

- MINUTES -
CHASKA CITY COUNCIL
JANUARY 3, 2022

1. Call to Order

The meeting was called to order by Mayor Windschitl at 7:06 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, Community Development Director; Liz Hanson, City Planner; Jake Saufley, City Attorney; and City Engineer Matt Clark.

4. Adopt the Agenda

Motion by Councilmember Hatfield, second by Councilmember Hubbard to adopt the agenda as presented. Motion carried.

5. Consent Agenda

Motion by Councilmember Hubbard, second by Councilmember Huang to approve the Consent Agenda Items A through D:

A. Appointment of Acting Mayor

Motion to appoint Council Member Taylor Hubbard as Acting Mayor for the City of Chaska for calendar year 2022.

B. Update to TIF and Abatement Policy for Corporate and Industrial Development

Motion to approve the updates to the Tax Increment Financing and Tax Abatement Policy for the Chaska Biotech Center-Corporate/Industrial Development.

C. Adopt Resolution 2021-97, Approving the Plat Correction for Harvest West 3rd Addition

Motion to adopt Resolution 2021-97, approving the correction to the plat of Harvest West 3rd Addition.

D. Designate City Depositories, Investment Institutions, and Authorized Signatories for 2022

Motion to designate the following official depositories, financial institutions, and authorized account signatories:

Depositories

Bank Vista; Center National Bank; Charter Bank; Old National Bank; Security Bank; USBank; Wells Fargo Bank; and Wings Financial Credit Union

Financial Institutions

Computershare Corporate Trust; League of Minnesota Cities and PMA Financial Network (4M Fund); Northland Securities, Inc.; Oppenheimer & Co.; Inc.; Piper Sandler Companies; Public

MINUTES-CHASKA CITY COUNCIL
January 3, 2022 PAGE 2

Financial Management (PFM); RBC Capital Markets, Inc.; and USBank Investment Services, Inc.
Authorized Account Signatories

Mayor.....Mark Windschitl
City AdministratorMatt Podhradsky
TreasurerNoel J. Graczyk
Motion carried.

6. Action Items

6.A. Appointment of City Trustees to the Chaska Fire Department Relief Association Board for 2022

City Administrator Podhradsky introduced and provided background on this item.

Mayor Windschitl stated he has sat on the board for several years and he is looking to step down and would like to know if anyone on the Council has an interest in filling that seat on the board.

Councilmember Grau asked what kind of time commitment is required to be on the board.

Mayor Windschitl stated the meetings are once a month currently and he doesn't see that changing anytime soon.

Councilmember Hubbard stated she is open to serving on the board because she doesn't have any other board obligations at this time but if someone else feels strongly about doing it that is fine with her as well.

Motion by Mayor Windschitl, seconded by Councilmember Hatfield to Appoint Councilmember Hubbard and Noel Graczyk to the Chaska Fire Department Relief Association Board for 2022.
Motion carried.

6.B. Adopt Resolution 2021-96, Approving the Concept Plan for West Creek Apartments/Community Asset Development Group/PC #2021-11

City Administrator Podhradsky introduced this item.

City Planner Hanson provided a presentation and background on this item.

Dave Pokorney with Community Asset Development Group, addressed the Council and stated the reason they didn't want to use an old building and convert it for this project was because they didn't want to take affordable housing from the market and they wanted to make sure the correct message was conveyed for those people coming out of homelessness into their development.

MINUTES-CHASKA CITY COUNCIL
January 3, 2022 PAGE 3

Corey Magstadt with Launch Ministry addressed the Council and stated the type of programs they will be providing will be driven by what the youth need and want, and that remains to be seen until they are living there. He noted the types of programs will be social groups, support groups, events of different kinds like hosting BBQ's and other events that will build community relationships between the residents.

Councilmember Grau stated he likes the building like but he would draw caution to the patio area where there isn't any screening from the street. He stated in the past they have seen spaces like that with shared responsibility become unclean and unkempt because no one wants to take ownership of it. He stated he suggests putting some sort of screening if possible in front of the patio so it hidden from the street.

Councilmember Huang asked if they have a list of criteria that they screen tenants through before leasing to them and is wondering if they will require drug testing or anything for residents.

Mr. Magstadt stated they go through Carver County Social Services who have a list of people who need this type of housing and from there they go through a process that selects the people who should be allowed to lease. He stated there will not be a drug testing requirement; the residents will sign a lease just like at any other apartment so they cannot require that. He noted that should issues arise with a tenant they will address it accordingly and that could mean they are required to do some sort of programming or treatment, or in serious cases be removed from the building.

Councilmember Huang asked if there will be mechanisms to ensure that these apartments serve residents of Chaska or ones in the area first and foremost.

Mr. Pokorney stated Social Services of Carver County has a coordinated entry list which they will look at and choose from that list first. He noted if they are a resident of Carver County is something they consider.

Bob Roepke with Community Asset Development Group, addressed the Council and stated what they hope to do is build a sense of community for the people residing there and prepare them to be a part of the adult programs and move into the broader community and become contributing and positive members of society.

Councilmember Hatfield stated this is a unique opportunity to help get people the shelter they need and deserve and shift perspective on what homelessness looks like. She noted it is exciting to be a part of this opportunity.

Mr. Pokorney stated they have strong support in the community for this project, the only thing left is housing.

Mayor Windschitl asked what changed to make this project sustainable now when it wasn't in the past. He stated he is concerned about there being enough parking spots because he doesn't want parking overflowing into the residential areas.

