- MINUTES -
CHASKA CITY COUNCIL
CHASKA EVENT CENTER (ZOOM)
JANUARY 24, 2022

1. Call to Order
The meeting was called to order by Mayor Windschitl at 7:07 pm.

2.Pledge of Allegiance

3. Roll Call
Roll call was taken. Present: Councilmembers Grau, Hatfield, Hubbard (via zoom), 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; Mike Melchert, City Attorney; and City Engineer Matt Clark.

4. Adopt the Agenda
Motion by Councilmember Hatfield, second by Councilmember Huang to adopt the agenda as presented. Motion carried. Via roll call.

5. Visitor Presentation
5.A. Chaska River City Day's update by Executive Director Billie-Jean Undesser
Billie-Jean Undesser addressed the Council. She stated they have had trouble getting volunteers and sponsorships in recent years for Chaska Rive City Day's and it seems to be due to the Chaska Fire and Ice event being held the weekend prior every year. She stated she would like to request discussing a way to move either event in hopes to build better community involvement in the future.

City Administrator Podhradsky stated it would be difficult to change the dates for the Fire and Ice event this year because the bands and other vendors are booked a year in advance. He noted it isn't required to hold that event those days, so they can discuss it and see about finding new dates for 2023.

6. Approve Previous Meeting Minutes
6.A. Approve December 20, 2021 City Council Meeting Minutes
Motion by Councilmember Grau, second by Councilmember Hubbard to adopt the agenda as presented. Roll call was taken. Voting aye: Councilmembers Grau, Hatfield, Hubbard, Huang, and Mayor Windschitl. Voting nay: None.
Motion carried.

7. Consent Agenda

Motion by Councilmember Hatfield, second by Councilmember Grau to approve the Consent Agenda Items A through F:

A. Approve Support for Hwy 212 Expansion

Motion to support the inclusion and adoption of the six freight projects selected in MnDOT's Minnesota Highway Freight Program, including Highway 212 Rural Freight Mobility and Safety Project, as presented in the Metropolitan Council's proposed Plan Amendment.

B. Election Judge Wage Increases

Motion to approve the pay structure for election judges as follows: Head Judge to $12.33/hr, Asst. Head Judge/Tabulators from $11.00/hr to $11.33/hr and Regular Judge from $10.00/hr to $10.33/hr.

C. Adopt Resolution 2022-1, Accepting Gifts and Donations

Motion to adopt Resolution 2022-1 acknowledging and accepting gifts to the City of Chaska received during the period October 1, 2021 through December 31, 2021.

D. Adopt Resolution 2022-4, Cogeneration and Small Power Production for City Electric Utility

Motion to adopt Resolution No 2022-4 for Cogeneration and Small Production Tariff.

E. Disposition of Excess Property Near Highwood Drive

Motion to authorizing the Mayor and City Administrator to execute the sale and necessary subdivision of excess City property at PID 306860160, PID 305800280, PID 305800290, and PID 305800240 generally located west and south of Highwood Drive as described in Figure 1.

F. Adopt Resolution 2022-12, Approving the Final Plat for Del Webb at Chaska 2nd Addition/Pulte Homes/PC #2022-08

Motion to adopt Resolution No. 2022-12 approving the Final Plat for Del Webb at Chaska 2nd Addition (PC #2022-08).

Roll call was taken. Voting aye: Councilmembers Grau, Hatfield, Hubbard, Huang, and Mayor Windschitl. Voting nay: None. Mayor Windschitl abstained from voting on 7.E.

Motion carried.

8. Action Items

8.A. PUBLIC HEARING: Adopt Resolution 2022-2, Approving the Drainage & Utility Easement Vacations for Oak Ridge/RCS-RCA Oak Ridge LLC/PC #2021-08

City Administrator Podhradsky introduced and provided background on this item.

Mayor Windschitl opened the public hearing at 7:20 pm.

No one wished to address the Council on this item.

Mayor Windschitl closed the public hearing at 7:21 pm.

Motion by Councilmember Huang, seconded by Councilmember Hatfield to adopt Resolution No. 2022-2 to approve the Drainage & Utility Easement Vacations within the Oak Knoll plat.

Roll call was taken. Voting aye: Councilmembers Grau, Hatfield, Hubbard, Huang, and Mayor Windschitl. Voting nay: None.

Motion carried.

8.B. Fire Truck Purchase
City Administrator Podhradsky introduced this item.

