

CITY OF WACONIA
November 18, 2019

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 Bloudek at 6:00 p.m. The following members were present: Kent Bloudek, Nicole Waldron, Marc Carrier, Charles Erickson, Pete Leo.

Staff Present: Susan Arntz, Lane Braaten, Craig Eldred, Ann Meyerhoff, Mike Melchert, Jackie Schwerm, Nicole Meyer, Chris Nelson.

Visitors: Jim Paulsen, M. Neumann, Chad Bijou, Eric Reiners, Bobby Mason, James Lage, Al Lohman.

Pledge of Allegiance was led by Mayor Bloudek.

ADOPT AGENDA: Motion by Erickson, seconded by Waldron to adopt the agenda as presented. All present voted aye.
MOTION CARRIED.

VISTOR'S PRESENTATION: None

PUBLIC HEARING: Certification of Delinquent Charges

Mayor Bloudek called the public hearing to order to Adopt Resolution No. 2019-2109, Adopting Certification of Delinquent Utility and Other Charges for Services for Payment with Taxes in 2020.

Susan Arntz stated that under Minnesota Law, the City may certify for payment with tax collections, delinquent utility accounts and other charges for service that have not been paid during the course of normal collection procedures throughout each year.

Arntz indicated that a public hearing is required prior to certification of delinquent charges. She also added that property owners had been notified of the past due amounts for goods or services that have benefited their property and have been notified of the public hearing opportunity. Arntz provided Council with a list of delinquent accounts.

Motion by Carrier, seconded by Leo to close the public hearing on the Certification of Delinquent Charges.

Motion by Carrier, seconded by Erickson to Adopt Resolution No 2019-219, Adopting Certification of Delinquent Utility and Other Charges for Services for Payment with Taxes in 2020. All present voted Aye. **MOTION CARRIED.**

PUBLIC HEARING: Assessment Roll for 2018 Infrastructure Assessments

Mayor Bloudek called the public hearing to order to Adopt Resolution No. 2019-220, Adopting Assessment Roll for the 2019 Infrastructure Assessments.

Jake Saulsbury, Project Manager from Bolton and Menk gave a short presentation touching on the project scope, schedule, cost summary, final cost apportionment summary, and assessments.

On October 21, 2019, the City declared the final costs for the 2019 Infrastructure Rehabilitation Project. Mailed notice to the affected property owners was completed on October 25, 2019, as well as published notices have been completed.

The final cost for the 2019 Infrastructure Rehabilitation Project is \$3,833,388. The proposed final assessed amount of this portion of the project is \$388,670, which is approximately the same as the original estimate.

The interest rate is 2.43, over the next 10 years. The process of adopting the assessment roll is to comply with the 429 bond process, which allows parties to prepay special assessments prior to certification.

Bobby Mason, 501 Waconia Pkwy N, stated that the assessment is going to require him to raise rent for his tenants.

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Motion by Waldron, seconded by Erickson to close the public hearing on Assessment Roll for 2019 Improvement Project. All present voted aye. **MOTION CARRIED.**

Motion by Carrier, seconded by Waldron to adopt Resolution 2019-220, Adopting Assessment Roll for the 2019 Infrastructure Project Assessments. All Present voted Aye. **MOTION CARRIED.**

ADOPT CONSENT AGENDA

- 1) Approve December 16, 2019 City Council Meeting Minutes.
- 2) Authorize Payment of January 6, 2020 Expenditures.
- 3) Pay Estimate No. 7 to Geislinger and Sons.
- 4) Resolution No. 2020-01, Appointing Acting Mayor.
- 5) Resolution No. 2020-02, Designating Official Newspaper.
- 6) Resolution No. 2020-03, Designating Depositories.
- 7) Resolution No. 2020-04, Appointing City Attorney.
- 8) Resolution No. 2020-05, Appointing Consulting Engineer.
- 9) Resolution No. 2020-06, Appointing Bond Counsel.
- 10) Resolution No. 2020-07, Appointing Fiscal Advisor.
- 11) Resolution No. 2020-08, Appointing City Insurance Agent.
- 12) Resolution No. 2020-09, Regarding the Administration of the Wetland Conservation Act.
- 13) Resolution No. 2020-10, Appointing Council Representative to Advisory Boards.
- 14) Resolution No. 2020-11, Appointing Council Committee Appointments.
- 15)

Motion by Erickson seconded by Carrier to Adopt the Consent Agenda as presented. All present voted aye. **MOTION CARRIED.**

COUCIL BUSINESS

Acceptance of Donation from Kwik Trip: Susan Arntz communicated that the City of Waconia received a donation for the purchase of a Lucas Device to be used by the Fire Department. The total of the donation was \$10,000. The expenditures for this life saving device have been paid from the Capital Equipment fund. The total cost for the device was \$14,811.43.

