

**- MINUTES -
CHASKA CITY COUNCIL
JUNE 1, 2020**

1. Call to Order

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

2. Pledge of Allegiance

3. Roll Call

Roll call was taken. Present: Councilmembers Hatfield, Hubbard, Huang, Grau, and Mayor Windschitl. *(Councilmembers Hatfield, Hubbard, Huang, and Grau participated remotely per State Statute 13D.021).*

Absent: None.

Also Present: Matt Podhradsky, City Administrator. *(City Engineer Clark, Assistant Administrator Kabat, City Planner Hanson, Community Development Director Ringwald, and City Attorney Melcher participated remotely).*

4. Adopt the Agenda

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

Motion carried.

5. Visitor Presentation

5.A. Emergency Management Director Tim Wiebe - Update on COVID response

Emergency Management Director Wiebe provided an update on COVID process and response.

The Council thanked Chief Wiebe and staff for their work.

Councilmember Huang asked where Carver County is with ICU capacity.

Emergency Management Director Wiebe stated the capacity of ICUs is being utilized and provided further information regarding ICU capacity.

City Administrator Podhradsky noted Chaska's EOC has the ability to transition quickly whatever the need may be.

Mayor Windschitl spoke regarding the City's preparation response to a potential protest over the weekend.

6. Minutes

Motion by Councilmember Hatfield, second by Councilmember Grau to approve the minutes of the May 18, 2020 City Council meeting.

Motion carried.

7. Consent Agenda

None.

8. Action Items

8.A. Adopt Resolutions 2020-37, 2020-38, 2020-39 and 2020-40 Approving the Issuing a Negative Declaration on Need for EIS, Lot Split, Preliminary Plat, and the Cardinal Street Right of Way Vacation for Pinnacle/Pulte Homes/PC #2020-05

City Administrator Podhradsky introduced the item to the Council.

City Planner Hanson presented the item to the Council.

Mayor Windschitl inquired if a playground is planned.

City Planner Hanson responded there is not .

Councilmember Hubbard asked if all residents of this development would have access to the rec center.

City Planner Hanson explained that they would and continued her presentation of the item.

Councilmember Hubbard inquired if further explanation was given by MNDOT for the right-in and no right-out.

City Planner Hanson stated it is due to safety and provided further detail.

Councilmember Hubbard asked if the semi-circle by the entrance will contain homes.

City Planner Hanson stated six 60-foot-wide homes will be there.

Councilmember Hubbard referred to the EAW and inquired if there is concern for erosion at the edge of the development near the bluffs.

City Planner Hanson stated it was not brought up as a concern and that the majority of run-off will be redirected to the ponding systems.

Councilmember Hubbard asked if the green space near the park will remain.

City Planner Hanson explained it will remain much the same.

Councilmember Hubbard inquired if the roads here will be public or private.

City Planner Hanson stated they will be public.

Councilmember Huang looked for explanation of the assumptions used in the traffic study.

Steve Manhart, formerly with Westwood Professional Services, detailed those assumptions and spoke further about the traffic study.

The Council and Staff further discussed the right-in access.

Councilmember Huang inquired how construction traffic will be directed.

City Planner Hanson stated there is not a direct route completed yet and that Staff will work with the developer to establish that.

Councilmember Huang asked about sewer and water direction.

City Engineer Clark detailed that route and spoke further regarding the road phasing.

Councilmember Grau questioned the phasing of the rec center.

Paul Heuer, Pulte Homes, explained the timing of the rec center development.

Councilmember Grau asked if the City is tied to any issue with the development sales not reaching the full amount.

City Administrator Podhradsky stated if changes occur, the developer would need to go through a re-zoning process.

Councilmember Grau inquired how this compares to other Del Webb developments in the area.

Mr. Heuer stated there is one other Del Webb community that began selling homes in July 2019 that has more homes but is similar in series of lot sizes.

Councilmember Grau requested further information about park dedication fees with this project.

City Planner Hanson detailed that information.

Councilmember Huang asked if any other phases changed.