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

Interim Fire Chief Kevin Gravalin addressed the Council and stated he is aware this is a big purchase but looking at how technology has changed over the past 20 years the truck needs the updated technology such as airbags, rollover protection, middle slated ladder, camera, remote nozzle, door locks for safety in the event of something like another unrest, and many more updates.

Councilmember Grau asked what happens to the old truck.

City Administrator Podhradsky stated they will try to sell it, but there isn't a lot of value in the type of truck they currently have. He stated others on the market which are similar, or the same models are selling for under $100k.

Councilmember Huang asked if the City would be liable for the balance if the company went under.

City Administrator Podhradsky stated they will get a performance bond that covers the City in that event. He noted the City is part of the HGA purchasing group, which takes care of the bidding requirements for these types of equipment purchases.

Councilmember Hubbard asked if they will need special mechanics to fix these trucks or will the mechanics within the City be trained to deal with these.

City Administrator Podhradsky stated the City mechanics will be trained.

Motion by Councilmember Huang, seconded by Councilmember Hatfield to authorize the Mayor and City Administrator to execute documents to place on order and purchase from MacQueen Equipment, LLC prior to January 31, 2022 a ladder/platform fire truck. If the covid dollars can be used towards this purchase then staff is authorized to use those funds.
Roll call was taken. Voting aye: Councilmembers Grau, Hatfield, Hubbard, Huang, and Mayor Windschitl. Voting nay: None.
Motion carried.

8.C. Adopt Resolution 2022-7, Bond Sale Reimbursement
City Administrator Podhradsky introduced and provided background on this item.

Motion by Councilmember Hatfield, second by Councilmember Grau to adopt Resolution 2022-7 relating to financing certain proposed projects and establishing compliance with reimbursement bond regulations under the Internal Revenue Code.
Roll call was taken. Voting aye: Councilmembers Grau, Hatfield, Hubbard, Huang, and Mayor Windschitl. Voting nay: None.
Motion carried.

8.D. Adopt Resolution 2022-8 and Ordinance 1008, Approving the Preliminary Plat, Preliminary Site & Building Plan, and Rezoning for West Creek Apartments/Community Asset Development Group/PC #2022-02

City Administrator Podhradsky introduced and provided background on this item.

City Planner Hanson provided a presentation on this item.

Mayor Windschitl asked how the parking that is on City property plays into this, unless they are selling it to the developer.

City Planner Hanson stated most likely yes, the City land will be sold to the developer and the purchase agreement will need to be completed before the final plat approval.

Councilmember Huang stated since the last meeting he visited the other centers like this, and they were well kept and had a nice esthetic, as well as, they had adequate parking. He noted it seems this property will have more than enough parking based on his observations.

Motion by Councilmember Hatfield, second by Councilmember Huang to adopt Motion to adopt Resolution No. 2022-8 approving the Preliminary Site & Building Plan and Preliminary Plat for West Creek Apartments (PC #2022-02).
Roll call was taken. Voting aye: Councilmembers Grau, Hatfield, Hubbard, Huang, and Mayor Windschitl. Voting nay: None.
Motion carried.

Motion by Councilmember Hubbard, second by Councilmember Grau to adopt Ordinance No. 1008 approving the rezoning from R2 to PRD-80.
Roll call was taken. Voting aye: Councilmembers Grau, Hatfield, Hubbard, Huang, and Mayor Windschitl. Voting nay: None.
Motion carried.

8.E. Adopt Resolution 2022-9, Approving the Preliminary Site & Building Plan and Preliminary Plat for River Valley Industrial Center/Joel Buttenhoff/PC #2022-03

City Administrator Podhradsky introduced and provided background on this item.

City Planner Hanson provided a presentation on this item.

Councilmember Hatfield stated she is glad to see sidewalks in the plan. She asked if the county has approved the right out to the intersection.

City Planner Hanson stated it is still under review.

Mayor Windschitl asked who covers the utilities for this site.

City Administrator Podhradsky stated they have onsite well and septic within Chanhassen city boundaries.

There was discussion about the utilities and who has responsibility for the other parts of this.

City Engineer Clark stated the City currently serves sewer to a portion of the existing building and have no plans to provide water to it in the future.

Dan Parks, Westwood Professional Engineers, stated there is a well on site and it provides water to the large storage tank on the southeast side of the building which will be used to fight fires that could occur on site.

Motion by Councilmember Grau, second by Councilmember Huang to Adopt Resolution 2022-9, Approving the Preliminary Site & Building Plan and Preliminary Plat for River Valley Industrial Center/Joel Buttenhoff/PC #2022-03.
Roll call was taken. Voting aye: Councilmembers Grau, Hatfield, Hubbard, Huang, and Mayor Windschitl. Voting nay: None.
Motion carried.

