

Chaska Park Board
Meeting Minutes
April 13, 2021
Via Zoom

1. Call to Order

The April 13th meeting of the Chaska Parks Board was called to order by Chair David Downs at 7 pm via Zoom.

2. Roll Call

Attendance via Zoom:

David Downs, Jalen Destin, Jason Branch, Thomas Massey, Donelle Heieie, Karli Cich, Elizabeth Wynveen, Georgiann Keyport, Zach Saueressig

Absent: Ernesto Ruiz Gutierrez

Staff: Marshall Grange, Mary Monteith, Kevin Wright, Communications Manager

3. Adopt Agenda

Downs asked Monteith to do Roll Call to Adopt the April 13th, 2021 Meeting Agenda.

4. Visitor Presentation

None Present

5. Approve Previous Meeting Minutes

5A. Park Board March 9th, 2021

All in Favor-Aye Accept

6. Receive Council and Planning Meeting Minutes

6A. Council Minutes February 22nd

6B. Council Minutes March 15th

6C. Planning Minutes January 13th

7. New Business

7A. Introduction of Newly Appointed Park Board Members

New members Thomas Massey, Karli Cich and Donelle Heieie each shared a bit about themselves with the board.

Welcome new members.

8. Action items

8A Approve Installation of Cricket Pitch at McKnight Park

Grange shared that the club reached out to the city, letting him know about their existence, and their desire to grow the sport in Chaska. Currently, he and the others who are active in the sport, have been driving almost 30-45 minutes into the metro area to play. Grange has been learning lots about the sport these last couple months. It has become very popular; it is the 2nd most spectated sport in the world. The momentum is there and believes we will start to see more and more activity in the U.S., more organized competitions, and larger stadiums built throughout the country. It is unique to support it here in Chaska and will be a good opportunity for our youth to learn about it as well.

The challenge we have had, was where do we have some open green space to use. After staff review, it was decided the best spot was at McKnight Park. While currently used for soccer and football, there is space to build a cricket pitch between the soccer fields. The public works department would construct the concrete pitch needed for roughly \$3,500 and provide the labor to do so within the CIP budget. The Cricket club has been fundraising to get the dollars necessary to buy the turf required to cover the pitch.

Anoop Kumar was present to talk through their desire to grow the program here. He shared the history of the sport with a fun fact, the first cricket game played here was in 1844 in NY. There is a growing popularity here in the states now. Florida is home to a U.S. team, where it has become a mainstem sport. In the metro area, there are various leagues throughout, the largest, is the Minnesota Cricket Association (MCA.) There is play around the Twin Cities for both youth and adults. We have wanted to start our own team and league for years. So here we are. With support from parks and recreation, and the city, it is happening. We are coaching our youth and passing it on to them. We also are conducting cricket programming for others to learn the sport. Kumar shared what a cricket field looks like. Funds for the turf have now been secured as well. The Chaska Cricket team is established as a non-profit.

The goal is to have McKnight ready by June. We will start coaching programs then through the summer and then wrap up for the season with a yearend tournament. Downs asked when a season is? Weather permitting, we can start early May till September. Downs, McKnight, both practices and games? The goal is to do recreational games there for now, just to come and play. We are sharing the field so do not think there will be tournaments there yet. Downs, a match or two for folks to come watch and learn would be great fun.

Kumar, many of us have been playing for a long time, anyone can join us to learn and try it. Massey, turf overlay questions, the maintenance and storing of it? It is a turf specific to cricket. There is a synthetic turf made in Chanhassen that we use. We glue it and nail it to the concrete. It lasts about 18 years. The Cricket Club is responsible for wear and tear. As for storage, we will not need storage for turf, but may need a shed at McKnight for equipment storage at some time.

We would love for many to come out and try it. There is a very large community out there, upwards to 1,000 who play in the Twin Cities. Kumar, there is definitely an opportunity for the city to make revenue with tournaments here. Downs, would McKnight be suitable for tournaments? Are the dimensions, right? Kumar stated that McKnight would be the best in the Twin Cities right now. The park is mowed regularly, which helps with field conditions. It would be above par. Questions on park amenities. Downs, how will scheduling of events go? Zack Johnson from the parks department gets the field requests and balances them out to provide access to the various groups. Tuesdays and Thursdays 5-8pm is when Cricket would play, as well as some Saturday/Sunday times.

Destin asked how often there are practices/games? Games and practices are once/twice a week. For the games, usually play once a week, games are usually 2-3 hours long.

Kumar shared a video of an actual cricket game for the board to see.

Grange recognized and thanked Jung and his staff at public works for their help as well as Zach Johnson again, who is working closely with the Cricket club on the youth programming.

Downs asked for a motion to recommend to City Council the installation of the cricket pitch at McKnight Park.

Motion by Massey, second by Saueressig.

Roll Call by Monteith

Grange shared this will go to Council this Monday.

Board looking forward to playing a game!

9. Discussion Items

9A. Pedestrian and Bicycle Master Plan

Grange mentioned the work session earlier tonight held with the board, the Bike Friendly Steering committee, and Antonio Rosell from Community Design Group (CDG). Commissioners Wynveen and Destin provided an update to the rest of the board. We want to keep the public informed on this as well as the park board. Wynveen, we had the kickoff meeting tonight with Rosell. We feel he is the right choice to help us get this plan done. He has got such passion for what he does, as well as experience in and around Minnesota, as well as others states and internationally. I am impressed with his background. The plan he presented aligns with the 6 E's

and that aligns with the bike friendly criteria we will be applying for next year. He also was complementary of our community and some of what we have done already at this point. We want to get everyone enthusiastic about this project and become a community accessible for all. The community engagement is super important to the success of this, even with a pandemic going on. A link will come out soon with a public survey and an interactive wikimap for the residents to use. You can add your comments, suggest routes, test areas for trails, etc. We are hoping for 1,000 responses! We also will at a later point have community engagement opportunities in person at various community events. For now, we are starting with the online stuff. Hoping that residents pass these on-line materials on to others to complete. Our homework that was assigned tonight was to review the online stuff and provide feedback prior to it going out to the public.

Destin liked the presentation. Rosell seems really excited about it, always makes it easier to like. He learned a lot; it is totally new to him. The equity part stood out and making sure the trails and bikes are all available to everyone in the community. Important that everyone is aware of this and can be helpful for many.

Downs, leave this on our monthly meeting agenda for updates from Wynveen and Destin to update us. We will invite Rosell back in the fall to present the full master plan. Keyport, liked the interactive map to provide feedback, as it is a fun type of activity, it will help to get the 1,000 people to do the survey hopefully. That is a big goal.

9B. Cortina Woods Park Update

Grange updated the board on the neighborhood park set for remodel this year. We had sent out a neighborhood survey about 2 months ago for neighbors to provide park feedback either electronically, via mail or CCC drop off. 57 households responded, 200 people in those households. We shared initial data last month to the board. We now have met with public works and talked through current trends and the survey feedback. The common themes will be provided to the two playground contractors to draw up concepts and provide costs. Staff would select contractor based on cost and park design.