Mr. Pokorney stated the other facilities like this have less parking and they don't have any issues. He stated if they get to a point where they no longer have a need for the shelter they can use the building for whatever they see fit because it is debt free and they can adjust the unit sizes and parking as needed.

City Planner Hanson explained that because they are single units and only have one staff member on site, so they were comfortable with the amount of parking they included in the concept plan.

Mayor Windschitl stated he isn't concerned about the day to day parking it's the other times when events happen or visitors come, they will have nowhere to park. He stated he would be ok with the plan being a few parking spots short but not 16 spaces short of the recommended amount.

City Planner Hanson stated she can request more information on comparisons to show the Council for the next meeting.

Councilmember Grau echoes Mayor Windschitl and is concerned about parking as well and he would like to see a few more parking options.

City Administrator Podhradsky stated they can look at options for how other buildings compare and also look to get proof of parking which would be a location that they can reserve for parking as a backup. He noted it sounds like the consensus is that they would be comfortable moving forward if they could have a space for extra parking designated although it doesn't need to be built at this time. He stated however, he doesn't see this being an issue for the purpose of this project.

Mr. Pokorney stated he is fine with including the parking as a condition of the leases or they can look at proof of parking, he is fine with either option. He stated from a funding standpoint, because the site is being donated there are no site costs.

Mayor Windschitl stated he would like to see the units go to the people in their community before anyone else.

Councilmember Hubbard shared a personal story about her nephew and his struggle obtaining decent housing as a young adult and noted she thinks this is great because they will be providing safe housing and dignity to these kids. She stated they wouldn't like it if another County had this type of housing and Chaska needed somewhere for their youth to go and they only let people from their own County live there. She noted it's an exciting thing they are doing and

while they can never fix the whole issue, change has to start somewhere and that is what this doing.

Mayor Windschitl stated he would like to know the ages of the residents as well as have a conversation with the Police Chief on how things are going to be handled. He stated he thinks it's important to discuss how they will move forward and get out in front of any ways the police department can help the facility.

Councilmember Hatfield stated it would probably be good to have the Community Development Specialist present when they have a conversation with the Police Chief, as she can be a good resource to them.

City Administrator Podhradsky stated that's a good idea and he is sure the Police Chief would like Officer Julie there. He stated its about being an advocate for helping people and building a good working relationship with them, because there will be issues with any type of building regardless if they are market rate or not.

Mr. Magstadt stated what they are proposing is all great because some of these kids have problems trusting law enforcement and they can help change their perspective and build a good relationship.

Mayor Windschitl asked if the whole City parcel is included in the project and if they are donating the extra piece of land to them.

City Administrator Podhradsky stated the whole thing is not being used but the Council can decide how they want to proceed with the extra piece of land and they can address their decision at the next meeting when discussing the TIF.

Motion by Councilmember Hubbard, second by Councilmember Hatfield to adopt Resolution 2021-96 Approving the Concept Plan for West Creek Apartments/Community Asset Development Group/PC #2021-11.
Motion carried.

Councilmember Grau thanked everyone for their hard work and noted he appreciated Councilmember Hubbard sharing her personal experience with them.

7. Bills

7.A. Accounts Payable Council Roster 1-3-2022

Council requested further information on page 17.

City Administrator Podhradsky provided further information regarding those bills.

MINUTES-CHASKA CITY COUNCIL
January 3, 2022 PAGE 6

Motion by Councilmember Huang, second by Councilmember Grau 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.

8. Other Business

8.A. City Administrator's Report

8.A.i. Bi-Weekly Report January 3, 2022

Councilmember Huang:

- Provided an update on all the 2021 Chaska High School academic, athletic and arts successes

Councilmember Grau:

- Stated he wanted to thank the snow removal crews for all their hard work

Councilmember Hubbard:

- Confirmed the Martin Luther King Day breakfast is on January 17th at 8am at the Event Center, and no RSVP is needed

Councilmember Hatfield:

- Stated there is a food distribution happening on January 13th
- Noted Coffee with a Cop on January 20th at 9am and will be held at the Caribou by Cub
- Stated the Citizens Academy starts on January 25th on Tuesday nights
- Wished everyone a Happy New Year and hopefully a better 2022

Officer Julie:

- Noted the Parent and Community Awareness night regarding social media usage is coming up and they will be providing a free dinner courtesy of Chick-fila and Chaska Lions for sponsoring the event

City Administrator Podhradsky:

- Provided an update on the City Square West funding and noted they got recommended for the award from Livable Communities Demonstration Account (LCDA) of \$1.9million, noting Kevin Ringwald and Nate Kabat did great work to get it done
- Stated they are having interviews for the Assistant and Electric Director positions and noted they have a lot of great candidates
- Noted they are starting discussions with the Fire Department regarding their goals and objectives to nail down a final job description for that role
- Stated next week on Thursday the City has a focus group coming to take tours of the City facilities

MINUTES-CHASKA CITY COUNCIL
January 3, 2022 PAGE 7

Mayor Windschitl:

- Stated the next Council meeting is moved to January 24th because of MLK Day and noted there are 5 Mondays in the month and it has been decided to only have a Work Session on the 5th Monday at 6pm
- Noted the Council meetings next month will be on February 7th and 28th because of President's Day

11. Adjourn

Motion by Councilmember Hatfield, second by Councilmember Huang to adjourn the meeting at 9:47 pm.

Motion carried.