Mr. Heuer stated the rec center phase is the only one that changed.

Councilmember Hubbard asked Mr. Heuer to lay out the HOA fees.

Mr. Heuer explained the HOA fee development process and what those fees cover.

Councilmember Hubbard inquired if HOA fees will be tiered.

Mr. Heuer stated all homeowners will pay the same amount.

Mayor Windschitl asked where the O'Brien lot is.

City Planner Hanson pointed that location out on her slide and stated it has been plotted as such since the 1980s.

Mayor Windschitl looked for further information regarding playground equipment for grandchildren, etc.

Mr. Heuer explained why that is not planned for this development.

Mayor Windschitl commented that not expanding the playground should be looked at a bit further.

City Administrator Podhradsky spoke further regarding the park dedication fees and shared playground equipment.

The Council discussed use of the park dedication fees further.

City Administrator Podhradsky looked to clarify that there is enough green space at the current playground for expansion should that be determined necessary.

Community Development Director Ringwald stated that there is a significant amount of green space there.

Councilmember Huang inquired how it is ensured that residents stay in the 55+ age range and what prevents that from changing if the market demands are not there.

Community Development Director Ringwald spoke into depth regarding these scenarios from the City's perspective.

Mr. Heuer spoke from the developer's perspective regarding these concerns.

Councilmember Huang asked if residents who buy would have any say to changes in use should the market demand not promote all three phases of development.

Mr. Heuer stated it is complicated and they generally stick with the initial plan.

Councilmember Hubbard inquired if there will be anything in the HOA covenant that prohibits sale to anyone not in the 55+ age range.

Mr. Heuer explained there are very complex national laws protecting the elderly from discrimination, as well as their own rules.

Councilmember Huang expressed concern with the baby boomers aging out and an inventory not able to be filled in the future.

Mr. Heuer stated that the demand for the first Del Webb community was astounding and that there is a strong demand.

City Administrator Podhradsky pointed out that the covenants of the neighborhood protect sale to anyone outside this demographic.

Mayor Windschitl asked if this development will be labeled a Del Webb community.

Mr. Heuer stated they believe it will be branded as a Del Webb community.

Mayor Windschitl invited residents to bring questions forth.

Kevin Vranicar, 1230 Moers Drive, referred the packet of information he and his neighbors brought forth and stated that many of the questions in there are not answered and not address. He asked about the lot split and the right-of-way vacation and if they have gone to the Planning Commission yet. He encouraged the Council and Staff to expand the playground now.

City Planner Hanson explained that right-of-way vacation only requires City Council approval.

Councilmember Grau asked Mr. Vranicar if the neighbors would welcome a different type of development in at this location, such as single-family units.

Mr. Vranicar explained that the issue the neighbors have is with the sheer number of homes proposed and traffic.

Amy Welden, Moers Drive resident, asked why their entrance is not being closed off.

Mr. Heuer explained the rules Del Webb has for visiting grandchildren.

Ms. Welden asked why the future Del Webb residents can use the neighborhood park and roads but the Del Webb spaces would be closed to the neighbors' use.

City Administrator Podhradsky explained that the roads and parks are public, but the Del Webb development would be private.

Ms. Welden inquired about the accuracy of the traffic study's report for traffic from 6am-8am.

Mr. Heuer stated that they are using the best information available based on decades of studies of actual use.

Councilmember Grau asked if there were neighborhood meetings between the developer and the surrounding neighborhoods.

City Planner Hanson explained that Staff encourages developers to meet with the surrounding neighborhoods prior to submitting the concept plan and that Pulte did that.

Councilmember Hubbard inquired if grandparents that needed to care for their grandchildren long-term would be allowed to do so here.

Mr. Heuer stated he is uncertain but there is some flexibility in the rules for having people under 18 years of age live with residents a certain number of months.

Mr. Vranicar asked if there is another Del Webb community in the country with an entrance like the one proposed here. He also asked staff if extending Cardinal to be a right-out onto Hwy 41.