We are set to have a neighborhood meeting May 5th at the park to showcase the design. We will send out an invite to the park board as well as neighbors. They can come out to that meeting to see the concepts that have been chosen based on their feedback. According to Jung, looking at a fall timeframe for installation of new park amenities and completion. There will be ongoing agenda updates on this as we move forward as well.

Downs commented on the neighborhood meetings for the new board members who have not done one, join us at the meeting, help contribute to the park input.

9C. Carver County Arts Consortium

Downs, this topic also should be on our monthly agenda for short updates.

Grange, a significant update recently, they just had their annual board meeting and have new board representation. The new president is Mary Williamson. We are looking to set up a meeting to meet her and discuss on-going goals. Cindy Anderson will continue to be a key player and partner with us as well.

They currently have a new exhibit out in the gallery, "A Sense of Place". Check it out.

We are hearing more about an upcoming event for Prince in June. They will celebrate his 5-year anniversary of death. They are planning a county wide event with lots of things happening in June. They will be using the theater and exhibit areas.

Staff are also working with them on an event on Sunday, Aug. 22, music, and art in the park at Firemen's Park. They will have their annual CD release party. In the park will also be arts programs for youth. With this launch, we are hopeful this will become an annual event.

Grange shared with the new board members the history of how the Arts Consortium moved here into the Community Center last November from Victoria. Their lease was up, and their board felt an opportunity to look elsewhere. We had some conversations, and felt it was a great match. We needed to figure out a space for their gift shop though, where their artists can display their work for purchase. We relocated them into our old "cafeteria" space. Grange also explained the two agreements that are in place with them. One is a lease agreement for the cafeteria space, where we get a monthly base rent, if they generate sales above and beyond that base rent, the city could also get paid a share of that revenue. The 2nd agreement is a MOU for partnering with them on arts programming. Staff work with them on events throughout the year.

Downs, it is nice to bring Arts back into our focus again.

9D. Summer Recreation Program Update

Staff are hard at work planning for the summer. Programming has been a challenge throughout Covid, as we have not been able to plan too far out in advance. Now we are putting out more of a 3-month program guide. Staff are putting that together and will go out sometime this week. Swim lessons and other youth and adult activity information will also be in there soon as well.

May 22 we will have the annual Cycle Chaska. There will be a variety of bike routes to pick from. Watch for more information to come out soon. We also are excited to start back up our summer outdoor concert series in June at both City Square and Firemen's Park.

July 16th there will be a Latino band at Firemen Parks and soccer leagues starting at Riverview Terrace. We are trying to engage people in the community, both youth and adult to get out and experience the fun activities in the parks.

10. Other Business

10A. Board Reports

Branch-Get out and check out the parks! Excited about the music starting again at Firemen's.

Keyport-Recently involved with the "Stuff the Bus" campaign, the event was held at Coopers. We were tasked with seeking food donations from grocery shoppers. I was pleasantly surprised with amount of the folks who donated and donated a lot. Very successful, I enjoyed doing that.

Saueressig-loving what is going on at the CCC, with adding some new things back, and seeing the staff. Welcome to the new members.

Wynveen-Welcome to the new members, excited to have them. Congrats to the Chaska girls' basketball team, State Champs! Get out to the golf courses, they are open! In the Neighbors of Chaska piece in March, there was an ad on The Loop in Chaska, it is scheduled for a 2022 opening. Check it out, a lot of dirt being moved around there. Cycle Chaska, May 22nd, come out to bike, and check out the trails.

Donelle-Carver Cycles opened in Watertown a couple weeks ago.

Karli-I took a hike around Lake Grace and saw lots of flowers popping up in the woods!

Destin-Congrats also to the girls' basketball team. Woman's sports sometimes are looked down upon, and not respected as much as they should be. Congratulations.

Downs, I watched the girl's game, was amazed how well they played. They were awesome. Thanks to the new members for coming on. I have a request for Georgianne, could you give us a tutorial on community gardens at next months meeting? What works and what does not. Thoughts on the idea of having them in the neighborhood parks. Keyport agreed to present next month.

Grange, thank you and welcome to new members. If you want more information on projects or have questions, feel free to contact me.

11. Adjourn

Next meeting is 7pm May 11. We are looking to have another work session on naming rights and sponsorship. We would bring information to the board and talk through. Then it would go to a work session with the Council.

Motion to Adjourn by Saueressig, second by Wynveen.

- MINUTES -
CHASKA CITY COUNCIL
April 5, 2021

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.

Absent: None.

Also Present: Kevin Ringwald, Community Development Director; Liz Hanson, City Planner; Luke Melchert, City Attorney; Noel Graczyk, Administrative Services Director; City Engineer Matt Clark; Nate Kabat, Assistant Administrator; and Matt Podhradsky, City Administrator.

4. Adopt the Agenda

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

5. Visitor Presentation

5.A. Community Statement Against the Rise of Anti-Asian Hate by the Chaska Human Rights Commission

Commissioner Seth Spreadbury read a statement from the Chaska Human Rights Commission.

The Council thanked the Commission for their statement and shared some thoughts regarding hate against groups of any kind.

6. Minutes

Motion by Councilmember Hatfield, second by Councilmember Hubbard to approve the minutes of the March 15, 2021 City Council meeting. Motion carried.

7. Consent Agenda

Councilmember Hubbard requested clarity on item 7a.

City Administrator Podhradsky provided further information regarding that item.

Motion by Councilmember Hubbard, second by Councilmember Grau to approve the Consent Agenda Items A through I:

- A. Adopt Ordinance 995, Amend Chapter 10, Article 10.40, Section 10.04.010 Traffic Regulations

Motion to adopt Ordinance #995 Amending Chapter 10, Article 10.04 Section 10.04.010 State Traffic Regulations of the Chaska City Code of Ordinances.

- B. Adopt Resolution 2021-13, Support for State Bonding for County Highway 18 - West 82nd Street

Motion to approve Resolution No. 2021-13, supporting the state issuance of bond dollars for the Highway 18 (West 82nd Street) which would fund the local share of that project.

- C. Adopt Resolution 2021-14, Amending 2020 Fund Budgets

Motion to adopt Resolution 2021-14 Amending 2020 Fund Budgets.

- D. Adopt Resolution 2021-15, Amending 2021 Fund Budgets

Motion to adopt Resolution 2021-15 Amending 2021 Fund Budgets.

- E. Transient Accommodation Renewals

Motion to approve the 2021-2022 transient accommodation licenses effective May 1, 2021 through April 30, 2022.

- F. Acceptance of Revised Carver County SHIP Grant for Pedestrian and Bicycle Master Plan

Motion to Approve the 2021 revised Project Grant Agreement Between the City of Chaska and Carver County for a Pedestrian and Bicycle Master Plan for \$45,000.

