

**CITY OF WACONIA**  
**March 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 Sanborn at 6:00 p.m. The following members were present: Jim Sanborn, Kent Bloudek, Nicole Waldron, Marc Carrier, Charles Erickson.

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

Visitors: Dean Geiger, Dan Blake, Donald & Phyllis Schwichtenberg, Mark Hartman, George Fink, Bruce & Wendy Anderson, Lynn Ayers, Tim Looby, Al Lohman, David Stradtman, Brad Soltem, Jim Klein, Troy Williams.

Pledge of Allegiance was led by Mayor Sanborn.

**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: 2040 Comprehensive Plan**

Mayor Sanborn called the public hearing to order to Adopt Resolution No. 2019-65, Approving the City of Waconia 2040 Comprehensive Plan update and authorizing the plan to be submitted to the Metropolitan Council for review.

Lane Braaten reminded Council that the Planning Commission, at their regular meeting on November 1, 2018, recommended approval of the draft 2040 Comprehensive Plan via a 4-0 vote. Subsequently, the City Council, at their regular meeting on November 19, 2018, held a public hearing to review the draft plan. The Council received all public comment and a recommendation from staff recommending a 90 day extension for submittal to the Metropolitan Council. Specifically, staff indicated that late in 2018 they had an opportunity to have further conversations with Carver County regarding utility line locations and the future improvement of Lake Waconia Regional Park. These conversations, as they happened recently at the time, had not given staff enough time to evaluate if the possible location of utilities within the regional park could/should have any impact on the proposed land uses in the northeast quadrant of the proposed plan, or if the future staging plan could/should be revised to include properties in this area. As a result, the City Council directed staff to request a 90 day extension from the Metropolitan Council to further investigate the planning and financial impacts of growth in this area.

Braaten stated that over the past 4 months staff, the City Council, the Planning Commission, Carver County, and other interested parties have continued to work on the timing and possible development of the northeast area. The general language, goals, policies, and demographics of the draft 2040 Comprehensive Plan have not changed. He presented the recommendation from the Planning Commission regarding the possible utility corridor through Lake Waconia Regional Park and how this affects the draft Land Use Plan Map and the draft Staging Plan Map.

Braaten summarized the City's Comp Plan process and stated that the Planning Commission held a Public Hearing on March 7, 2019, took all public comment, reviewed all of the pertinent information, and provided a split recommendation to the City Council. They recommended that the City Council approve and authorize the submittal of the original draft 2040 Comprehensive Plan with no changes to the Land Use Map or Development Staging Map if trunk utilities are not planned through Lake Waconia Regional Park. In addition, they recommended the City Council approve a secondary option if trunk utilities are planned through Lake Waconia Regional Park. The alternate recommendation would include changes to the timing and land use in the northeast area resulting in revisions to the east and southeast portions of the draft Land Use Map and the Draft Development Staging Map. The split recommendation was approved via a 4-0 vote of the Commission.

Mayor Sanborn asked what the latest read is from the County on this project. Braaten responded that they plan to move forward with grading and the bathroom facility and hope to annex the property soon.

Dan Blake, Pentom Land Co., came forward and expressed that they are in favor of the modified plan and would like to see work start in 2020.

Motion by Carrier, seconded by Erickson to close the public hearing on the 2040 Comp Plan.

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Motion by Carrier, seconded by Bloudek to Adopt Resolution No 2019-65, Approving the City of Waconia Modified 2040 Comprehensive Plan update and authorizing the plan to be submitted to the Metropolitan Council for review. All present voted Aye. **MOTION CARRIED.**

**ADOPT CONSENT AGENDA**

- 1) Approve March 4 2019 City Council Meeting Minutes.
- 2) Authorize Payment of March 18, 2019 Expenditures.
- 3) Adopt Motion to Approve Rink Management Corporation Expenditures for Waconia Ice Arena Incurred in February 2019.
- 4) Adopt Motion to Approve Rink Management Corporation Expenditures for Safari Island Community Center Incurred in February 2019.
- 5) Adopt Resolution No. 2019-59, Approving Surplus Equipment & Sale – Office Equipment.
- 6) Adopt Resolution No. 2019-60, Approving 2019 1<sup>st</sup> Quarter Budget Amendments.
- 7) Adopt Resolution No. 2019-61, Approving Removal of Consent to Assignment of Tax Increments and Abatements for TIF #3 – Cherry Street Development.
- 8) Adopt Resolution No. 2019-62, Amending the city’s Financial Policy & Guidelines.
- 9) Adopt Resolution No. 2019-63, Authorize Trade of Kubota F3080 and Acquisition of Toro Groundsmaster 3280-D from MTI Distributing.
- 10) Adopt Resolution No. 2019-64, Authorizing Staff to Apply for Source Water Protection Grant with the Minnesota Department of Health.
- 11) Adopt Resolution No. 2019-68, Authorize Staff to Obtain Quotes for Directional Drilling of Reuse Water Mains to Meet Agreements Established.

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

**COUCIL BUSINESS: Conditional Use Permit – Proof of Parking for Vista Ridge Apartments**

Braaten indicated the MWF Properties, LLC has submitted a Conditional Use Permit application to allow for proof of parking on at 861 Vista Blvd. Specifically, the applicant is requesting approval to construct twenty-three of the required parking spaces at a later date if deemed necessary by the City of Waconia. The City Code requires all proof of parking requests to be processed as a Conditional Use Permit.

City Ordinance requires 2.25 parking spaces per multi-family residential unit . The applicant has received City Council approval for construction of a 51 unit apartment building which results in a minimum of 115 required parking spaces. The approved site plan included 61 underground parking spaces and 54 surface parking spaces, which were divided between two parking lot areas. The applicant is requesting that the northern surface parking area which includes 23 parking spaces, be constructed at a later date if deemed necessary. The applicant provided a statement regarding the project indicated their ability to construct the 23 parking spaces when needed. They also included an explanation of what they believe is a sufficient amount of parking based on similar projects.

