

- MINUTES -
CHASKA CITY COUNCIL
DECEMBER 6, 2021

1. Call to Order

The meeting was called to order by Mayor Windschitl at 7:00 pm.

2. Pledge of Allegiance

3. Roll Call

Roll call was taken. Present: Councilmembers Grau, Hatfield, Hubbard, Huang, and Mayor Windschitl

Absent: None.

Also Present: Matt Podhradsky, City Administrator; Noel Graczyk, Administrative Services Director; Kevin Wright, Communication Director; Nate Kabat, Assistant Administrator; Kevin Ringwald, Community Development Director; Liz Hanson, City Planner; Jake Sofly, City Attorney; and City Engineer Matt Clark.

4. Adopt the Agenda

Councilmember Huang noted that there is a spelling error on the Agenda, Item 7.G. in "Hazeltine" which needs to be corrected.

Motion by Councilmember Hubbard, second by Councilmember Hatfield to adopt the agenda with the noted amendment. Motion carried.

5. Visitor Presentation

None.

6. Minutes

6.A. Approve November 15, 2021 City Council Meeting Minutes

Motion by Councilmember Hatfield, second by Councilmember Hubbard to approve the minutes of the November 15, 2021 City Council meeting.

Motion carried.

7. Consent Agenda

Motion by Councilmember Grau, second by Councilmember Hatfield to approve the Consent Agenda Items A through I:

A. Adopt Resolution 2021-77, Designate Polling Locations for 2022 Elections

Motion to adopt Resolution No. 2021-77, Designating Polling Place Locations for 2022 Elections.

B. Approve 2022 Prosecution Contract

Motion to authorize the Mayor and City Administrator to execute the 2022 County Prosecution Contract.

C. Approve Municipal Tort Liability Limits

Motion to direct the City Administrator to inform the League of Minnesota Cities Insurance Trust that the City of Chaska elects not to waive the monetary limits on municipal tort liability established by Minnesota Statute.

D. Approve 2022 Business License Renewals

Motion to approve the 2022 Business Licenses to include games of skill, refuse haulers, massage therapists, tobacco sales, solicitors/peddlers/transients and golf cart permits effective January 1, 2022 through December 31, 2022.

E. Adopt Resolution 2021-79, Acceptance of Additional Coronavirus Local Fiscal Recovery Funds Established Under the American Rescue Plan Act

Motion to approve Resolution No. 2021-79 Accepting the Redistribution of Unrequested Coronavirus Local Fiscal Recovery Funds Established under the American Rescue Plan Act.

F. Adopt Resolution 2021-80, Amending Fund Balance Commitments

Motion to approve Resolution No. 2021-80 amending General Fund Balance commitments.

G. Approve Parking Lease Agreement with Hazeltine Gates, LLC for the Loop Golf Course Parking

Motion to approve the Amended and Restated Lease Agreement with Hazeltine Gates, LLC for use of 30 parking stalls adjacent to The Loop Golf Course.

H. Adopt Resolution 2021-82, Request for Variance from standard for State Aid Operation

Motion to approve Resolution No. 2021-82 requesting a variance from standard for State Air Operation for Project S.A.P. 196-594-002.

I. Approve The Loop Stormwater Easement Agreements

Motion to approve authorizing the Mayor and City Administrator enter into Cross Drainage and Stormwater Easement Agreements with Hazeltine Gates, and The Legends at Hazeltine for The Loop Golf Course.

Motion carried.

8. Action Items

8.A. Public Hearing: Annual Truth in Taxation

City Administrator Podhradsky introduced and provided background on this item. He stated the Council doesn't need to take any action on this item tonight, it is to be presented to the public for feedback and questions only.

Councilmember Huang asked where neighbors Victoria and Carver County are in the rankings provided.

City Administrator Podhradsky stated they are not in the top 10 but in the top half and noted that is where most developing cities would fall.

Mayor Windschitl opened the public hearing on this item at 7:52 p.m.

No one wished to address the Council.

Mayor Windschitl closed the public hearing at 7:53 p.m.

Motion by Councilmember Huang, seconded by Councilmember Grau to establish December 20th, 2021 at 7:00 p.m. as the date Chaska City Council will consider the adoption of the 2022 budget and final tax levy.
Motion carried.

8.B. Adopt Resolution 2021-78, Issuance of Loan for The Loop Project

City Administrator Podhradsky introduced this item.

Administrative Services Director Graczyk addressed the Council and provided the purpose and background on this item.

Anton Voinov of Baker Tilly, Municipal advisors to the City, addressed the Council. He stated the decision to recommend moving forward with Charter Bank was to provide more flexibility for the City compared to what Center Bank proposed, considering there are still many outstanding items yet to be determined within the project.

Councilmember Hubbard asked if a down payment is needed with this proposed loan.

Administrative Services Director Graczyk stated there is no down payment; it is a ground lease transaction in which the City is pledging the property to repay the debt.

