



## City Council Meeting Minutes

Monday, April 1, 2024 7:00 PM  
Cologne Community Center, 1211 Village Parkway

### Vision Statement

*The City of Cologne is a vibrant small town that respects its heritage, embraces its future and offers a high quality of life for all who live, work and visit our community.*

Mayor: Matt Lein  
Councilmember: Sarah Bruss  
Councilmember: Nathan Kells  
Councilmember: Maria Samuelson  
Councilmember: Carol Szaroletta

**NOTE: AGENDA ITEMS ARE APPROXIMATE AND SUBJECT TO CHANGE ACCORDING TO LENGTH OF DISCUSSION. TO ENSURE THAT YOU ARE PRESENT FOR ITEMS OF INTEREST, PLEASE ARRIVE AT 7:00 PM.**

### 1. CALL MEETING TO ORDER & ROLL CALL

Mayor Lein called the meeting to order at 7:00 PM. Councilmembers Bruss, Kells, Samuelson and Szaroletta were present. Also present was City Administrator Michelle Morrison.

### 2. PLEDGE OF ALLEGIANCE

### 3. ADOPT AGENDA

City Administrator Morrison asked the Mayor to amend the agenda to add Waste Management to the consent agenda item g. Sanitation License Approvals. And to add under New Business item d, Res 24-16 Outdoor Recreation Grant. Motion by Councilmember Szaroletta to adopt the revised agenda, second by Councilmember Bruss. Motion carried unanimously.

#### **4. VISITOR'S PRESENTATIONS, PETITIONS, CORRESPONDENCE**

##### **a. Chad Miller – Village Park**

Cologne resident Chad Miller updated the Council that he had received a commitment from Cemstone to provide cement for the upcoming basketball court project at the Blue Park at a reduced rate. The current cost of the project that the city will pay is \$24,810, The Miller family has donated their equipment and labor to construct the 60 x 80 ft court.

##### **b. Lona Hendricks – Community Gardens**

Community Gardens Representative Lona Hendricks introduced members of her girl scout troop who are working on their government badge and learning about local government. Raised beds have been installed at the Community Gardens with pavers to make the gardens more accessible. Water lines were installed in the fall and a more permanent structure for the Community Garden Sign, with hooks to hang the hoses and a seed sharing station will be constructed soon.

##### **c. Doug Jost – Communities of Belonging**

Doug Jost updated the Council on Cologne Communities of Belonging and a 3-session initiative on Creating a Better Story where everyone feels welcome, respected and safe. The City will post details on how to attend on the website and Facebook.

##### **d. Al Sherwood – Chanhassen Resident Election Comments**

Mr. Sherwood shared his thoughts on the election process.

#### **5. ADOPT CONSENT AGENDA**

Items listed below are considered routine and non-controversial by the Council. There will be no separate discussion of these items unless requested by a Councilmember, Staff or Citizen. If removed, the item will be discussed at the end of the regular agenda.

- a. March 11, 2024 City Council Minutes**
- b. Accounts Payable from March 12, 2024**
- c. March 26, 2024 Payroll Summary**
- d. Q1 2024 CFD Payroll Summary**
- e. Res No 24 - 13 Designating Polling Place**
- f. Baker Tilly Municipal Services Engagement Letter**
- g. Approve Sanitation License for Suburban Waste, Republic and Waste Management**

After discussion, Councilmember Kells made a motion to approve the consent agenda, second by Councilmember Szaroletta. Motion carried unanimously.

## **6. NEW COUNCIL BUSINESS**

### **a. Res No 24 - 08 Public Notice of Easement Vacation**

Administrator Morrison reviewed her memo to the Council explaining that this resolution releases and vacates the blanket easement for Winkler 5<sup>th</sup> against the lots which were platted in Winkler 5<sup>th</sup> out of Winkler 4<sup>th</sup>s Outlot B. Normally this kind of temporary easement in a development has an automatic expiration term which avoids the need for a formal vacation. This easement does not expire on its own terms thus requiring this formal vacation. After discussion Councilmember Bruss made a motion approving Resolution 24-08 Public Notice of Easement Vacation, second by Councilmember Samuelson. Motion carried unanimously.

### **b. Res No 24 - 14 Calling for a Public Hearing for Cologne Academy Bond Financing**

Administrator Morrison reviewed her memo to the Council explaining that Cologne Academy is asking the City to act as the conduit issuer for additional bonds that will partially refinance earlier bonds and acquire additional facilities. The City has acted as conduit in the past for Cologne Academy, and doing so does not impact the Cities bond rating. The first step is calling for the public hearing. After discussion Councilmember Szaroletta made a motion to approve Resolution 24-14 Calling for a Public Hearing for Cologne Academy Bond Financing, second by Councilmember Samuelson. Motion carried unanimously.

### **c. Res No 24-15 Authorizing Baker Tilly to Preform Tax Increment Financing and Financial Feasibility Analysis**

Administrator Morrison reviewed her memo to the Council regarding a meeting with the Developer asking for the City to consider a Housing Tax Increment Financing (TIF) District for it's proposed apartment development project in The Village Market. The proposal calls for 90% of the new property taxes to be rebated back to the developer for 14 years. The City will retain 10% of the new taxes during those 14 years and 100% thereafter.

The TIF District cannot be established until the City makes findings related to the need for the TIF Program, which is generated by a Tax Increment Financing and Financial Feasibility analysis which would be performed by the City's financial advisors and paid for by the Developer. Performing the analysis does not bind the city to providing the TIF, it is just a step in the deliberation of the request.

After discussion Councilmember Kells made a motion to approve Resolution 24-15 Authorizing Baker Tilly to Preform Tax Increment Financing and Financial Feasibility Analysis, second by Councilmember Bruss. Motion Carried unanimously.

### **d. Res No 24-16 Outdoor Recreation Grant**

Councilmember Kells reviewed a grant application that he has been working on to help fund the continued update of Veteran's Park. The grants will be announced in June and

the City could receive up to \$212,000. Motion by Councilmember Bruss to approve Resolution 24-16 Outdoor Recreation Grant, second by Councilmember Szaroletta. Motion carried unanimously.

**7. INFORMATIONAL ITEMS**

**a. Administrator Update**

**i. Change April 16 Meeting to April 22**

After discussion Councilmember Kells made a motion to change the April 16 regular council meeting to April 22, second by Councilmember Szaroletta. Motion carried unanimously.

**b. February 2024 Sheriff Report**

**c. Council / Mayor Reports**

**8. ITEMS REMOVED FROM THE CONSENT AGENDA**

**9. ADJOURN**

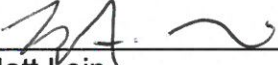
Motion by Councilmember Szaroletta to adjourn at 8:20 PM, second by Councilmember Samuelson. Motion carried unanimously.

Respectfully Submitted:

  
Michelle Morrison

City Administrator

Attest:

  
Matt Lein

Mayor