

- MINUTES -
CHASKA CITY COUNCIL
JUNE 15, 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: Assistant Administrator Kabat and City Attorney Melchert. *(City Planner Hanson, City Engineer Clark, and Community Development Director Ringwald participated remotely).*

4. Adopt the Agenda

Mayor Windschitl noted the addition of item 8.C to the agenda.

Motion by Councilmember Huang, second by Councilmember Grau to add item 8.C to the agenda. Motion carried.

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

5. Visitor Presentation

5.A. State of the Library Presentation

Carver County Library System Director Heidi Hoks and Branch Manager Jodi Edstrom presented the State of the Library to the Council.

Mayor Windschitl inquired how the number of visitors in 2019 compared to other libraries and other years.

Ms. Edstrom stated she would look into those numbers.

Councilmember Hubbard asked if they have a timeline for when the library will reopen.

Ms. Edstrom explained they do not have a timeline at this point.

Assistant Administrator Kabat provided further detail regarding the complexities of a shared entrance and reopening.

5.B. Tour de Tonka Event Update

Jenny Bodurka announced the Tour de Tonka Event and provided the unique details for the day in light of COVID restrictions.

Mayor Windschitl asked what the determining factor will be in whether to have the event live or not.

Ms. Bodurka explained it will be based upon where the State is with reopening and stated they should be announcing it at the end of the month.

Mayor Windschitl referred to an email he received regarding an article from the local newspaper about Council comments from the June 1, 2020 City Council meeting. He explained that the article took the Council's comments out of context. He detailed the efforts Staff have made for equity and diversity training and other events to discuss race equity. He stated that on June 24th there will be a Chaska Community Conversation at the Chaska Event Center, and a virtual event is also planned

6. Minutes

Motion by Councilmember Grau, second by Councilmember Hatfield to approve the minutes of the June 1, 2020 City Council meeting.

Motion carried.

7. Consent Agenda

Councilmember Hubbard asked for information regarding parking in item 7.B.

Assistant Administrator Kabat detailed the parking options.

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

- A. Adopt Resolution 2020-43, Gambling Premises Permit for Chaska Lions Club at Schram Haus Brewery
Motion to adopt Resolution 2020-43 approving the premises permit application for the Chaska Lions Club, to conduct lawful/charitable gambling at Schram Haus Brewery.
- B. Adopt Resolution 2020-49, Parking Restrictions Related to Carver Trails
Motion to adopt Resolution No. 2020-49 Approving the "No Stopping, Standing, or Parking" Resolution.
- C. Adopt Resolution 2020-44, Approving the Lot Split between Crown of Glory Church and Pinnacle/Pulte Homes
Motion to adopt Resolution No. 2020-44, approving the Lot Split.
- D. Approve Wetland Replacement Plan for Del Webb at Chaska Development
Motion to approve the wetland replacement plan for Del Webb at Chaska Development.
- E. Adopt Resolution 2020-47, Adopt Resolution Ratifying Sale and Issuance of Bonds, Series 2020B
Motion to adopt Resolution No. 2020-47 ratifying the sale of Taxable Full-Term

Installment Purchase Revenue Bonds, Series 2020B by the Economic Development Authority of the City of Chaska Minnesota, and authorizing execution of related documents.

- F. Adopt Resolution 2020-48, Amending 2020 Electric, Water, and Sewer Fund Budgets
Motion to adopt resolution number 2020-48 Amending the 2020 Electric, Water, and Sewer Fund Budgets.

Motion carried.

8. Action Items

8.A. Adopt Resolution 2020-46, Approving the Concept Plan for the Carlson Property/Destiny Homes/PC #2020-13

Assistant Administrator Kabat introduced the item to the Council.

Mayor Windschitl inquired if Destiny Homes has built in the area before.

City Planner Hanson stated they are a local builder and is not certain if they have done any work in the City of Chaska. She then presented the item to the Council.

Mayor Windschitl looked to clarify that the white line in the aerial photo designates access to the southern part of the Carlson property.

City Planner Hanson confirmed it is what Staff presumes is the direct access to that property and that Carlson will retain those until development is feasible.

Councilmember Huang inquired if the east side of the lot would dead-end.

City Planner Hanson stated that is what Staff presumes would occur.

Councilmember Huang asked what the maximum use of low density would be there.

City Planner Hanson explained the maximum density possible in a low-density guidance is up to five units per acre.

Mayor Windschitl inquired if access to the property to the east would open up with this project.