8.F. Adopt Resolution 2022-5, Approving the MBE Excavating Concept Plan/Sambatek on behalf of MBE Excavating/PC #2022-05
City Administrator Podhradsky introduced and provided background on this item.

City Planner Hanson provided a presentation on this item. She explained the purpose of this resolution is to make the space residential.

Mayor Windschitl stated his concern is access on Bade Road because it is on a hill.

Eric Miller, Engineer, addressed the Council and stated he appreciates the process and clarity. He stated they are appreciative for the opportunity to continue in the process, and they will make corrections and changes before the next plan is due.

Councilmember Grau asked how long it will take before the property will be useable.

Eric Miller, Engineer, stated it really depends on the market.

Billie-Jean Undesser addressed the Council and stated the revenue and other safety issues are a big concern.

City Administrator Podhradsky stated if they are leaning towards denying this item, he suggests tabling this item and bringing it back with options and increased language showing alternative resolution.

Motion by Councilmember Grau, second by Councilmember Huang to table consideration of Resolution 2022-5, Approving the MBE Excavating Concept Plan/Sambatek on behalf of MBE Excavating/PC #2022-05.
Roll call was taken. Voting aye: Councilmembers Grau, Hatfield, Hubbard, Huang, and Mayor Windschitl. Voting nay: None.

Motion carried.

Mayor Windschitl adjourned to a 5-minute break at 9:41 pm.
Mayor Windschitl re-convened the meeting at 9:45 pm.

8.G. Adopt Resolution 2022-10, Approving the Concept Plan for 5 Single Family Lots on 6th Street and Maple Street/Landmark Builders/PC #2022-04
City Administrator Podhradsky introduced this item.

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

City Engineer Clark stated they are working with the developer to figure out is if there are 4 or 5 lots, and they will figure that out with developer as it gets closer to final plat.

Councilmember Hatfield stated at preliminary they will have a better idea of how the water mitigation will be handled. She noted this was her childhood park, so she knows it floods a lot. She stated it feels like 5 houses is a stretch for that property size but thinks 4 could maybe work. She also noted a big safety concern is the huge powerline above the proposed lots.

Councilmember Grau stated whatever they do they need to make sure they look similar to the others in the area.

Eugene Vorobey, Developer, addressed the Council and stated the houses will be 2-story and at least 2k sq ft. and they will then have a better idea how the concerns mentioned can be addressed.

Martin Douglas, 519 N. Maple, addressed the Council and stated they don't seem concerned that they aren't doing anything with that park, they got rid of a bunch of trees and it seems they have neglected the resident's input on this.

Mayor Windschitl stated they had these discussions in the past about the parks. He stated the City takes a lot of pride in the parks. He noted the City doesn't own the property and there was a lot of consideration about how to handle this.

Brad Headman, 520 East 5th Street, addressed the Council and asked if there has been any testing done due to there being an old clay mine and noted there are tunnels under it so there will be a lot of work to do and it will need to be built up.

Karen Thompson, 531 East 6th Street, addressed the Council and stated she is concerned about what may become of their neighborhood with the residential projects going on.

Lynn Manivanh, 525 East 6th Street, addressed the Council and stated a section of road that goes around Auburn Manner is very small and that is a lot of traffic that will have to go through there if they build the houses.

Motion by Councilmember Huang, second by Councilmember Grau to Adopt Resolution 2022-10, Approving the Concept Plan for 5 Single Family Lots on 6th Street and Maple Street/Landmark Builders/PC #2022-04.
Roll call was taken. Voting aye: Councilmembers Grau, Hatfield, Hubbard, Huang, and Mayor Windschitl. Voting nay: None.
Motion carried.

8.H. Adopt Resolution 2022-11, Approving the Preliminary Site & Building Plan for 212 Medical Center/Ridgeview Medical Center/PC #2022-07
City Administrator Podhradsky introduced and provided background this item.

City Planner Hanson provided a presentation on this item.

Councilmember Hubbard asked what the plan was for the extra floor they want to add.

Paul Ham, Ridgeview, addressed the Council and stated they have enjoyed a great working relationship with the City and because they have grown they are looking to add this extra floor.

Councilmember Grau stated he appreciates this sites organization and the services they provide with high class facilities.