- G. Park Board Commission Appointments

Motion to appoint Thomas Massey and Karli Cich as Commissioners to the Chaska Park Board.

- H. Adopt Resolution 2021-16, 2021 Overlay Program

Motion to approve Resolution No 2021-16 awarding the bid for the 2021 Overlay Program to Wm Mueller & Sons in the low bid amount of \$397,280.30.

- I. Adopt Resolution 2021-20, Award Bid for Directional Boring of 2021 Overhead to Underground Electric System

Motion to adopt a resolution 2021-20, awarding the bid for Directional Boring for the 2021 Overhead to Underground Electric System Conversion Project to Nagel Companies LLC, in the low bid total amount of \$146,806.25.

Motion carried.

Motion by Councilmember Huang, second by Councilmember Huang to recess for a short break due to technical difficulties. Motion carried.

8. Action Items

8.A. Public Hearing: Adopted Resolution 2021-17 & 2021-18 Modification of Redevelopment Plan Dist. No. 4, Establishing (TIF) Dis. No. 24, Adopting a TIF Plan, and Authorizing Execution of Redevelopment Agreement - Granting a Business Subsidy

City Administrator Podhradsky introduced the item to the Council.

Assistant Administrator Kabat presented the item to the Council.

Mayor Windschitl looked to confirm this was part of the City.

City Administrator Podhradsky clarified that it is, and Assistant Administrator Kabat continued his presentation of the item.

Mayor Windschitl inquired if the Traditions property is part of TIF district 24.

City Administrator Podhradsky stated that it is.

Mayor Windschitl opened the public hearing at 7:54 pm.

Jay Moore, applicant, spoke briefly regarding the project.

Mayor Windschitl closed the public hearing at 7:57 pm.

Motion by Councilmember Huang, second by Councilmember Hubbard to adopt Resolution No. 2021-17 adopting a modification to the redevelopment plan for redevelopment project No. 4; and establishing tax increment financing (economic development) district No. 24 therein and adopting a tax increment financing plan therefor. Motion carried.

Motion by Councilmember Grau, second by Councilmember Hatfield to adopt Resolution No. 2021-18 authorizing the execution of a redevelopment agreement and granting a business subsidy. Motion carried.

8.B. Adopt Resolution 2021-19, Accept 2021 Downtown Reconstruction Project Feasibility Study
City Administrator Podhradsky introduced the item to the Council.

City Engineer Clark presented the item to the Council.

Councilmember Hubbard asked if parking is increasing with the added diagonal lots.

City Engineer Clark stated that parking is increasing.

Councilmember Hubbard inquired if a change of use requires the building to be sprinkled.

City Administrator Podhradsky provided further information regarding this.

City Engineer Clark continued his presentation of the item.

Mayor Windschitl commented that the construction schedule looks light.

City Engineer Clark replied that the size of the project allows for this.

City Administrator Podhradsky spoke further regarding the construction schedule.

Mayor Windschitl asked if there will be a walkway that would lead to the future undercrossing of Hwy 41.

City Engineer Clark stated that the issue with that is grade and explained the challenges of that further.

City Administrator Podhradsky provided additional comment regarding the walkway. He also detailed next steps in the project timeline.

Motion by Councilmember Hatfield, second by Councilmember Huang to approve Resolution 2021-19 accepting the feasibility study for the 2021 Downtown Street/Utility Reconstruction Project and Ordering the Public Improvement Hearing for May 3rd, 2021.

The Council and Staff discussed the reconstruction project timeline for future projects.

Motion carried.

9. Bills

9.A. Accounts Payable Council Roster 4-5-2021

The Council requested further information about bills on pages 33 and 43.

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 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 4-5-2021

10.B. Other Meetings

10.B.i. Receive the December 9th, and January 13th Planning Commission Meeting Minutes

10.B.ii. Draft Human Rights Commission Meeting Minutes 02/25/2021

Councilmember Grau:

- Reported that the Stuff the Bus event was amazing.
- Noted that Jackie Johnson has announced her retirement from the Eastern Carver County Community Education Recreation Advisory Board.
- Noted the Shade Tree Program order ends April 9th.
- Reported a reminder from a resident to check electrical lines coming into new houses after the ground settles.
- Reminded residents to continue safety precautions with COVID.
- Wished the Chaska girls basketball team good luck on Thursday at the quarterfinals.
- Asked when the median that was hit outside the Community Center will be fixed. City Administrator Podhradsky noted he will look into it.

Councilmember Huang:

- Noted the there is a food distribution event on April 15th at the old Gendey factory and that volunteers are still needed.
- Inquired if the City will be doing anything to mark catalytic converters on vehicles. City Administrator Podhradsky explained what the City has suggested residents to regarding this issue and stated they will discuss it at the staff meeting tomorrow.

Councilmember Hubbard:

- Asked when Canyon Road Park is slated to have playground equipment replaced. City Administrator Podhradsky stated he would check into it.

Councilmember Hatfield:

- Noted that it is National Minority Health Month.

City Administrator Podhradsky:

- Noted the joint School Board/surrounding city council meeting on Wednesday, April 14 at 7pm via ZOOM. Technical issues prohibited the recording of Mayor Windschitl's comment regarding this topic.

Mayor Windschitl:

- Noted the electric utility company was recognized for reliable electric service in 2020.
- Offered his condolences to the Swanson family regarding the loss of Jon.
- Noted the next Council meeting is April 19th.

11. Adjourn

Motion by Councilmember Huang, second by Councilmember Hubbard to adjourn the meeting at 9:22 pm. Motion carried.

- MINUTES -
CHASKA CITY COUNCIL
April 19, 2021

1. Call to Order

The meeting was called to order by Mayor Windschitl at 5:30 pm.

Roll Call

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

Absent: None.

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

2. CLOSED SESSION - City Administrator's Annual Review 5:30 to 7:00 PM

Under Minnesota Statute Section 13D.05 Subdivision 3(a) the City Council has the authority to conduct a closed session for the review of any employee under our direct supervision. The only topic of the discussion in this closed session will be the performance review of City Administrator Matt Podhradsky. The meeting will be taped, and the recording kept for three years, as required by the Minnesota Open Meeting Law. As is required by State Statute, a summary of conclusions regarding the evaluation will be given at the next open session of the Chaska City Council.

3. OPEN SESSION

Motion by Councilmember Huang, second by Councilmember Hatfield to reopen the meeting. Motion carried.

4. Pledge of Allegiance

5. Adopt the Agenda

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

6. Visitor Presentation

6.A. Recognition of the Chaska Hawks Girls' Basketball Team State Championship

Jon Summer, Chaska Athletic Director, recognized the recent state championship win by the Chaska Girls' Basketball Team and thanked the community for their support.

