

- MINUTES -
CHASKA CITY COUNCIL
MARCH 21, 2022

1. Call to Order

The meeting was called to order by Mayor Windschitl at 7:00 pm.

2. Pledge of Allegiance

3. Roll Call

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

Absent: None.

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

4. Adopt the Agenda

Mayor Windschitl requested moving Item 8.F. to 8.A.

Motion by Mayor Windschitl, second by Councilmember Huang to adopt the agenda with the noted change.

Motion carried.

5. Visitor Presentation

None.

6. Minutes

6.A. Approve February 28, 2022 City Council Meeting Minutes

Motion by Councilmember Hubbard, second by Councilmember Grau to approve the minutes of the February 28, 2022 City Council meeting.

Motion carried.

7. Consent Agenda

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

- A. Adopt Resolution 2022-22, Approving the Final Site & Building Plan for 212 Medical Center/Ridgeview Medical Center/PC #2022-13

Motion to approve Adopt Resolution 2022-22, Approving the Final Site & Building Plan for 212 Medical Center/Ridgeview Medical Center/PC #2022-13.

B. Adopt Resolution 2022-26, Approving the Annexation into Chaska of a portion of the Kelzer property currently in Laketown Township, per the Orderly Annexation Agreement
Motion to Adopt Resolution 2022-26, Approving the Annexation into Chaska of a portion of the Kelzer property currently in Laketown Township, per the Orderly Annexation Agreement.

C. Adopt Resolution 2022-27, Bond Sale Reimbursement
Motion to Adopt Resolution 2022-27, Bond Sale Reimbursement.

D. Adopt Resolution 2022-28, Interfund Tax-Increment Project Financing
Motion to Adopt Resolution 2022-28, Interfund Tax-Increment Project Financing.

E. Use of ARPA Funds
Motion to approve use of ARPA Funds.

F. Letter of Support - State Funding for Northern Ravine Trail
Motion to approve Letter of Support - State Funding for Northern Ravine Trail.

G. Letter of Support - US HWY 212 Freight Mobility and Safety Project
Motion to approve Letter of Support - US HWY 212 Freight Mobility and Safety Project.
Motion carried.

8. Action Items

8.F. Adopt Resolution 2022-30, Public Improvement Hearing for the 2022 Street & Utility Reconstruction Project

City Administrator Podhradsky introduced this item.

City Engineer Clark provided background and a presentation on this item. He noted this has been a long project spanning over the past 10 years.

City Administrator Podhradsky stated this has to be done this summer or it will have to wait until next summer so they aren't doing work while the detour is happening on Yellow Brick Road.

Councilmember Hatfield asked if they are committed to having five units on the lot across the street if they approve it tonight.

City Engineer Clark stated approving this tonight doesn't commit them to doing five lots.

City Administrator Podhradsky stated what will determine what goes on the lots will be up to the Council's final approval, they are not committed to anything right now.

Councilmember Hatfield asked if they will have sidewalks on both sides of Maple Street and 6th Street. She stated it feels like the houses are very close to the street and wants to make sure they are consulted on the process.

City Engineer Clark stated it is very tight and they have been in contact with the owners of the houses in that area and will continue to work with them as the project develops.

Mayor Windschitl opened the Public Hearing on this item for public comment at 7:40pm.

Brad Hedman, 520 East 5th Street, addressed the Council. He asked if the new sewer system will be tying into the one in front of their house. His concern is that the tar is already cracking there and it will get worse if that is what they plan to do.

City Engineer Clark stated they will be tying into the existing sewer but they will be replacing any damage along Beech Street.

Barb Moran, 507 N. Maple Street, addressed the Council. She stated she appreciates the improvements being made but would like to know if they need to make the determination on the lots across the street tonight.

City Administrator Podhradsky stated not tonight, they still have several steps in the process before anything on those lots will have to be decided.

Mayor Windschitl closed the Public Hearing on this item at 7:46pm.

Motion by Councilmember Hatfield, second by Councilmember Huang to Adopt Resolution 2022-30, Public Improvement Hearing for the 2022 Street & Utility Reconstruction Project approve the Purchase Agreement for the purchase of the property at 216 4th Street West.
Motion carried.

8.A. Adopt Ordinance 1012, Amend Chapter 2, Article 8, Sections 10 and 20 of the Chaska MN Code of Ordinances - Ward Boundaries and Polling Locations
City Administrator Podhradsky introduced this item.

Community Development Director Kabat provided background and a presentation on this item.

Councilmember Hatfield stated it is very important that people know where they need to go to vote, and wants to make sure they make that as clear as possible.

City Administrator Podhradsky stated anyone impacted by the ward changes will receive a notice in the mail indicating that their polling place has changed. He also noted that they will do a campaign as it gets closer to voting to ensure everyone knows where they are supposed to vote.

Councilmember Hatfield asked if the accessibility is taken into consideration when they assign polling locations.