The Planning Commission approved the proof of parking CUP with the following conditions:

1. The CUP shall be reviewed by the Planning Commission annually to ensure that its conditions are being complied with. Failure to comply with any condition set forth in a CUP shall constitute a violation of this Ordinance and shall automatically terminate the permit.
2. The applicant shall be required to enter into a recordable proof of parking agreement with the City obligating the property owner to construct additional parking spaces at the City’s request if the City deems such parking spaces necessary at any point in the future.
3. The CUP shall become void one (1) year after being granted by the City Council if substantial construction has not been completed.

Council Member Bloudek asked about the enforcement process. Mike Melchert responded that everything would be outlined in the agreement and if the applicant does not comply the City could take them to court. It would be at the discretion of the

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City and everything would be clearly stated. Melchert also added that if the applicant were to sell the agreement would be attached to the property.

Motion by Erickson, seconded by Carrier to Adopt Resolution No. 2019-66, Approving the Conditional Use Permit request submitted by MWF Properties, LLC to allow Proof of Parking for Twenty-Three Parking Spaces on the property located at 861 Vista Blvd. All present voted aye. **MOTION CARRIED.**

**Design of Utility Extensions linking and Extended to County Highway 92 Corridor**

Craig Eldred stated that in December 2018, discussions were initiated with Carver County on options to service Waconia Regional Park with Water and Sewer Utilities. Initial discussions included sanitary lift stations, sanitary force mains and water mains specific to servicing the Park alone. The discussions expanded to review previous trunk utility plans established in 2008 and again in 2016 with varied serviceability directions.

It was decided to research the utility alignment opportunities previously reviewed in Draft format in 2008. As a result of this approach city staff and its Engineers took advantage of linking with the Metropolitan Council on soil borings and geotechnical work, since the entities utility alignments were very similar. At the present time City, County and Met Council staff's and their Engineer Representatives have collaborated in data collection and sharing work cohesively on each entities proposed improvements.

As a result of these meetings and some additional data retrieved from the soil borings an alternative utility alignment has been chosen for the City Trunk Sewer and Water Utilities. The benefits of the alternative alignment provide for lower construction costs, improved service capabilities and enhances Fire protection of the Regional Park. In addition to these advantageous benefits we were asked to review alternatives to continue the Trunk Utilities to County Highway 92 designed to service future development north and south of Highway 5.

The attached overview provides details of the trunk utilities, service needs for the Regional Park, water main and sanitary utility extensions to provide alternative links to current utility mains and potential development utilities. The pipe size has been secured at 21-inches, which allows for servicing current and future households by design. The water main as provided links several current mid-size mains and carries a trunk water main feature through the park, with long-term connection to a future large trunk water main being proposed south of Highway 5. The current utility links with the trunk line proposed in the Regional Park supports mid-level looping and alternative serviceability needs in the case of necessary repairs.

At the present time Carver County has submitted written notice of intent to annex. As a result of this request and Carver County's desire to have all utility improvements; City, County and Met Council to be completed before the spring of 2020 the schedule is aggressive in nature.

A draft schedule for these improvements would be as follows:

- Design;                      Spring 2019
- Bid & Award;              May/June 2019
- Construction;              July-November 2019
- Restoration;                Spring 2020

Motion by Carrier, seconded by Erickson to Adopt Resolution No. 2019-69, Authorize Design of Trunk and Nominal Utility Extensions Linking Current Utility Mains; Extended through Carver County Park to County Highway 92 Corridor. All present voted aye. **MOTION CARRIED.**

**Resignation of Mayor/Declare Vacancy**

Susan Arntz shared that Councilmember Jim Sanborn has submitted his voluntary resignation from the position as Mayor on the City Council effective April 30, 2019, due to relocation of his family, thus creating a vacancy in the position. Arntz explained that the Council needs to formally accept Jim's resignation and declare the vacancy. Once the vacancy occurs the

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Mayor and Council will consider an appointment to fill this position at the May 6, 2019, City Council Meeting. On May 1, 2019, Council member Kent Bloudek will serve as Acting Mayor.

Motion by Carrier, seconded by Bloudek to Adopt Resolution No. 2019-67, Accepting Mayor Sanborn's Resignation and Declaring a Vacancy. All present voted aye. **MOTION CARRIED.**

**ITEMS REMOVED FROM CONSENT AGENDA:** None

**STAFF REPORTS:** Susan Arntz communicated that she met with the County in preparation for anticipated flooding. She indicated that the County has activated an emergency center clarifying shelter locations.

Arntz also added that the City's Law Enforcement contract is going to change over the summer. The school district has eliminated the position for a school officer. In the past the City has paid for that position in the summer months. The City will meet with the District and Sheriff the first week in April.

**BOARD REPORTS:**

Councilmember Erickson – It has been an honor serving with Mayor Sanborn as both Mayor and Council Member.

Councilmember Bloudek – None

Councilmember Carrier – Attended the Metro Cities last meeting in February as well as the School Board meeting.

Councilmember Waldron – Attended the Chamber of Commerce board meeting. Business Expo is March 30<sup>th</sup>.

Mayor Sanborn – None

**ANNOUNCEMENTS:** Winter Parking ends April 1.

**ADJOURN:** Motion by Carrier, seconded by Waldron to adjourn the meeting at 6:59 p.m. All present voted aye.

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James P Sanborn, Mayor

ATTEST: \_\_\_\_\_  
Ann Meyerhoff, Office Assistant