Coach Tara Siefert spoke about the hard work the team put forth throughout the year and thanked the community for their support. Co-captains Kelsey Willems, Kaylee Van Eps, and Mallory Heyer also thanked the community for their support.

The Council congratulated the captains and team on their championship.

6.B. Review of Last Year's EOC Operations

Fire Chief Tim Weibe provided an update of the EOC operations over the past year.

Parks and Recreation Director Grange shared an update on the Chaska Cares initiative.

Councilmember Hubbard inquired where the logo came from for Chaska CARES.

Parks and Recreation Director Grange shared how that came about.

The Council and Staff shared their thoughts on how the City came together during COVID.

7. Minutes

Motion by Councilmember Hubbard, second by Councilmember Hatfield to approve the minutes of the April 5, 2021 City Council meeting. Motion carried.

8. Consent Agenda

Councilmember Grau noted he is excited about the Cricket Pitch at McKnight Park.

Parks and Recreation Director Grange provided further detail regarding the Cricket club and incoming pitch.

Mayor Windschitl inquired about the chain link fence restrictions from the ordinance in item 8.D.

City Administrator Podhradsky gave explanation to those changes.

Motion by Councilmember Hubbard, second by Councilmember Grau to approve the Consent Agenda Items A through H:

- A. Adopt Resolution 2021-21, Approval of State Premises Gambling Permit to Chaska Lions

Motion to adopt Resolution No. 2021-21 approving the Chaska Lions request to conduct lawful gambling at the Crooked Pint Ale House, Chaska.

- B. Wetland Replacement Plan for Harvest West 3rd Addition

Motion to approve the wetland replacement plan for the Harvest West 3rd Addition.

- C. Accept the Public Improvements in Chaska Bluffs 1st Addition

Motion to accept the public improvements in Chaska Bluffs 1st Addition as municipal facilities and adjust the letter of credit accordingly.

- D. Adopt Ordinance 996, Approving the Zoning Ordinance Amendment to Section 9.20 for Fences/City of Chaska/PC #2021-04

Motion to adopt Ordinance No. 996 approving the Zoning Ordinance Amendment to Section 9.20 of the Zoning Ordinance (Fences) for decorative fences and fences enclosing swimming pools.

- E. Adopt Resolution 2021-23, Bond Sale Reimbursement

Motion to adopt Resolution 2021-23 relating to financing certain proposed projects and establishing compliance with reimbursement bond regulations under the Internal Revenue Code.

- F. Installation of Cricket Pitch at McKnight Park

Motion to Approve the Park Board's Recommendation to have Public Works Install the Subsurface of a Cricket Pitch at McKnight Park.

- G. Site Assessment Agreement Amendment regarding Lot Split/Consolidation for 3919 Bavaria Road (Bavaria Downs)

Motion to approve amendment to Bavaria Downs Site Assessment Agreement.

- H. Adopt Resolution 2021-24, Resolution in Support of a Pre-Development Grant Application to the Carver County CDA

Motion to approve resolution in support of a pre-development grant application to the Carver County CDA.

Motion carried.

9. Action Items

9.A. Adopt Resolution 2021-22, Approving the Concept Plan for Cantissimo of Chaska/Anasazi Holdings, LLC/PC #2021-03

City Administrator Podhradsky introduced the item to the Council.

City Planner Hanson presented the item to the Council.

Mayor Windschitl asked for clarification regarding current setback requirements.

City Planner Hanson stated it is 125 feet and that the applicant wants to go to 100 feet.

Mayor Windschitl inquired if there is a chance Pioneer Trail could be widened in the future and therefore cause issue with this.

City Planner Hanson stated there is not concern and Carver County would have provided comment if there were concern and continued her presentation of the item.

Councilmember Grau asked if there are other solutions to align the roads due to the association's previous traffic concerns.

The Council and Staff discussed alignment options and issues, and City Planner Hanson finalized her presentation of the item.

The Council shared their thoughts on the concept plan.

Jennifer Thorson, applicant, shared further information regarding their policy and procedure with CPR.

Motion by Councilmember Huang, second by Councilmember Hatfield to adopt Resolution No. 2021-22 approving the Concept Plan for Cantissimo of Chaska (PC #2021-03). Motion carried.

10. Bills

10.A. Accounts Payable Council Roster 4-19-2021

Motion by Councilmember Huang, second by Councilmember Hatfield 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.

11. Other Business

11.A. City Administrator's Report

11.B. Bi-Weekly Report 4-19-2021

11.C. Other Reports

11.C.i. Financial Reports – February 2021

Councilmember Huang:

- Noted the average grade point average for the Chaska Girls Basketball Team was 3.78.
- Reported that the Chaska Knowledge Bowl finished third in State.
- Reported 5 Chaska students made the All-State Honor Band.
- Noted last week was Severe Weather Awareness Week and encouraged residents to make sure they have adequate supplies for severe weather.
- Thanked Larry Harris, City Attorney, for his service and congratulated him on his retirement.
- Noted May 2-8 is teacher appreciation week and encouraged residents to reach out and thank teachers for their work.
- Reported the loop at the former Chaska Par 30 is coming along. City Administrator Podhradsky noted the grading will be done by mid-July and seeding will happen in the fall. He noted the goal is to start the Club House this fall.
- Provided SouthWest Transit updates.
- Shared his thoughts regarding the death of Daunte Wright and encouraged the residents of Chaska to do what they can to prevent this from happening again.

Councilmember Hubbard:

- Gave an update regarding the Steering Committee's meeting for Bicycle-Friendly Community Master Plan.
- Shared her thoughts regarding racism in light of the recent death of Daunte Wright.

Councilmember Hatfield:

- Noted this Thursday, April 22 is Coffee with a Cop at Dunkin Donuts.
- Noted Saturday, April 24 is National Prescription Drug Take-Back Day from 10am-2pm at Carver County Sheriff's Office.
- Noted the ZOOM Open House for the Hwy 41 construction project is on May 6 from 5-7pm and sign-ups are on the Hwy 41 project website.
- Thanked J & Ts Chaska Cleaning for their work.
- Shared her thoughts regarding holding law enforcement officers accountable to the highest standard.

Councilmember Grau:

- Reported he helped clean up Community Park and thanked City Staff for their help.

- Asked if there is a new concept plan for Founder's Ridge. Assistant Administrator Kabat gave a brief update regarding that plan.
- Noted the cement chunk referred to in a previous meeting is still sitting out. City Administrator Podhradsky provided more information regarding why it is there.
- Echoed the thoughts of the other Councilmembers and encouraged residents to be patient and to listen to each other and to be kind.
- Noted Jonathan Carver Parkway is under construction and is making it really difficult for school drop off and encouraged residents to plan for more time with drop offs/pick-ups due to the construction. City Administrator Podhradsky noted that the number of parents dropping off and picking up has increased this year and added to the traffic.

Assistant Administrator Kabat:

- Noted the Downtown Business Alliance will be at the next Council Meeting presenting their strategic plan.