Community Development Director Kabat stated they do follow regulations making sure there are ADA polling options and parking for handicap outside the polls.

Councilmember Hubbard asked if at voting time there is a long line outside, will there be anyone saying which ward it is so no one is wasting time in line at the wrong location.

Community Development Director Kabat stated they usually have a table where people can check it is the correct voting location prior to getting in line for that purpose.

Councilmember Hubbard noted that although it is being voted on tonight, this isn't something that if people disagree with it, it can't be address for another 10 years, it can be brought up at any point and is a community wide discussion because it is so impactful for everyone.

Motion by Councilmember Hubbard, seconded by Councilmember Grau, to Adopt Ordinance 1012, Amend Chapter 2, Article 8, Sections 10 and 20 of the Chaska MN Code of Ordinances - Ward Boundaries and Polling Locations.
Motion carried.

8.B. Adopt Resolution 2022-23 and Ordinance 1009, Approving the Preliminary Site & Building Plan, Preliminary Plat and Rezoning for Chaska Creek Industrial Phase 3/Oppidan/PC #2022-14
City Administrator Podhradsky introduced this item.

City Planner Carlson provided a presentation and overview of this item.

Mayor Windschitl stated he likes the rendering shown and that it includes screening because that was a concern initially but they seem to have addressed that issue for the neighbors.

Councilmember Grau stated he agrees with Mayor Windschitl regarding the screening. He stated he wants to make sure they continue to discuss what will be put in to the west of the property.

City Administrator Podhradsky stated they are trying to come up with a plan that ensures no one gets left behind but there it is problematic because not everyone agrees with what should go there, and they will continue conversations with the owners around there to come up with a solution.

Councilmember Hubbard asked if there are restrictions on what hours they can load and unload due to noise.

City Administrator Podhradsky stated they are regulated by the state noise guidelines which they will need to follow.

Jay Moore with Oppidan addressed the Council. He stated they plan to start construction on July 1, 2022. Phase one will be completed in June, Phase two in November and Phase 3 in the summer of 2023 and they plan to open each building as they are completed.

Motion by Councilmember Huang, second by Councilmember Hatfield, to adopt Resolution No. 2022-23 approving the Preliminary Site & Building Plan and Preliminary Plat for Chaska Creek Industrial Phase 3 (PC #2022-14).
Motion carried.

Motion by Councilmember Hubbard, second by Councilmember Huang, to Motion to adopt Ordinance No. 1009 approving the rezoning for Chaska Creek Industrial Phase 3 from Rural Residential (RR-2) and Open (O) zoning districts to Planned Industrial District No. 10 (PID-10).

Motion carried.

8.C. Adopt Resolution 2022-24 and Ordinance 1010, Approving the Preliminary Plat and Rezoning for Ensconced Woods/Johnson-Reiland Builders and Remodelers/PC #2022-17
City Administrator Podhradsky introduced this item.

City Planner Hanson provided a presentation on this item and reviewed the Concept Plan.

Gary Ross, 363 Founders Path, addressed the Council. He stated they have had to chase down construction workers and buses to tell them to stop at the stop sign there. He noted they are only concerned about the heavy earth equipment coming into the area and they are pleased to hear that it will be handled by the association.

Motion by Councilmember Huang, second by Councilmember Grau, to adopt Resolution No. 2022-24 approving the Ensconced Woods Preliminary Plat (PC #2022-17).
Motion carried.

Motion by Councilmember Hubbard, second by Councilmember Hatfield, to adopt Ordinance No. 1010 approving the rezoning for Ensconced Woods from Low Density Residence (R1) and Open (O) to Planned Residential District No.81 (PRD-81).
Motion carried.

8.D. Adopt Resolution 2022-25 and Ordinance 1011, Approving the Preliminary Plat and Rezoning for Rivertown Heights/DR Horton/PC #2022-16
City Administrator Podhradsky introduced this item.

Gary Ross, 363 Founders Path, addressed the Council. He asked if they could put a 4-way-stop sign at Founders Path and Percheron Blvd. noting that would slow the traffic in that area if they can. He asked if cost was the reason they haven't extended Savannah Way to Founders Path yet and noted if they got that done, it would be the way he takes to 212.

City Administrator Podhradsky stated adding a 4-way-stop sign there would be something City Engineer Clark would need to look into. He noted in areas where stop signs are not expected they can cause more problems than not sometimes but it is something they can look into. He added cost is the reason Savannah Way hasn't been extended to Founders Path yet, but noted it will be done sooner than later.

Motion by Councilmember Hatfield, second by Councilmember Grau, to adopt Resolution No. 2022-25 approving the Rivertown Heights Preliminary Plat for a 90-lot subdivision on 40 acres of land (PC #2022-16).
Motion carried.