City Planner Hanson stated if everything moves forward with the Carlson property, then it would give accessibility to that property. She then continued her presentation of the item.

Mayor Windschitl asked if the old Carlson driveway could be used as a construction entrance.

City Planner Hanson stated that it could and would be something the County would need to dictate and went on with her presentation of the item.

Councilmember Grau looked to confirm that the bonus room would be in the loft.

City Planner Hanson stated a representative from the developer could speak to that after the presentation of the item.

Councilmember Grau inquired if there are other examples of lot widths under the standard of 75 feet.

City Planner Hanson provided examples of comparable lots sizes in the City.

Mayor Windschitl looked to clarify that there would be an additional pond added for stormwater.

City Planner Hanson stated there will be limitations on how the existing wetland will be utilized.

Councilmember Hubbard asked if they are required to have a neighborhood meeting.

City Planner Hanson explained it is not mandatory but strongly encouraged prior to concept.

Councilmember Grau noted he is disappointed the neighborhood meeting has not happened yet.

Councilmember Huang asked if a checklist of items is given to a potential developer.

City Planner Hanson stated there is a checkoff list on the concept plan application.

Councilmember Grau asked if there was ever access to this site off of County Road 44.

City Planner Hanson explained the comp plan did not show an additional access onto County Road 44.

In response to questions from the Council, Steve Peck, developer, and Butch Sprenger, applicant, provided further detail regarding neighborhood meetings, the layout and use of the side courtyards, HOA fees, floor plan options, stairway to the bonus room, potential for floor plan modifications, timeline for construction, price points, and construction access.

Councilmember Hubbard inquired what the timeline for the proposed collector road to the south would be.

City Planner Hanson stated the development of the properties to the west would dictate that.

Community Development Director Ringwald spoke further regarding the timeline for the proposed collector road.

Mayor Windschitl looked to clarify the location of the proposed park to the west near the proposed elementary school site.

City Planner Hanson pointed it out on the aerial photo.

Mayor Windschitl requested the developer note that there will be lighted ball fields to the west of the proposed development.

Councilmember Grau commented that traffic data from the traffic study done in the preliminary plan will be helpful for the neighbors.

Mr. Sprenger stated that a detached senior housing traffic analysis has been done and that data can be shared.

Kevin Wright read communication from Wade Powell, 3860 Founders Path, detailing concern with construction traffic and proposed lot width within their R1 zoning.

City Planner Hanson provided further detail regarding PRD standards and stated that the proposed lot widths are consistent with this type of product.

Gary Ross, 3863 Founders Path, expressed concern with construction traffic, lack of space for safety during severe weather, frontage lot size, and traffic from the proposed development.

City Planner Hanson gave more information regarding frontage lot size.

Council and Staff discussed density further.

Jamie Novak, 3857 Dakota Court, questioned if this will be a 55+ neighborhood and expressed concern with traffic and only one entry.

Mr. Sprenger stated that this development is generally speaking marketed to the 55+ buyer.

The Council and Ms. Novak discussed concerns with traffic outlets and homeowners associations.

Brian Astry, 3834 Founders Path, expressed concern with construction traffic in light of school bus stops.

Mayor Windschitl explained that construction traffic within neighborhoods is carefully monitored.

Derrick Banas, 3871 Dakota Court, asked when the neighborhood meeting would occur and why this plan seems rushed. He also wanted to know more about the tree buffers that will separate the neighborhoods.

Steve Peck estimated the neighborhood would be in the next two or three weeks. He also explained the timeline is bound with real estate and that final engineering will determine the tree buffer.

Mayor Windschitl explained the applicant is following the normal process for development.

Ethan Grev, 3889 Carver Path, asked how many homes/residences can be serviced by one entry.

Mayor Windschitl stated that might not be quantifiable, but from his experience, a large neighborhood with one entry is quite manageable.

City Engineer Clark spoke into further depth regarding forecasting traffic volumes in this location.

The Council shared their thoughts on the concept plan.

Mayor Windschitl inquired if specs are built and then sold.

Steve Peck stated that most sales are pre-sales and a two-year window is reasonable for a 24-lot development.

Motion by Councilmember Huang, second by Councilmember Hatfield to adopt Resolution No. 2020-46 approving the Concept Plan for the Carlson Property (PC #2020-13). Motion carried.

The Council took a five-minute recess.

8.B. Adopt Resolution 2020-45, West Creek Apartment Project-Request for Letter of Support and Use of Affordable Housing TIF Program

Assistant Administrator Kabat introduced the item to the Council.