Mayor Windschitl:

- Noted the City Spring Cleanup day is May 1 from 8am-2pm and that items should be taken to Athletic Park.
- Noted the Shredding Event put on by the Chaska Rotary is May 1 from 10am-1pm and pre-registration is required.
- Noted Christmas is May will be September 18.
- Asked how the Easter Egg hand-out went. Councilmember Hatfield stated it went well and gave a brief update.
- Noted the Council will meet on May 3 and May 17. The Council chatted about what Memorial Day events will occur.

11. Adjourn

Motion by Councilmember Huang, second by Councilmember Hubbard to adjourn the meeting at 9:26 pm.

Motion carried.

CHASKA PLANNING COMMISSION MINUTES March 10, 2021

1. Call to Order

Vice-Chairperson Brass called the meeting to order at 7:00 pm.

Vice-Chairperson Brass read aloud a statement explaining that due to the COVID-19 pandemic the Chaska Planning Commission met via electronic means. He explained how the public can still be involved in the meeting and discussions.

2. Roll Call

Roll call was taken. Members present: Commissioners Urbanski, Rylee, Sailer, Lacey, Brass, and Olson

Members absent: Commissioner Dahlke

Also present: Assistant City Administrator Nate Kabat; and, Liz Hanson, City Planner.

3. Adopt the Agenda

Motion by Commissioner Sailer, second by Commissioner Olson to adopt the agenda as presented. Roll Call Vote: Ayes – all. Motion carried.

4. Visitor Presentation

There were no presentations.

5. Minutes

Motion by Commissioner Rylee, second by Commissioner Urbanski, to approve the Minutes of the January 13th, 2021 Planning Commission meeting.

Roll Call Vote: Ayes – all. Motion carried.

6. Consent Items

Motion by Commissioner Urbanski, second by Commissioner Lacey to approve the Consent Agenda as follows:

6.A. Motion to recommend to City Council approval of a Final Site & Building Plan and Final Plat for Chaska Creek Industrial (Chaska Creek Center 3rd Addition)/Oppidan/PC#2021-02, subject to the following conditions:

1. Approvals shall be based on the following graphic exhibits:
 - a. Preliminary Site & Building Plan and Preliminary Plat for Chaska Creek Conditions of Approval Responses (pgs 1-5), submitted by Sambatek, dated February 2, 2021.
 - b. [Chaska Spec Industrial – Outlot A – Conceptual Floor Plan, submitted by Mohagen Hansen, dated January 6, 2020](#)
 - c. Chaska Spec Industrial – Outlot A – Conceptual 3D Images, submitted by Mohagen Hansen, undated

- d. Chaska Spec Industrial – Outlot A – Conceptual Exterior Elevations, submitted by Mohagen Hansen, dated November 23, 2020
- e. Chaska Spec Industrial – Outlot A – Exterior Materials, submitted by Mohagen Hansen, dated December 1, 2020
- f. Chaska Spec Industrial – Outlot A – Diamond Metal Panel, submitted by Mohagen Hansen, dated December 1, 2020
- g. Chaska Spec Industrial – Outlot A – Street Line, submitted by Mohagen Hansen, dated November 30, 2020
- h. Chaska Spec Industrial – Outlot E – Conceptual Floor Plan, submitted by Mohagen Hansen, dated January 6, 2020
- i. Chaska Spec Industrial – Outlot E – Conceptual 3D Images, submitted by Mohagen Hansen, dated November 23, 2020
- j. Chaska Spec Industrial – Outlot E – Conceptual Exterior Elevations, submitted by Mohagen Hansen, undated
- k. Chaska Spec Industrial – Outlot E – Exterior Materials, submitted by Mohagen Hansen, dated December 1, 2020
- l. Chaska Spec Industrial – Outlot E – Diamond Metal Panel, submitted by Mohagen Hansen, dated December 1, 2020
- m. Title Sheet (pg C1.01), submitted by Sambatek, dated February 1, 2021
- n. Preliminary Plat (pg C2.01), submitted by Sambatek, dated February 1, 2021
- o. Existing Conditions (pg C2.02), submitted by Sambatek, dated February 1, 2021
- p. Tree Inventory Plan (pg C2.03), submitted by Sambatek, dated February 1, 2021
- q. Site Plan – Overall (pg C3.01), submitted by Sambatek, dated February 1, 2021
- r. Site Plan – Lot 1, Block 1 (pg C3.02), submitted by Sambatek, dated February 1, 2021
- s. Site Plan – Lot 1, Block 2 (pg C3.03), submitted by Sambatek, dated February 1, 2021
- t. Grading Plan – Overall (pg C4.01), submitted by Sambatek, dated February 1, 2021
- u. Grading Plan – Lot 1, Block 1 (pg C4.02), submitted by Sambatek, dated February 1, 2021
- v. Grading Plan – Lot 1, Block 2 (pg C4.03), submitted by Sambatek, dated February 1, 2021
- w. Erosion Control Plan Phase I (pg C5.01), submitted by Sambatek, dated February 1, 2021
- x. Erosion Control Plan Phase II (pg C5.02), submitted by Sambatek, dated February 1, 2021
- y. Erosion Control Plans Notes & Details (pg C5.03), submitted by Sambatek, dated February 1, 2021
- z. SWPPP Narrative (pg C5.04 and C5.05), submitted by Sambatek, dated February 1, 2021
- aa. Utility Plan – Overall (pg C6.01), submitted by Sambatek, dated February 1, 2021
- bb. Utility Plan – Lot 1, Block 1 (pg C6.02), submitted by Sambatek, dated February 1, 2021
- cc. Utility Plan – Lot 1, Block 2 (pg C6.03), submitted by Sambatek, dated February 1, 2021
- dd. Details (pg C9.01, C9.02, C9.03, and C9.04), submitted by Sambatek, dated February 1, 2021
- ee. Landscape Plan – Overall (pg L1.01), submitted by Sambatek, dated February 1, 2021
- ff. Landscape Plan – Lot 1, Block 1 (pg L1.02), submitted by Sambatek, dated February 1, 2021
- gg. Landscape Plan – Lot 1, Block 2 (pg L1.03), submitted by Sambatek, dated February 1, 2021

