

- MINUTES -
CHASKA CITY COUNCIL
OCTOBER 17, 2022

1. Call to Order

The meeting was called to order by Mayor Windschitl at 7 p.m.

2. Pledge of Allegiance

3. Roll Call

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

Absent: None.

Also Present: Matt Podhradsky, City Administrator; Noel Graczyk, Administrative Services Director; Kevin Wright, Communication Director; Elise Durbin, Assistant Administrator; Marshall Grange, Parks and Recreation Director; Nate Kabat, Community Development Director; Liz Hanson, City Planner; Jake Sauflley, City Attorney; Matt Haefner, Water and Sewer Director; and Matt Clark, City Engineer.

4. Adopt the Agenda

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

5. Proclamation

5.A. Domestic Violence Awareness Month – Katie Schaumann

Mayor Windschitl read in full a Proclamation recognizing October 2022 as Domestic Violence Awareness Month. Katie Schaumann provided details about Southern Valley Alliance and its history serving the community.

6. Visitor Presentation

6.A. His House Foundation – Martha Brannon

Mayor Windschitl introduced the item and Martha Brannon, His House Foundation, provided a presentation of the services provided by His House Foundation. She provided an overview of the program and noted they are the primary emergency housing provider in the area. His House also provides food support. Ms. Brannon added there is a sleep-out fundraiser event upcoming in the winter.

Mayor Windschitl asked what the service area is for housing stabilization. Ms. Brannon stated they can help anyone in the State with housing issues. If their facilities are full, His House provides a tent and an uber to a local campsite. In Chaska, there are anywhere from five to 20 unhoused folks, particularly down by the river at the end of Walnut. She added there are also some transient people behind McDonald's and behind Cooper's. The organization provides food support to several of those individuals.

6.B. Other Comments

A gentlemen claiming to be Prince from Los Angeles, California, stated in 2016 he was very sick while living in the Chaska area. He did not die. Instead, he moved to California after the Carver County Sheriff responded to an incident. He explained people are trying to steal his music and his royalties. Mayor Windschitl stated the incident occurred in Chanhassen and any issues can be taken up with the Carver County Attorney's Office.

7. Consent Agenda

Motion by Councilmember Huang, second by Councilmember Grau to approve the Consent Agenda Items A through G:

- A. Adopt Resolution 2022-120 Identifying the Need for Livable Communities Local Housing Incentives Account Funding and Authorizing Application for Grant Funds

Motion to approve Resolution 2022-120 Identifying the Need for Livable Communities Local Housing Incentives Account Funding and Authorizing Application for Grant Funds.

- B. Adopt Resolution No. 2022-122 Approving the Final Site & Building Plan for Chaska Tech Center/Amcon Construction/PC #2022-55

Motion to adopt Resolution No. 2022-122 Approving the Final Site & Building Plan for Phase III of the Chaska Building Center (Chaska Tech Center).

- C. Adopt Resolution No. 2022-123 Approving the Eitel House Final Plat/Jonathan Association/PC #2022-56

Motion to adopt Resolution No. 2022-123 Approving the Eitel House Final Plat.

- D. Adopt Resolution 2022-124 Approving the Final Plat for Hidden Maples/Landmark Builders/PC #2022-53

Motion to adopt Resolution 2022-124 Approving the Final Plat for Hidden Maples.

- E. Adopt Resolution No. 2022-128 Approving the Cooperative Construction Agreement with MnDOT for Oak Ridge Development – TH 41 Roundabout and Highway Improvements

Motion to approve Resolution No. 2022-128 Approving the Cooperative Construction Agreement with the State of Minnesota Department of Transportation for Oak Ridge Development – TH 41 Roundabout and Highway Improvements.

- F. Authorize a Purchase Agreement with Club West Partners, LLC for Property Necessary for Right of Way and Stormwater

Motion to authorize the Mayor and City Administrator to enter into a Purchase Agreement upon completion barring any substantive changes with Club West Partners, LLC for Parcels A, B, and C as defined in said purchase agreement.

- G. Set Date for Canvass of Municipal Election Results

Motion to set the date for the canvass of local election results as November 17, 2022, at 5:30 p.m. at the Chaska City Hall Council Chambers.

Councilmember Hubbard noted for Consent Agenda Item E. Adopt Resolution No. 2022-128 Approving the Cooperative Construction Agreement with MnDOT for Oak Ridge Development – TH 41 Roundabout and Highway Improvements, there has been concern in the community regarding traffic flow.

City Administrator Podhradsky agreed there have been concerns the roundabouts would not be sufficient, but Staff has no concerns because the traffic study showed no issues. Councilmember Hubbard stated communication with the community would be helpful to ease concerns.

Motion carried.

8. Action Items

8.A. Adopt Resolution 2022-129 Extension of Power Sales Agreement with Minnesota Municipal Power Agency

City Administrator Podhradsky introduced this item.

David Niles and Oncu Er from Avant Energy addressed the Council and provided an overview and background on this item through a presentation.

Councilmember Huang asked what capacity they have for biogas. Mr. Er stated they are generating at full capacity.

Councilmember Huang asked if there is excess gas or electricity that can be resold. Mr. Niles stated the gas is more valuable than the electricity, and it can be resold.

Councilmember Hubbard asked if there are any other potential members for the co-op. Mr. Niles stated it can be difficult for cities to switch because of the long-term contracts and notice periods, but Avant has continued to seek and sign new members.