Motion by Councilmember Huang, second by Councilmember Hubbard, to adopt Ordinance No. 1011 approving the rezoning for Rivertown Heights from Open (O) to Planned Residential District No. 82 (PRD-82).
Motion carried.

8.E. Adopt Resolution 2022-29, Approving the Concept Plan for Hazeltine Plaza
Apartments/Trident Development/PC #2022-18

City Administrator Podhradsky introduced this item.

Community Development Director Kabat provided a presentation and overview of this concept plan.

Councilmember Grau stated he would be concerned that they would use the retail parking lot to cut across through the parking lot to get to their apartment so he is glad to hear they are going to make sure it is separated somehow.

Community Development Director Kabat stated part of the proposal tonight is to have a traffic circulation study done and get some answers on where the conflicts might arise.

Councilmember Huang noted he would like to preserve some of the commercial space for potential businesses in the future.

Community Development Director Kabat noted the requirement is two parking spots per residential unit.

City Administrator Podhradsky stated there is another space for commercial development that they don't talk about often, the pumpkin patch off Pioneer and he thinks it would likely be the preferred location for a restaurant over the current development.

Mike Benson, Chaska Investment addressed the Council. He stated they have been having conversations with City staff dating back many years trying to figure out what made sense in this location. He noted at Chaska Commons has a traffic circulation pattern in there that works and they will most likely look at a solution like that for this site. He noted it is clear they have some work to do to make this site work for everyone and they are doing that. He stated the marketplace is the biggest issue they have struggled with over the years for this site.

Councilmember Hatfield stated she is hesitant to say what will or won't work in this space but it is an important corner where they put a lot of work and wants to make sure it is done correct. She noted she isn't opposed to a hotel somewhere, she knows hotels are always full in the area and as a wedding planner it is really hard to find blocks of rooms unless she books 12-18 months in advance.

Councilmember Huang stated he is thinking long term and thinks whatever they put in that corner spot today is going determine what they can add later and thinks they should leave some of the space open for growing retail or commercial needs down the line.

Roger Fink, Trident development addressed the Council. He stated he has been in the housing filed for over 20 years and 7 spent in the lodging business. He reviewed how his experience contributed to reviewing locations to decide what might be best in the spaces. He stated they liked this area for the proximity to restaurants, retail and commercial business.

Councilmember Hubbard noted her concern is how the commercial and residential sites are going to mesh together. She stated she isn't opposed to residential being there she is just concerned about how to make things like traffic, green spaces and parking work.

Mr. Fink stated they reached out to Kohl's a few weeks ago to get a new contact there and they did eventually end up having a call with a contact, Brian and they sent him the concept plan. He noted the only concern they raised as of last week, was focused on their southern entrance point and delivery movement without being obstructed. He noted they had their civil engineer do a study to make sure those concerns are addressed.

Councilmember Grau stated he worries about the long term viability of Kohl's on that site, he is thinking about what could go there instead if Kohl's was to go away and will that work with residential being there as well. He noted he isn't opposed to the residential being there but worries about what it looks like in the future basing this site off of Kohl's being there.

City Administrator Podhradsky stated as staff they get more concerned about that as well because big box stores seem to be going away.

Motion by Councilmember Grau, second by Councilmember Hubbard, to Adopt Resolution 2022-29, Approving the Concept Plan for Hazeltine Plaza Apartments/Trident Development/PC #2022-18.

Motion carried.

9. Bills

9.A. Accounts Payable Council Roster 3-21-2022

Council requested further information on page 5, 9, and 22.

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 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 March 21, 2022

10.B. Hawk Pride Recap

Councilmember Grau:

- Thanked the individuals who have stayed with the City and noted it demonstrates if you are a good company and hire good people, people stay around

Councilmember Huang:

- Stated the longevity of the City staff and employees speaks volumes to the leadership
- April 21st is the MSB Open house
- May 7th Jonathon Spring clean-up day
- May 14th Jonathon festival of Garage Sales
- May 11th Taste of Chaska
- July 29th River City Days
- Congratulated Sub Zero Team
- Noted he is excited about the Empower Program led by Officer Janke and Chief Seibert
- Stated Southwest Transit is going through interviews and looking for a richer pool for candidates

Councilmember Hubbard:

- Stated she appreciates the hard work of the City staff
- Noted the Citizen Academy toured the Jail and stated the program is really great

Councilmember Hatfield:

- Noted there is Coffee with a Cop on Thursday at 9am at Caribou Coffee

City Administrator Podhradsky:

- Stated they are having the second round of interviews for Fire Chief on April 5th and 6th they have 3 candidates and added it would be great to have some Councilmembers present if possible

Mayor Windschitl:

- Stated awhile back the Council decided to put funds into a reserve and that ended up changing their bond rating and has really helped out the City in the long run, he noted it was a great decision

11. Adjourn

Motion by Councilmember Hatfield, second by Councilmember Huang, to adjourn the meeting at 11:30 pm.

Motion carried.