- hh. Groundcover Plan (pg L1.04), submitted by Sambatek, dated February 1, 2021
 - ii. Landscape Details & Notes (pg L1.05), submitted by Sambatek, dated February 1, 2021
 - jj. Photometric – Lot 1, Block 1, submitted by Pulse, dated December 1, 2020
 - kk. Photometric – Lot 1, Block 2, submitted by Pulse, dated December 1, 2020
 - ll. Aerial Site Exhibit (pg EX 1.01), submitted by Sambatek, dated February 1, 2021
 - mm. Vehicle Movement Analysis – Lot 1, Block 1 (pg EX 3.01), submitted by Sambatek, dated February 1, 2021
 - nn. Vehicle Movement Analysis – Lot 1, Block 2 (pg EX 3.02), submitted by Sambatek, dated February 1, 2021
 - oo. Chaska Creek Center 3rd Addition Final Plat
2. Adherence with the City Engineer's Memo dated March 4, 2021.
 3. Fire hydrant locations be reviewed and approved by the Fire Department prior to issuance of a building permit.
 4. [For businesses sharing the same façade, the same or a similar method of signing must be used for all parties desiring to place a sign on the façade.](#)
 5. Provision of all proposed signs to meet Section 10 of the Zoning Ordinance.
 6. Mechanical equipment for each building to be fully screened from view and to meet Section 9.11.6 of the zoning ordinance.
 7. Prior to final plat recording, developer shall enter into an agreement with the City for the provision of necessary infrastructure and associated development costs.
 8. Compliance with applicable zoning requirements, in particular Chapter 9 (General Requirements).
 9. Provision that all wall mount lighting be mounted no higher than 18 feet, and to be revised on the lighting plan for building permit submittal.
 10. Provision of Lot 1, Block 2's southeasterly drive aisle to meet the required 10-foot setback from property lines, and to be revised for building permit submittal.
 11. Provision of a storm water management plan meeting City, Carver County WMO and any other applicable agency standards.
 12. Utility connections to each lot to adhere to City standards and be approved by the City Engineer.
 13. Provision of a 60 feet Right of Way width for all local streets.
 14. Provision that the intersection of Chaska Creek Way and Chaska Creek Boulevard accommodates truck turning movements.
 15. Provision of As-Builts to be submitted to the City prior to issuance of a Final Certificate of Occupancy.

6.B. Resolution Finding the Modification of Redevelopment Dist. 4 and Establishment of TIF Dist. 24 Conform with the Comprehensive Plan for Development and Redevelopment of the City
 Motion to approve Resolution finding that a modification to the redevelopment program for Redevelopment District No. 4 and a tax increment financing plan for Tax Increment Financing District No. 24 conform to the general plans for the development and redevelopment of the City.

Roll Call Vote: Ayes – all. Motion Carried.

7. Action Items:

There were no action items.

8. Other Business

8.A. Receive Other Meeting Minutes

8.Ai. Receive the Draft Minutes of the February 22nd 2021 Chaska EDA Meeting

8.B. Receive the Minutes of December 14th Park Board

8 C. Receive the January 4th, January 25th, and Feb 1st 2021 City Council Meeting Minutes.

Commissioner Sailer

- Asked if the Commission meetings would be held in person in the near future.

Nate Kabat, Assistant City Administrator, explained that if there is a change back to in person meetings, they will probably be held at the event center because there is more room to spread out and be socially distanced.

Commissioner Lacey

- Asked if there had been any progress in filling the vacancies on the Planning Commission

City Planner Hanson noted that the City had not receive any applications and encouraged the existing Commission members to spread the word to anyone who may be interested in serving on a commission.

Assistant City Administrator Kabat agreed and noted that the City had been advertising the openings but would encourage the Commissioners to extend an invitation to anyone they may know who may be a good fit.

Commissioner Brass

- Extended his well wishes to Chairperson Dahlke to feel better soon.

9. Adjourn

Motion by Commissioner Sailer, second by Commissioner Rylee to adjourn the meeting at 7:14 pm.

Roll call vote: Ayes – all. Motion carried.

REQUEST FOR ACTION CHASKA PARK BOARD 5/11/2021

Subject: Recommendations for Park Dedication as Part of Lennar Concept Plan for Development of Wagner Property

Prepared By: Marshall Grange, Parks and Recreation Director

Lennar has submitted a concept plan to the City of Chaska and requested a review of their proposed single-family community located at Audubon Road and Autumn Woods Drive on the Wagner property. Per the City of Chaska's 2040 Comprehensive Plan, this 45.47-acre site has been identified to include a neighborhood park within the development. Per city ordinance, when subdivisions are to be developed for residential purposes, the City shall receive at least 10% of gross residential land for public use. The ordinance also states the City may require a cash contribution in lieu of land dedication or a combination of land dedication and cash contribution.

Staff recommendations on park dedication after reviewing Lennar's concept plan include:

- Receive 2.5 acres of park land dedication and receive the remaining park dedication as a cash contribution
- Omit the proposed park land dedication area starting generally on the west side of lot 52 and everything east of there. Much of the area traverses along a narrow area between the rear lot lines of the homes and a steep slope which is not ideal for public use. Additionally, the triangular piece of proposed park area on the far east side is not contiguous with the primary park location the city desires on the west side.
- Omit lots 53, 54, and 55 to get 2.5 acres of park land all in the same area. This will provide increased sight lines and access from the new road in the development. Additionally, this will highlight the park as a key amenity in the overall development.
- The City will establish another park entrance off Autumn Woods Drive for existing residents who live to the west and north of Autumn Woods Drive to access the park.

PARK BOARD ACTION REQUESTED

Recommend to City Council that staff recommendations for park dedication be incorporated into Lennar's Preliminary Plan submittal.



LOT WIDTH LEGEND		
LOT TYPE	QUANTITY	MINIMUM LOT WIDTH
	75	65 FT (7.5 FT SIDE SETBACKS)
	27	50 FT (5 FT SIDE SETBACKS)
TOTAL	102	

SETBACKS		
BUILDING		
PER ZONING ORDINANCE		SHOWN ON PLAN
FRONT YARD	20'-0"	25'-0"
SIDE YARD	5'-0"	5' (7.5' ON 65' LOTS)
SIDE CORNER YARD	20'-0"	20'-0"
REAR YARD	25'-0"	25'-0"

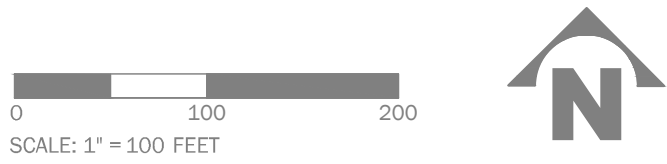
PROPOSED LAYOUT



Architecture + Engineering + Environmental + Planning



WAGNER PROPERTY
CHASKA, MINNESOTA - 04/28/2021
ISG PROJECT NO. 21-24984
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ISGInc.com



NARRATIVE: Lennar Single Family Residential Community – Wagner Property

U.S. Home Corp, dba Lennar, is pleased to submit this request for Concept Plan Review of the proposed single family community at Audubon Road and Autumn Woods Drive.

Lennar Core Values and Guiding Principles

Our commitment to Quality, Value, and Integrity is the underlying foundation upon which Lennar was built, and these three fundamental principles still guide us in caring for our customers, associates, shareholders, and community.