City Administrator Podhradsky noted there is a push for renewable energy offerings. Councilmember Grau added people initially chose renewable energy to feel better, but now it is more cost-effective.

City Administrator Podhradsky added the connection with the Minnesota Municipal Power Agency has allowed the co-op to grow and further benefit the City.

Mayor Windschitl pointed out there are a number of benefits for the City to have their own power company. It would be beneficial for Avant Energy to do regular presentations to the cities in the co-op, including Chaska.

Motion by Councilmember Huang, second by Councilmember Hatfield, to Adopt Resolution 2022-129 Authorizing and Approving an Amendment in the term of the Power Sales Agreement between the Minnesota Municipal Power Agency and the City of Chaska and Authorizing the Execution of the Agreement on behalf of the Mayor and Administrator.

Motion carried.

8.B. Adopt Resolution 2022-125 and Ordinance Nos. 1022 & 1023 Approving the Final Site & Building Plan and Zoning Ordinance Amendments for Hazeltine Plaza Apartments/Trident Development/PC #2022-54

City Administrator Podhradsky introduced on this item.

City Planner Hanson provided a presentation on this item.

Councilmember Grau asked when they would be breaking ground on the project. Roger Fink (1:18:50), representative of Trident Development, explained the groundbreaking would be early in 2023.

Councilmember Grau noted his support of the project and the populations it would serve.

Councilmember Hubbard added she hopes the project would serve long-term residents rather than Airbnb's. Roger Fink stated Airbnb or other short-term rentals would not be allowed at the property. There will be a management office on-site.

8.B.i. Ordinance No. 1022 Approving the Zoning Ordinance Amendment (ZOA) to PCD-15
Motion by Councilmember Grau, second by Councilmember Hubbard, to adopt Ordinance No. 1022 Approving the Zoning Ordinance Amendment (ZOA) to PCD-15.
Motion carried.

8.B.ii. Ordinance No. 1023 Approving the Zoning Ordinance Amendment (ZOA) to Section 15.16.030 PCD
Motion by Councilmember Huang, second by Councilmember Hatfield, to adopt Ordinance No. 1023 Approving the Zoning Ordinance Amendment (ZOA) to Section 15.16.030 Planned Commercial Development District.
Motion carried.

Motion by Councilmember Hubbard, second by Councilmember Grau, to adopt Resolution 2022-125 Approving the Hazeltine Plaza Apartments Final Site and Building Plan.
Motion carried.

8.C. Items related to a Tax Abatement Agreement with RCS-RCA Oak Ridge, LLC
8.C.i. Adopt Resolution 2022-126 Granting Contingent Approval of a Tax Abatement Agreement

City Administrator Podhradsky introduced on this item and Assistant City Administrator Durbin provided details on this item.

Mayor Windschitl noted there was a lot of creative work by Staff to move the project forward, and it didn't impact tax payers' money.

Motion by Councilmember Huang, second by Councilmember Grau, to adopt Resolution 2022-126 Granting Contingent Approval of a Tax Abatement Agreement.
Motion carried.

8.C.ii. Motion to Set Public Hearing for November 7, 2022 to Review a Proposed Property Tax Abatement

Motion by Councilmember Hatfield, second by Councilmember Hubbard, to set the Public Hearing for November 7, 2022, to review the proposed property tax abatement.
Motion carried.

8.C.iii. Adopt Resolution 2022-127 Relating to the Financing of Certain Proposed Projects; and, Establishing Compliance with the Reimbursement Bond Regulations under the Internal Revenue Code

Motion by Councilmember Hubbard, second by Councilmember Grau, to adopt Resolution 2022-127 Relating to the Financing of Certain Proposed Projects; and, Establishing Compliance with Reimbursement Bond Regulations under the Internal Revenue Code.

Motion carried.

9. Bills

9.A. Accounts Payable Claims Roster 10-17-2022

The Council requested further information about bills on pages 2 and 20.

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 Hatfield, Hubbard, Huang, Grau and Mayor Windschitl. Voting nay: None

Motion carried.

10. Other Business

10.A. City Administrator's Report

10.A.i. Bi-Weekly Report 10/17/2022

Councilmember Huang:

- Noted there is a Halloween Jamboree October 29 at the Community Center
- Added early voting is now available
- Pointed out there is an issue with a stop sign near PetCo

Councilmember Hubbard:

- Noted she attended the Trail of Fun and thanked Staff and sponsors for their effort
- Stated there was a Community Center Task Force meeting which discussed more critical infrastructure needs. There was also a community survey which showed similar priorities as reached by the Task Force

Councilmember Grau:

- Agreed the Community Center Task Force has hosted creative conversations
- Noted signage is up on Chaska Boulevard about road closures
- Encouraged folks out for Halloween trick-or-treating to be aware of traffic safety

Councilmember Hatfield:

- Pointed out there is a Food Distribution on Thursday, October 20
- Stated Coffee with a Cop is October 27 at Dunn Brothers at 9:00 a.m.
- There is trick-or-treating downtown on October 29 in the afternoon

Mayor Windschitl:

- Encouraged community members to vote and explained polling location information is available on the City website
- Next Meeting is November 7th and a Canvassing Meeting on November 17th
- Noted there is construction on Walnut after there was just work done there recently
- Added community members should be extra careful when driving on Halloween

10.B. Monthly Financial Reports

11. Adjourn

Motion by Councilmember Hatfield, second by Councilmember Huang, to adjourn the meeting at 9:02 p.m.

Motion carried.