braaten, Community Development Director, stated that the applicant is requesting three variances for the property at 301 Oak Street South. In 1995, the previous owner applied for a variance for a detached accessible structure (garage). The variance allowed the owner to construct the structure within three feet of the south property line. The garage burned down, and the new owner rebuilt the garage without a building permit, which led to a stop work order. The building official inspected the structure and determined it was sound. Staff then requested the applicant to get a survey of the property to determine if the structure was built in the correct location. The survey indicated to staff that the property was non-compliant due to hardcover, which then led the applicant to apply for a storm water plan as well. The first variance requested is to allow the existing garage to be located 9.8 feet from the rear lot line versus the 10-foot minimum setback required. The second variance requested is to allow the garage to be located 14.1 feet from 3rd Street versus the 15-foot minimum setback required. The third variance requested is to allow 41% hardcover on the property versus the 35% maximum allowed in R-2 single family residential zoning district. On November 6, 2025, the Planning Commission held a public hearing and recommended approval via a 5-0 vote.

Elizabeth Smieja, Excelsior, stated her brother is living at this property which is owned by their parents. The shed is in the process of being removed, and the property will be cleaned up.

Motion made to adopt Resolution No. 2025-273 approving three after-the-fact variances at 301 Oak Street South made by Council Member Coleman, seconded by Council Member Siddons.

MOTION CARRIED.

2) Variance - 748 Old Beach Lane

Lane Braaten stated the City received a variance application from Boulder Images, Inc. for the property at 748 Old Beach Lane to allow the replacement and expansion of retaining walls within the bluff/bluff impact zone and to exceed the 25% hardcover maximum allowed within the Shoreline Overlay District. On October 20, 2025, the Council approved a steep slope permit for this property. There are retaining issues and erosion issues on the bluff. The applicant is requesting to not only replace the retaining walls but also to expand the retaining walls to rectify the erosion. Also, the applicant is requesting to replace the wooden staircase with stone steps which will increase the hardcover by 1% or 200 square feet. The Planning Commission held a public hearing with no public comments and voted 5-0 for approval with 12 conditions.

Motion to adopt Resolution No. 2025-274 approving the variance application for the property at 748 Old Beach Lane made by Council Member Siddons, seconded by Council Member Grengs.

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

Absent

5) Councilmember Grengs

Nothing to report.

6) Mayor Litfin

Mayor Litfin reported the following updates:

- November 5: Five community members attended the *Mayor Is In* session for conversation. The next session is scheduled for December 3 at 7:30 a.m. at City Hall.
- November 6: Attended the monthly Chamber Coffee Connection with approximately 40 attendees and thanked the Chamber for hosting.
- November 6: Attended the Planning Commission Meeting and expressed appreciation to staff for their dedication.
- November 8: Safari Island held its grand opening following the remodel of the weight and fitness rooms, along with the addition of a new sauna.
- November 10: Attended the Waconia American Legion Post 150 Veterans Day event at Westview Acres.
- Ongoing: Thank you to all who view the *Mayor's Minute* each week on Facebook or Instagram.

Mayor Litfin also reminded residents that fall is City budget season. All viewpoints are welcome and encouraged—residents are invited to contact any Council Member by text or phone with questions or input.

12. ANNOUNCEMENTS

Shane Fineran, City Administrator, announced on Friday, November 28th at 6:00 p.m. is the Waconia Chamber of Commerce's homespun holiday tree lighting event at City Square Park.

Jackie Schulze, Assistant City Administrator, announced on Saturday, November 29th, from 12:00 p.m. to 3:00 p.m., Santa will be at the Fire Department.

13. ADJOURN REGULAR MEETING

Motion to adjourn the November 18, 2025, Waconia City Council Meeting at 6:30 p.m. made by Council Member Grengs, seconded by Council Member Siddons.

MOTION CARRIED.

WORK SESSION: ALL FUNDS BUDGET REVIEW

UPCOMING CALENDAR OF EVENTS/MEETINGS:

Tim Litfin, Mayor

ATTEST:

Sue Schwalbe, Administrative Specialist