- **Quality**: Lennar continually maximizes the quality of its building efforts. Not only do we harness our national purchasing power to increase quality building materials while lowering costs to deliver greater value, but we observe internal quality assurance programs and external third-party inspection processes to guarantee the quality of every new home.
- **Value**: Lennar delivers unprecedented value through its industry-leading incentives. Our Everything's Included® approach gives buyers the new home features and finishes they want at the best possible value, while a personal myLennar account simplifies the homeownership experience with easy-to-access tools, resources, and rewards. Also, our family of companies can assist with mortgage, title, and insurance needs to ensure a smooth closing.
- **Integrity**: At Lennar, we are committed to doing the right thing for the right reason. We are dedicated to being an innovator in the industry, constantly focused on improving the quality of our homes and approaching each day with the highest level of integrity for our customers, associates, shareholders, trade partners, community, and environment.

Existing Conditions

(please see Existing Conditions exhibit)

The subject property is located at 9430 Audubon Road on the eastern edge of Chaska and is bounded by Autumn Woods Drive on the north, The Autumn Woods and Autumn Woods East residential developments to the west and south, and by Audubon Road on the east. The site is 45.47 gross acres in size and is currently farmed agricultural land with wooded areas on the southwest and northwest edges. Five wetlands have been delineated on the site totaling approximately 5 acres in size. There are steep slopes surrounding the wetland on the north edge of the property, as well as a small steep slope area on the southern edge of the property.

Development Overview

- **Homes**: The proposed community will consist of 102 single family homes (approximately 2.4 units/acre) of varying styles. Infrastructure: The neighborhood will be served by public street and utilities.
- **Wetlands & Ponding**: Of the roughly 5 acres of existing wetlands on the property approximately 1.2 acre will be fully impacted and replaced with the purchase of credits, and the remaining 3.8 acres will remain undisturbed. A stormwater ponds will be created on site for purposes of stormwater treatment. The wetlands and stormwater ponds will be platted in outlots which will be deeded to the City.
- **Landscaping**: Trees will be planted along Audubon Road to provide a landscape buffer between the homes and passing traffic. Boulevard and yard plantings will also be installed per City Code requirements. We are proposing the preservation of dozens of trees through the dedication of easements or outlots and parkland.
- **Park Dedication**: Lennar is proposing the dedication of approximately 4.5 acres of wooded upland and 1.3 acres of wetland for use as parkland.

- Parking: The community will be served by public streets with a curb-to-curb width of 32 feet. These homes will contain 2-car or 3-car garages which will be served by a minimum 25-foot long driveway. This means each lot could park at least four cars.
- Developer/Builder: Lennar will act as both developer of the property and builder of the homes.

Proposed Homes and Architecture

(please see exterior renderings, photos, and floorplans)

The Landmark Series are one-story and two-story single family homes with 3-car or 4-car garages (plus basement). These homes will be placed on 65-foot wide lots. The Venture Series are also one-story and two-story single family homes but have a slightly smaller footprint than the Landmark and have 2-car or 3-car garages. The Venture have both basement and slab-on-grade plans.

Landmark Series

<u>Units</u> :	75 lots
<u>Lot Width</u> :	65 feet
<u>Building Width</u> :	50 feet
<u>Bedrooms</u> :	4-5 bedrooms
<u>Bathrooms</u> :	3-5 bathrooms
<u>Garage</u> :	3-car or 4-car
<u>Square Footage</u> :	1,920 - 2,790
<u>Base Price Range</u> :	**\$460,000 - \$520,000
<u>Setbacks</u> :	Front – 25 feet Side – 7.5 feet Corner – 20 feet Rear – 25 feet

Venture Series

<u>Total Units</u> :	27 lots
<u>Lot Width</u> :	50 feet
<u>Building Width</u> :	35 - 40 feet
<u>Bedrooms</u> :	3-4 bedrooms
<u>Bathrooms</u> :	2-3 bathrooms
<u>Garage</u> :	2-car or 3-car
<u>Square Footage</u> :	1,480 – 2,505
<u>Base Price Range</u> :	**\$400,000 - \$430,000
<u>Setbacks</u> :	Front – 25 feet Side – 5 feet Corner – 20 feet Rear – 25 feet

***Pricing is estimated and subject to change based on current market conditions at time of sales.*

Lennar homes include varying amounts of stone on front facades and siding materials consist of lap siding, shakes, or board and batten. Other architectural features available on selected facades include columns, gables, shutters, accentuated window trim and fascia, and decorative roof brackets and cornices. Architectural renderings are included with this submittal. Lennar's design team will carefully plan the color packages of each home to avoid monotony and to ensure a visually appealing streetscape.

Infrastructure

The proposed community is located adjacent to existing residential development. As a result, all infrastructure is readily available and adequately sized to handle additional development. No trunk infrastructure will need to be constructed to serve this development. Watermain, sanitary sewer, and storm sewer are available in Autumn Woods Drive or Ironwood Boulevard.

Stormwater will be collected by storm sewer and discharged into the City storm sewer system, wetland or stormwater pond for treatment. An existing culvert carries a small portion of stormwater from the site to an existing wetland on the east side of Audubon Road. The development's stormwater system will be designed to meet City and County standards.

Access for the new neighborhood will be provided from Autumn Woods Drive and Ironwood Boulevard. This will be the only access as we are proposing this as a cul-de-sac street. As mentioned previously, the new community will be served by public street and utilities.

Public Park and Trails

The City's Comprehensive Plan calls for the placement of a park on this property. Lennar is proposing the dedication of approximately 4.3 acres of wooded upland and 1.5 acres of wetland for use as parkland. This area is located on the northern edge of the property adjacent to 3.64 acres of vacant land owned by the City. Therefore, there is potential for the creation of a 9-acre public park accessible from Autumn Woods Drive and this proposed community.

Regional trail systems can be immediately accessed via the Audubon Road trails. The varying tiers of single family homes proposed for this community will attract a wide range of demographics, including first-time home buyers, young to middle-aged singles, small families, divorcees, and empty nesters. The new public park and access to regional trails will cater towards all these demographics.

Tree Preservation and Planting

Significant slopes were present on the hillsides around the wetland located along the northern boundary of the site. Due to a combination of the slippery and unsafe conditions at the time of field work and the fact that this area will not be impacted by future development, all the trees present below the top of bank of the hillsides were not inventoried. Of what could safely be completed, a total of 722 significant trees were inventoried and tagged within the project boundary. Detailed assessments of each tree's structural and health conditions were reported based on visual inspections from the ground and were given a rating of Excellent, Good, Fair, Poor, and Dead. The tree assessment and survey maps have been provided to the City.

Given the long term use of the property has been agricultural much of the site is void of trees. The majority of trees that do exist on the site are clustered in the northwest and southwest corners. As with most new residential developments Lennar is proposing the removal of some trees from the site. It is estimated 131 trees will need to be removed to accommodate development of the proposed community. This means approximately 591 trees, the great majority of the 722 inventoried trees, will be preserved through the dedication of parkland on the north edge of the property and dedication of a tree preservation outlot on the south edge of the property. Both the park and the outlot will be deeded to the City. Furthermore, there are hundreds of trees located on the steep slope surrounding the northerly wetland that were not inventoried but will also be preserved.