Mr. Heuer explained he does not know the designs of all Del Webb communities throughout the country, but Pulte felt they needed better access than existed and detailed how they arrived at the current entry design.

Ms. Welden asked where these residents would be going and questioned if they would ever go downtown.

The Council discussed how senior citizens currently use the amenities downtown.

Councilmember Huang commented that these residents would likely have disposable income.

City Administrator Podhradsky noted an example of this are the townhomes built on the north end of Chaska on the east side of Hwy 41.

Mr. Vranicar questioned the lack of access to downtown from the proposed development and suggested utilizing the road near the cemetery to access Hwy 41.

Community Development Director Ringwald explained that due to the proximity of burials to that road, it is as wide as it could get.

City Administrator Podhradsky noted that all parties would likely prefer that to be a two-way access and reiterated City Engineer Clark's point that MNDOT struggled with a right-in at this location.

Mr. Vranicar and Ms. Welden expressed frustration that the park will not be expanded at this point and commented.

Councilmember Grau explained the Park Board's process with this park and project.

Councilmember Hubbard asked Mr. Vranicar and Ms. Welden what they are looking for in a park expansion.

Mr. Vranicar detailed his thoughts regarding expansion of the park.

The Council shared their thoughts on the proposed development.

Community Development Director Ringwald clarified that the park and green space is held by the City and is big enough to handle improvements should that be determined necessary. He also explained that connecting the walking path to Fireman's Park is too difficult due to ADA requirements.

Motion by Councilmember Hubbard, second by Councilmember Hatfield to adopt Resolution No. 2020-37, issuing a negative declaration relative to the need for an EIS for Pinnacle. Motion carried.

Motion by Councilmember Huang, second by Councilmember Hubbard to adopt Resolution No. 2020-38, approving the Lot Split. Motion carried.

Motion by Councilmember Hatfield, second by Councilmember Hubbard to adopt Resolution No. 2020-39 to approve the Pinnacle Preliminary Plat for a 269-lot subdivision on 86 acres of land. Motion carried.

Motion by Councilmember Hubbard, second by Councilmember Huang to adopt Resolution No. 2020-40 to approve the Right of Way (ROW) Vacation for a portion of Cardinal Street. Motion carried.

8.B. Adopt Resolution 2020-41, Approving the Preliminary Site & Building Plan and Preliminary Plat for Structures, Inc./Andersen Development/PC #2020-11
City Administrator Podhradsky introduced the item to the Council.

City Planner Hanson presented the item to the Council.

Councilmember Huang inquired if the applicant has plans if they grow.

Jeremy Banken, applicant, explained that the space that was taken out was in the shop space and he believes they can make the current proposed space work.

Councilmember Hubbard inquired if the exterior lighting will be on a timer and left on.

Mr. Banken stated that the lights in the back shop yard are motion sensor triggered, and the others shine downward onto the building.

Mayor Windschitl asked what the soil area will be.

Mr. Banken stated it will be native MNDOT grass.

Motion by Councilmember Huang, second by Councilmember Grau to adopt Resolution No. 2020-41 approving the Preliminary Site and Building Plan and Preliminary Plat for Structures, Inc. (PC#2020-11). Motion carried.

8.C. Adopt Resolution 2020-42, Approving the Concept Plan for Pioneer Vista/Lennar/PC #2020-08

City Administrator Podhradsky introduced the item to the Council.

City Planner Hanson presented the item to the Council.

Councilmember Huang asked about the price point of these units.

Josh Metzger with Lennar stated the price point is the low \$300,000 range. He also added additional information regarding the development and requested that condition number 17 from the list of conditions in the resolution be removed in order for the applicant and City Staff to explore further the option of private road and public utilities.

City Administrator Podhradsky detailed the City's policy that does not allow private roads and public utilities.

Councilmember Huang looked to confirm this will become part of the Jonathan Association.

Mr. Metzger stated they are not required to be part of Jonathan but are exploring the possibility.

Mayor Windschitl inquired if these townhomes are sprinkled.