Councilmember Grau inquired if any changes with the concept plan are expected since the school referendum did not pass.

Bob Reopke, applicant, explained that the plan has not changed.

Mayor Windschitl commented the concept plan came to Council a year ago and asked if that has to be revisited at all.

Assistant Administrator Kabat stated that if the project does not change significantly in use or design from the concept, it is typically continued along the process.

Councilmember Huang commented that there is a deep need for this in the community.

Councilmember Hubbard inquired about plans for the remaining funding needed.

Mr. Reopke provided further clarity regarding the funding plan.

Councilmember Hubbard asked if this project falls under affordable housing.

Mr. Reopke stated that it does and can also be considered supportive housing.

Mayor Windschitl inquired if veterans get any preference in this type of housing.

Mr. Reopke stated it could be considered.

Motion by Councilmember Huang, second by Councilmember Grau to authorize the City Administrator to send the attached letter of support to Community Asset Development Group to support the West Creek Apartment project through their grant application to the State of Minnesota, and to approve Resolution No. 2020-45, making available our Affordable Housing TIF program for the West Creek Apartment building project.

Councilmember Grau noted that many of the discussions regarding this project and the concept plan occurred when it came before the Council last year.

Motion carried.

8.C. Establish Meeting to Engage with the Community Regarding Police Policies

Mayor Windschitl recapped the purpose of setting up this meeting.

Councilmember Hatfield inquired if this will be as accessible as Marnita's table.

Assistant Administrator Kabat stated the plan is to have it as accessible as possible, including meeting promotion and having translators available. He spoke in further depth about the purpose for the meeting and explained that the ZOOM session would follow the same format as the in-person session.

Councilmember Hubbard asked if attendees will be able to ask their own questions during the breakout sessions.

Assistant Administrator Kabat provided further detail regarding the breakout sessions.

Motion by Councilmember Hubbard , second by Councilmember Huang to set a special meeting to occur on June 24, 2020 at the Chaska Event Center from 6:30 pm to 8:30pm. Motion carried.

9. Bills

9.A. Accounts Payable Council Roster 6-15-2020

The Council requested further information about bills on pages 4, 6, 17, 23, and 27 .

Mayor Windschitl and Assistant Administrator Kabat 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 6-15-2020

10.B. 1st-Qtr. 2020 Investment Report dated June 15, 2020

Councilmember Grau:

- Inquired if Chaska Cubs will be playing this summer. Mayor Windschitl spoke about the City's response that the team can practice but not play games.
- Updated the Council on the recent Eastern Carver County Community Recreation Board meeting.
- Noted he welcomed the transparency that the meeting regarding police policies on the 24th will bring.
- Noted recognizing human dignity and worth is important and noted there will be a virtual PRIDE parade on June 28th. He wished everyone a happy PRIDE month.

Councilmember Huang:

- Updated the Council on a meeting he attended this week for Community Conversation with Dan Kessler, and it was informative.
- Noted the Chaska Business Round Table is Thursday, June 18th at 2pm. Assistant Administrator Kabat provided further details about the meeting.
- Commented that the 4th of July fireworks celebration at McKnight Park.
- Updated the Council regarding SouthWest Transit statistics.
- Shared his thoughts regarding the issues brought to light by the George Floyd incident. He also asked the Mayor to consider if he would be willing to sign President Obama's Mayor's Pledge. The Council expressed support in signing the pledge. Mayor Windschitl stated he would look into what he needs to do for that.

Councilmember Hubbard:

- Noted the MN Dept of Education has put out a survey for parents to provide feedback regarding schooling in the fall.
- Noted she joined the Chaska Care team in food distribution at the high school this past week.
- Noted the Carver County Emergency Operations is launching a regional coalition of counties, CDAs, and chambers of commerce and partnering with greater MSP to support small businesses.
- Recognized that Juneteenth is on June 19, 2020.

Councilmember Hatfield:

- Encouraged residents to research and learn more about Juneteenth.

Mayor Windschitl:

- Commented that he is looking forward to the community conversation on June 24th.
- Noted there is a ZOOM meeting on Wednesday morning for community leaders to meet the new superintendent of schools.
- Noted the EOC tried to look at two-week windows to make decisions during this time and have thus determined the 4th of July fireworks will still be held.
- Commented that the graduation parade hosted on June 5th was such a neat experience and thanked those who set it up.

11. Adjourn

Motion by Councilmember Hatfield, second by Councilmember Hubbard to adjourn the meeting at 11:29 pm. Motion carried.