Motion by Councilmember Hubbard, second by Councilmember Huang to adopt Resolution 2021-78 relating to the financing of improvements to City land, authorizing the execution and delivery of a lease-purchase agreement and related documents.
Motion carried.

8.C. Solicit RFP for Architectural Services - Chaska Community Center

City Administrator Podhradsky introduced this item.

Parks and Recreation Director Grange addressed the Council and provided a presentation on this item.

Mayor Windschitl asked how RJM automatically is the construction manager without the City having to bid out the job.

City Administrator Podhradsky stated because RJM would be providing a professional service, the City isn't required to bid out the job. He also noted they have used RJM in the past and they have done a great job.

Councilmember Huang stated in the past it has worked out well having the construction contractor also serve as the project manager. He stated on the bus station garage reconstruction

project in the past they used the same approach and as a result were able to save money when unexpected things came up and they were able to turn them into other useful amenities.

Motion by Councilmember Hubbard, second by Councilmember Huang to Approve City Staff to Solicit RFP for Architectural Services for the Chaska Community Center Master Plan.
Motion carried.

8.D. Adopt Resolutions 2021-81, 2021-83 and 2021-84 and Ordinance MC 2021-1004 and Ordinance MC 2021-1005, Establish 2022 Utility Rates

City Administrator Podhradsky introduced this item and stated usually this is on the agenda during the second meeting in December but to get the rates ready to go for January billing, it is better practice to review them earlier in December. He stated what they are seeing in their packets tonight on this item are the things reviewed in the budgeting meetings they have had throughout the year.

Motion by Councilmember Grau, second by Councilmember Hubbard to adopt Ordinance No. 2021-1004 establishing 2022 Water and Sewer Utility Rates.
Motion carried.

Motion by Councilmember Huang, second by Councilmember Hatfield to adopt Resolution No. 2021-83 Approving Summary Publication of Ordinance 2021-1004.
Motion carried.

Motion by Councilmember Hubbard, second by Councilmember Huang to adopt Ordinance No. 2021-1005 establishing 2022 Electric Utility Rates.
Motion carried.

Motion by Councilmember Grau, second by Councilmember Hatfield to adopt Resolution No. 2021-84 Approving Summary Publication of Ordinance 2021-1005.
Motion carried.

Motion by Councilmember Hubbard, second by Councilmember Hatfield to adopt Resolution No. 2021-81 establishing 2022 Storm Water Utility Rates.
Motion carried.

9. Bills

9.A. Accounts Payable Council Roster 12-6-2021

Council requested further information on pages 1, 7 and 8.

City Administrator Podhradsky provided further information regarding those bills.

Motion by Councilmember Huang, second by Councilmember Hatfield to approve the bills as presented. Roll call was taken. Voting aye: Councilmembers Grau, Hatfield, Hubbard, Huang, and Mayor Windschitl. Voting nay: None

Motion carried.

10. Other Business

10.A. City Administrator's Report

10.B. Bi-Weekly Report December 6, 2021

Councilmember Hatfield:

- Stated she is grateful for the Police and is happy they are bringing on more people to help them
- Noted Coffee with a Cop is on December 15th at Dunn Brothers
- Stated on December 16th there is a Food Distribution event
- Stated the Community Center is hosting an Open House on December 11th from 12pm – 6pm

Councilmember Hubbard:

- Stated she attended the Tree Lighting on December 5th and noted it was great and the choir was excellent
- Encouraged everyone to shop local and thanked Officer Julie for all her hard work on the Heros and Helpers event, and stated it was a highlight of her year to participate in that and help wrap gifts for kids and their families

Councilmember Huang:

- Stated the holiday event at City Square Park was a great event, he noted the llamas were a big hit
- Noted that Chaska Valley Theatre is putting on the production of Newsies this coming weekend, he noted more information about show times and tickets can be found at cvft.org
- Stated Southwest Transit is wrapping up strategic planning for 2021 and working on obtaining more buses

Councilmember Grau:

- Stated he wanted to give a shout out to those who contributed to the Tree Lighting and Santa event on December 5th
- Commended the Police Department for being quick to inform people of what is going on in the City

Assistant Administrator Kabat:

- Stated they got notification that the City was awarded a \$500k grant through the Transportation Economic Development Infrastructure Program and it will be put towards the sewer extension

City Administrator Podhradsky

- Stated they submitted an application for a grant of around \$1.7million through the National EDA and noted they have a good chance of getting that and it would help with the sewer extension project as well if awarded

Mayor Windschitl:

- Stated it was great to see the kids shop with the Police Officers at the Heros and Helpers event, and he thanked and congratulated Officer Julie for a successful event
- Noted the weekend went well with the Tree Lighting and events in City Square Park, stating it was nice to see people out at the events
- Thanked the 100 Club for helping with the decorations around the City
- Noted the next Council meeting is on December 20th and they will finalize the budget that evening
- Stated Chaska is the 16th fastest growing City in the State, in the fastest growing County

11. Adjourn

Motion by Councilmember Hatfield, second by Councilmember Huang to adjourn the meeting at 9:45 pm.

Motion carried.