

CITY OF WACONIA
October 21, 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, Pete Leo. Absent: Charles Erickson.

Staff Present: Lane Braaten, Ann Meyerhoff, Chris Nelson, Craig Eldred, Nicole Meyer, Ethan Nelson.

Visitors: Terry Hartman, Al Lohman, John Rosenau.

Pledge of Allegiance was led by Mayor Bloudek.

ADOPT AGENDA Resolution 2019-215 was added to the Consent Agenda. Motion by Carrier, seconded by Waldron to adopt the agenda as amended. All present voted aye. **MOTION CARRIED.**

VISTORS PRESENTATIONS, PETITION, AND CORRESPONDENCE: None

ADOPT CONSENT AGENDA

- 1) October 7, 2019 City Council Meeting Minutes.
- 2) Payment of October 21, 2019 Expenditures.
- 3) Contractor Pay Request No. 5 – Final – 2018 Infrastructure Improvement.
- 4) Rink Management Services Corporation Waconia Ice Arena Expenditures Incurred September 2019.
- 5) Rink Management Services Corporation Expenditures for Safari Island Community Center Incurred September 2019.
- 6) Use of Park: Chamber of Commerce – Tree Lighting Ceremony.
- 7) Resolution No. 2019-206, Authorizing Lease for Parking Spaces – Evergreen Apartments.
- 8) Resolution No. 2019-207, Appointments of Office Assistant – Flex (part-time).
- 9) Resolution No. 2019-208, Approval of Land Exchange.
- 10) Resolution No. 2019-209 & 210, Infrastructure Project: Declare Costs to be Assessed, Receiving Proposed Assessments, and Calling for Public Hearing.
- 11) Resolution No. 2019-211, Authorizing City Staff to Obtain Project, Mobile and Fixed Equipment Pricing.
- 12) Resolution No. 2019-215, Minor Subdivision – Chad Bijou – 500 Elm Street South and 524 Elm Street South.

Motion by Waldron, seconded by Leo to Adopt the Consent Agenda as amended. All present voted aye. **MOTION CARRIED.**

COUCIL BUSINESS: Variance – 1538 Basswood Court

Ethan Nelson informed Council that the City has received a Variance application from John Rosenau to allow improvements at 1538 Basswood Court that exceed the impervious surface maximum within the R-1, Single Family Residential District. Specifically, the applicant is requesting approval to allow a 224 sq. ft. porch addition. The addition would increase the impervious surface coverage on the parcel to 37.15% versus the 35% impervious surface maximum allowed in the district. The property is located in the Interlaken Woods 2nd Addition development.

Nelson reviewed the variance criteria, analysis and planning considerations which included:

1. The Interlaken Woods development is currently zoned PUD, Planned Unit Development District, which allows reduced side yard setbacks and lot sizing. The development was allowed 35% hardcover per parcel.
2. The property currently has a rear yard patio. The patio is proposed to be removed and a 14x16 four season porch addition is proposed in its place.
3. A 29 sq. ft. sidewalk was not included in the existing or proposed survey. The property would have 34.97% hardcover with this area included.
4. There is a patio area shown on the existing survey, which was included in the building permit submittal for the new home construction. The new home permit was issued as the plans appeared to conform with City Code requirements. The patio causes the site to exceed the 35% maximum allowed and therefore should not have been allowed as part of the original building permit issuance.

CITY OF WACONIA
October 21, 2019

Public notice was published in the Waconia Patriot on September 19th, 2019 and posted at Waconia City Hall. Individual notices were mailed to all property owners within 350 feet of the subject parcel. The City has not received any public comments regarding the proposed variance. The Planning Commission, at their regular meeting on October 3rd, 2019, recommended approval of the Variance via a 4-0 vote with the condition that the applicant submit a stormwater mitigation plan satisfactory to the requirements of the City Engineer.

The stormwater mitigation planned the applicant submitted consists of installing (2) 60 gallon rain barrels on the corner of the porch with drip irrigation using soaker hoses.

Motion by Waldron, seconded by Carrier to Adopt Resolution No. 2019-212, Approving the Variance application to allow construction of a 224 sq. ft. porch addition for the property located at 1538 Basswood Court. All present voted aye.

MOTION CARRIED.