Mr. Metzger explained that all their townhomes are sprinkled.

Mayor Windschitl asked if the applicant would consider adding guest parking along the straightaway where a majority of the homes would be.

Mr. Metzger stated three parking stalls are slated by the amenity area but can look to see if that can be expanded. He also stated the townhomes have two-stall garages and the driveways are long enough to accommodate another two cars.

City Engineer Clark stated that in the next step of the process, emergency vehicle access is looked at as well as restricted parking.

Mayor Windschitl asked if the ponding currently there is for stormwater and if anything needs to be done with it.

City Engineer Clark and City Administrator Podhradsky provided further detail regarding ponding and the wetland area.

Councilmember Huang inquired if the units closest to the railroad tracks will have any sound abatement.

Mr. Metzger stated that the standard windows they use should be adequate but that they can adjust that if the City requests it.

Councilmember Hubbard inquired if the amenity area will include a playground.

Mr. Metzger explained that the features of the amenity area have not been determined yet.

Greg Butler, resident, detailed items he would like the Council to direct the applicant look at more closely.

The Council and Staff discussed trails in the area of the proposed development.

The Council shared their thoughts regarding the item.

Mr. Metzger briefly spoke about the difficulties of berming along the railroad.

The Council and Staff discussed berming issues.

Motion by Councilmember Hubbard, second by Councilmember Huang to adopt Resolution No. 2020-42 approving the Concept Plan for Pioneer Vista (PC #2020-08).

The Council stated reasons why they did not move to remove item 17 from the list of conditions within the resolution.

Motion carried.

9. Bills

9.A. Accounts Payable Council Roster 6-1-2020

The Council requested further information about bills on pages 2, 4, 10, 19, 20, 22, and 26.

City Administrator Podhradsky, Administrative Services Director Graczyk, and City Engineer Clark provided further information regarding those bills.

Motion by Councilmember Huang, second by Councilmember Grau 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 June 1, 2020

10.B. Other Reports

10.B.i. SW Transit Changes

10.C. Other Meeting Minutes

10.C.i. Receive the draft minutes of the May 13th Planning Commission Meeting

Councilmember Huang:

- Reported the Chaska Business Roundtable was a great event with good information. Assistant Administrator Kabat noted there will be another event at the end of the month.
- Noted the City Blood Drive is scheduled for June 2, 2020 at the Event Center.

- Congratulated the graduating high school seniors.
- Shared his thoughts regarding the George Floyd incident and following protests. He encouraged the community to focus on healing.
- Inquired if the Vitals Aware App subscription has lapsed. City Administrator Podhradsky stated he will check in to that.
- Congratulated astronauts Bob Behnken and Doug Hurley and the SpaceX team.
- Provided an update regarding SouthWest Transit.

Councilmember Grau:

- Congratulated the graduating seniors.
- Shared his thoughts regarding the George Floyd incident and following protests and encouraged residents to be helpers.

Councilmember Hubbard:

- Provided an update on the meeting for the Steiner Kelting Mental Wellness facility
- Commented regarding a complaint that Fireman's beach is closed. Councilmember Grau inquired if beach closure is enforced. City Administrator Podhradsky stated it is not actively enforced.
- Shared her thoughts regarding the George Floyd incident and following protests.

Councilmember Hatfield:

- Congratulated the 2020 graduates. City Administrator Podhradsky detailed the graduation parade.
- Commented that the virtual Memorial Day event was wonderfully done.
- Shared her thoughts regarding the George Floyd incident and following protests and encouraged residents to continue to educate themselves.

Mayor Windschitl:

- Congratulated the graduation seniors and encouraged them to make a difference.
- Congratulated businesses that were able to reopen, albeit partially, today.
- Commented that the virtual Memorial Day event was a great tribute to the veterans.
- Noted the next Council Meeting is June 15, 2020 via ZOOM.

11. Adjourn

Motion by Councilmember Huang, second by Councilmember Hatfield to adjourn the meeting at 11:50 pm. Motion carried.