Motion by Erickson, seconded by Waldron, Adopt Resolution No. 2019-230, Accepting Donation from Kwik Trip, Inc. for Purchase of Lucas Device. All present voted aye. **MOTION CARRIED.**

Site Plan, Design Review, Variance, Conditional Use Permit and Rezoning – Waconia 1 Collision & Auto: Lane Braaten shared that Chad Bijou has submitted applications for Site Plan, Design Review, Variance, Conditional Use Permit and Rezoning for the properties located at 500 & 524 Elm Street South. The applicant is proposing the renovation and remodeling of the existing 8,920 square foot building into a collision and auto shop.

Braaten showed a map of the property pointing out the existing building and the single family home that is on the property included in the application. The existing site is developed with a principal building, and accessory structure, and a gravel parking surface. The applicant is proposing to remove the accessory structure as part of the application. It is understood that the applicant, when purchasing 524 Elm Street South will also be acquiring the property to the north, which is currently zoned R-2, Single Family Residential but guided for commercial. The applicant has requested a rezoning to B-1, Highway Business District for 500 Elm Street South to allow the City to consider a Conditional Use Permit for proof of parking. The applicant does not intend to develop the parking unless deemed necessary by the City. It is currently proposed for the single family residential structure and detached garage to remain in its current location and configuration.

The off-street parking requirements are intended to alleviate or prevent congestion of the public streets, and so promote the safety and welfare of the public, by establishing minimum requirements for the off-street parking, loading and unloading of motor vehicles in accordance with the use to which the property is put. The CUP request alleviates some concern regarding parking as the applicant has sufficient area to improve the parking if necessary. Additionally, if approved, the applicant will

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be required to execute a proof of parking agreement requiring installation of additional parking if deemed necessary by City staff.

The current alley to the west of the property is only 15 feet wide and remains a challenge for snow removal and vehicle circulation. Additionally, this alley provides use for both commercial and residential property owners. A 5 ft buffer and screening is provided to screen the proposed 8 vehicle storage spaces proposed between the building and the alley.

Braaten shared that a Variance has been noticed from the Design standard element as the applicant is proposing the use of metal panels which are a prohibited building material in the Highway District. The Planning Commission recommended approval of the exterior building materials variance.

The Planning Commission, at their regular meeting on November 7, 2019, reviewed the pertinent information, held a public hearing and recommended the City Council approve the requests by Chad Bijou, for Site Plan, Design Review, Variance, Conditional Use Permit and Rezoning for construction of a collision and auto body center for the properties located at 500 and 524 Elm Street South. The recommendation of approval was unanimous via a 5-0 vote of the Planning Commission with 15 conditions.

Mayor Bloudek expressed concerns about access and off street parking. Braaten responded that the City Engineer has reviewed the access and determined it meets requirements and there is already off street parking on Elm, so Staff doesn't have concerns.

Council Member Carrier asked the applicant what his current plans are for parking. The applicant, Chad Bijol, indicated that all vehicles will be pulled in at night so there should not be a problem with parking.

Motion by Erickson, seconded by Leo, Adopt Resolution No. 2019-233, Approving a Zoning Map Amendment for 500 Elm Street South. All present voted aye. **MOTION CARRIED.**

Motion by Waldron, seconded by Carrier, Adopt Resolution No. 2019-232, Approving a Conditional Use Permit for Proof of Parking. All present voted aye. **MOTION CARRIED.**

Motion by Carrier, seconded by Waldron, Adopt Resolution No. 2019-231, Approving Site Plan & Design Review and Variance for the Property located at 524 Elm Street South. All present voted aye. **MOTION CARRIED.**

ITEMS REMOVED FROM CONSENT AGENDA: None

STAFF REPORTS: Susan Arntz shared that Craig Eldred and the City of Waconia have been selected for District 4 Metro Area as Outstanding Conservationist. In December there will be a recognition event where all 8 Districts will be brought together where one of the finalists will be chosen for Statewide recognition.

BOARD REPORTS:

Councilmember Erickson – Absent

Councilmember Leo – None

Councilmember Carrier – Metro Cities Policy Adoption Meeting was last week.

Councilmember Waldron – None

Mayor Bloudek – None

ANNOUNCEMENTS: Winter Parking is in effect. Seasonal Docks need to be removed.

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Mayor Bloudek recessed the meeting at 6:43 p.m. for the Council to meet in closed session pursuant to Minn. Stat. 13D.05, Subd. 3,C, 3 to consider an offer for the purchase or sale of real property located at 1300 Sparrow Road, Waconia, MN, 75.3160410.

The regular meeting of the City Council resumed at 7:27 p.m.

ADJOURN:

Motion by Carrier, seconded by Waldron to adjourn the meeting at 7:27 p.m.

Kent Bloudek, Mayor

ATTEST: _____
Ann Meyerhoff, Office Assistant