Councilmember Huang stated he is the closest of the Councilmembers to this facility, it is right outside his door. He stated the biggest concerns are the lights coming from the facility and the fact that some neighbors feel it isn't fair because they are paying the price for the right to have the good facility in the community.

City Engineer Clark stated they need to understand what the full build out will be but also try to figure out what the access needs are at Hunter Mark and Ridgeview entrance.

Mike Phelps, CEO of Ridgeview, addressed the Council and stated the pandemic has shown a demand for more beds and prior to the pandemic the predictions were that need for beds would go down due to different markets and alternative medicine.

Motion by Councilmember Grau, second by Councilmember Hatfield to Adopt Resolution 2022-11, Approving the Preliminary Site & Building Plan for 212 Medical Center/Ridgeview Medical Center/PC #2022-07.
Roll call was taken. Voting aye: Councilmembers Grau, Hatfield, Huang, and Mayor Windschitl. Voting nay: None. Councilmember Hubbard recused herself from the vote due to her working relationship with Ridgeview.
Motion carried.

8.I. Adopt Resolution 2022-3, Approving the Ess Lot & Ernst Home (Chaska Yards) Concept Plan/Carver County CDA/PC #2022-06
City Administrator Podhradsky introduced and provided background on this item.

There was discussion on how the parking will work with one car garages. Mayor Windschitl stated he isn't sure the parking they are proposing will work out.

Councilmember Hatfield stated this is her favorite concept plan for this site. She is however worried that the guest parking spots will always be taken unless signage is put up.

Councilmember Huang stated the turn into that lot from the alley is super tight so his biggest concern is how they can make the alley feel comfortable and spacious so people can walk through there as well as accommodate the increased traffic when this project is completed.

Mayor Windschitl stated the homes don't look historic so they will need to bring in the historic concept for these homes.

Motion by Councilmember Hubbard, second by Councilmember Huang to Adopt Resolution 2022-3, Approving the Ess Lot & Ernst Home (Chaska Yards) Concept Plan/Carver County CDA/PC #2022-06.
Roll call was taken. Voting aye: Councilmembers Grau, Hatfield, Hubbard, Huang, and Mayor Windschitl. Voting nay: None
Motion carried.

8.J. Appointment of Elected Representatives to the SW Transit Commission
City Administrator Podhradsky introduced this item.

Councilmember Hubbard asked when this Commission normally meets. Councilmember Huang stated they meet on the third or fourth Wednesday of each month starting at 6 pm.

Motion by Councilmember Hubbard, second by Mayor Windschitl to appoint McKayla Hatfield to the SW Transit Commission.
Roll call was taken. Voting aye: Councilmembers Grau, Hatfield, Hubbard, Huang, and Mayor Windschitl. Voting nay: None.
Motion carried.

9. Bills
9.A. Accounts Payable Council Roster 1-24-2022

Council requested further information on pages 20 and 25.

City Administrator Podhradsky 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 Grau, Hatfield, Hubbard, Huang, and Mayor Windschitl. Voting nay: None
Motion carried.

10. Other Business

10.A. City Administrator's Report
10.A.i. Bi-Weekly Report January 24, 2022

10.B. City Administrator's Report
10.B.i. Building Officials Analysis of 2021 Construction
10.B.ii. 4th-Qtr 2021 Investment Report dated January 24th, 2022
10.B.iii. Financial Reports - YTD 11/30/21

Councilmember Hubbard:
- Thanked the Human Rights Commission for an outstanding job putting on the MLK event
- Attended the recent Steering Committee meeting and noted the committee was debating on hosting an in person open house event and she would keep Council informed.

Councilmember Hatfield:
- Echoed Councilmember Hubbard and stated Human Rights Commission did great job on the MLK event
- Provided a reminder of the Parent and Community Awareness Night this Thursday

Councilmember Grau:
- Gave a heartfelt thank you to the community as whole for all the hard work everyone is doing to keep the schools safe and in-person

Councilmember Huang:
- Echoed Councilmember Grau and noted his wife is a teacher and he greatly appreciates all their efforts to keep the kids safe
- Stated the MLK celebration was great
- Provided a reminder about the ice fishing contest this weekend

Mayor Windschitl:
- Stated he attend a meeting with many different Hennepin County Officials regarding car jackings and community safety, noted it was a good experience
- Congratulated Fire Chief Tim on his upcoming retirement in two weeks
- Noted the next meeting is a work session only and the next meeting is on February 21st

11. Adjourn
Motion by Councilmember Hatfield, second by Councilmember Huang to adjourn the meeting at 12:02 am.
Motion carried.