Woodland Creek Preliminary Plat and PUD Zoning Request

Lane Braaten stated that it was anticipated reviewing the Woodland Creek Preliminary Plat and Zoning Request. In light of the absence of Council Member Erickson he had been talking with the applicant about options. In anticipation that it will take a 4/5 vote to approve this application the applicant would like to extend the request which would require written request and table this item.

Terry Hartman came forward and formally asked the Council to table the request until the next meeting on November 4, 2019.

Motion by Carrier, seconded by Waldron to Table Resolution No. 2109-213, Approving the Woodland Creek Preliminary Plat and PUD, Planned Unit Development until November 4, 2019. All present voted aye. **MOTION CARRIED.**

Equipment Acquisitions for Truck 38 Replacement

Craig Eldred stated that Truck Unit 38 is a 2008 F-450 one-ton dump body truck which experienced a loss of power with the diesel engine. As a result of this, fleet staff determined it to be in the best interest to work with Waconia Ford on narrowing down the cause. This resulted in the diagnosis of metal shavings in the fuel on boarding system.

Unit 38 is guided in the City's current capital improvement plan to be replaced in 2020. It was discussed internally as to what options are best served due to the repair costs. Eldred went through the findings and what staff recommends which includes:

- Diagnostic costs are between \$500 and \$1,000. This is an expense we will need to pay to Waconia Ford for determining the loss of power diagnosis.
- Repairs to Unit 38 will be nearly \$12,000. Combining this with the diagnostic work increases the overall cost to nearly \$13,000.
- Since Unit 38 is intended to be traded, we asked the dealership the current value of Unit 38 and what would be our trade value if we were to make the repair. The current value would be \$5,000 to \$6,000 in its current state. Our expected trade value based upon age and condition if it were to be repaired is approximately \$12,500. The dump body for Unit 38 is steel and is in poor condition. Keeping in mind we would have another winter and portions of a summer of maintenance use.
- We received a verbal quote to sell Unit 38 to an outside source for \$5,500 through Waconia Ford. It is a company which specialized in these typed of repairs.
- If we were to sell Unit 38, we would need to fill its void for snow removal before the winter season. We've acquired pricing from Crysteel for installation of a Boss V-Plow for unit 53, which can sustain this activity. It does leave us short for applying winter chemicals, but it can be managed in another direction. The cost of the plow would be approximately \$7,400.

Eldred asked Council to authorize sale of Unit 38 for \$5,500 and not spend funds to repair due to the cost benefit analysis and allow staff to purchase Boss V-Plow from the Crysteel in the amount of \$7,400 for Unit 53 to prepare for winter plowing

CITY OF WACONIA
October 21, 2019

activities. Since Unit 53 is a water ad sewer utility asset, the expense for the plow improvement will be paid for out of the water and sewer utility funds.

Motion by Carrier, seconded by Waldron to Adopt Resolution 2019-214, Authorizing Equipment Acquisition & Replacement of Truck 38 – Capital Project 266. All present voted aye. **MOTION CARRIED.**

ITEMS REMOVED FROM CONSENT AGENDA: None

STAFF REPORTS: Craig Eldred gave an update on the 2019 Improvement Project stating that the biggest challenge has been the weather causing the lake levels to be as high as they were in 2014. The box culvert was completed last Wednesday and curbing should be done by the end of the week which needs to cure for 7 days. That would put paving Thursday and Friday of next week if the weather cooperates. Possibly the week of November 4th having the road open.

Eldred also provided an update on winter maintenance explaining there are not a lot of changes from last year. The biggest change is the annexation of the Anderson parcel. Met with Laketown Township and worked out a plan for snow removal for that stretch of gravel. All updates will be posted on the website. Winter Parking starts November 1, 2019.

BOARD REPORTS:

Councilmember Erickson – Absent

Councilmember Leo – No Report

Councilmember Carrier – Metro Cities Meeting on November 14, 2019.

Councilmember Waldron – Chamber Lunch is this Thursday with Chief Nelson as speaker. Carver County Leaders Meeting tomorrow.

Mayor Bloudek – No Report

ANNOUNCEMENTS: None

ADJOURN: Motion by Carrier, seconded by Leo to adjourn the meeting at 6:31 p.m. All presented voted aye.

Kent Bloudek, Mayor

ATTEST: _____
Ann Meyerhoff, Office Assistant