In addition to tree preservation efforts Lennar will be planting at least two trees on each residential lot, as well as additional boulevard tree plantings throughout the neighborhood. A landscape buffer consisting of approximately 90 trees will be planted on the eastern property line adjacent to Audubon Road.

Viewsheds

- Views from Audubon Road: As mentioned above, the plan is to create a landscape buffer along Audubon Road so the public streetscape view will mostly be that of trees, shrubs, and grasses. Due to the mostly curvilinear design of the internal streets of this community many of the homes will be offset or angled from one another which creates visual variation and interest from the public view. Lennar's anti-monotony code will offer additional variation through the use of multiple exterior elevations and color package options so each building will be unique from the next.
- Views from homes: Many of the proposed homes (nearly 30%) will back up to wetlands, preserved wooded areas, or the City park, all of which should make for pleasing views from the rear yard. The 27 homes that back up to Audubon will have a densely planted landscape buffer at the rear property line which will serve as a visual and noise buffer from Audubon Road.

Traffic Impacts

According to ITE Trip Generation for Land Use Code 270 (*Residential PUD for 102 Dwelling Units*) the following trips are projected:

- Weekday, Total Generated Trips: 878
- Weekday, Total AM Peak Hour Generated Trips: 79
- Weekday, Total PM Peak Hour Generated Trips: 87

Connectivity to Area Resources and Amenities

The subject property's proximity to the following area resources and amenities are a major part of what we believe will make this a quality and successful community:

- Downtown Chaska;
- Chaska Town Course and Hazeltine National Golf Club;
- Minnesota Landscape Arboretum;
- Eastern Carver County Schools;
- New City park and access to Chaska's vast recreational trail network;
- Wide variety of retail and dining establishments.

Description of Requests

Lennar will eventually be requesting a rezoning of the subject property from O-Open Development to PRD-Planned Residence Development which will provide flexibility and creativity in the homesite configuration which will result in an efficient use of land through the preservation of trees, wetlands and land for park dedication. The PRD zoning will also match that of surrounding neighborhoods.

The Chaska Comprehensive Plan guides the subject property Low Density Residential and Park. Therefore, our proposed plan is in conformance with the Chaska Comprehensive Plan.

Land uses surrounding the subject property include:

- North – single family homes (Autumn Woods), townhomes (Lake Hazeltine Woods);
- West – single family homes (Autumn Woods);
- South – single family homes (Autumn Woods East);
- East – Audubon Road and townhomes (Liberty on Bluff Creek).

Chaska Core Strategies

The following summarizes how this proposed community contributes to and supports the City's core strategies.

➤ Chaska's High Quality of Life is Enhanced

This community will offer existing Chaska residents, as well as various demographics of prospective buyers looking to live in Chaska, the opportunity to purchase a new home within the City. This neighborhood will provide homeowners access to retail, dining, golf courses, medical facilities, regional transportation, quality schools, parks and trails, and proximity to downtown Chaska. This community will also include a new City park.

➤ Taxpayers Perceive they are Getting Cost-Effective Service

As an infill development, all infrastructure is in place to serve the new homes. The City will receive a significant amount of infrastructure impact fees of which little will be expended with this development. In addition, the new homes will generate tax revenue, a significant increase from the current agricultural status of the property. This will aid the City in providing cost-effective services to Chaska residents.

➤ Well-Planned and Orderly Community Development is a Priority

Development of this infill site is highly efficient and desirable from an infrastructure and orderly growth standpoint. It makes efficient use of the significant amount of public infrastructure immediately accessible in public right-of-way. The proposed community with park dedication is consistent with the Low Density Residential and Park land use designations. And as mentioned, Lennar homes include quality materials including

stone, vinyl, and LP in varying styles such as lap siding, shakes, and board and batten. Lennar's anti-monotony code will offer additional variation through the use of multiple color packages.

➤ A Sense of Community and Small Town Values are Maintained

Adding new residents to this location is ideal from the standpoint of the broader community. These new residents will strengthen and add vibrancy to the nearby restaurants, retail establishments, schools, and City parks and trail system. Downtown businesses are also likely to benefit from the addition of this community.

➤ A Commitment to Excellence

Excellence in this community will be evident in many ways:

- The plan considers tree preservation and wetlands, parkland dedication, and landscape buffering.
- Views of the neighborhood from the surrounding streets and within the neighborhood.
- Attractiveness of the homes and quality of home construction.

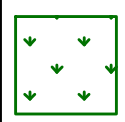
Schedule

Land development work (grading, utilities, and streets) will hopefully begin in Fall 2021 with construction on model homes beginning late 2021. Ideally, we would have a home ready for the Spring 2022 Parade of Homes. The overall project will likely be developed in two to three phases. Lennar estimates full occupancy of the community will occur approximately 36 months from the date sales begin.

Lennar has a long-standing history of building successful communities throughout the Twin Cities, including similar communities under development at Oak Tree (Carver), Stonebridge (Jordan), Sundance Greens (Dayton), Ravinia (Corcoran), and Laurel Creek (Rogers). We invite you to visit any of these communities and our website at <https://www.lennar.com/new-homes/minnesota/minneapolis-st-paul>. We are looking forward to this opportunity to work with the City of Chaska again and thank the City for its support.

Regards,

Josh Metzger
Land Entitlement Manager
Lennar Minnesota

PARK AREA		
	GROSS OUTLOT AREA:	5.80 ACRES
	EXISTING WETLANDS:	1.27 ACRES
	18% + SLOPES:	1.93 ACRES
	NET PARK AREA:	2.60 ACRES



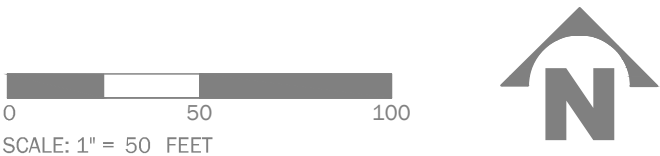
PARK EXHIBIT



Architecture + Engineering + Environmental + Planning



WAGNER PROPERTY
CHASKA, MINNESOTA - 04/28/2021
ISG PROJECT NO. 21-24984
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Carver County Public Health Statewide Health Improvement Partnership (SHIP) Project Proposal

SHIP Project Proposal – 2021

This Project Proposal accompanies the Statewide Health Improvement Partnership (SHIP) Grant Agreement.

Contact Information

Today's date	April 26, 2021
Organization name	City of Chaska Parks & Recreation Department
Name of primary contact	Erin Link
Phone number of primary contact	952-227-7797
Email address of primary contact	elink@chaskamn.com
Estimated total number of people reached by this project	20 participating youth and their families

Project Proposal

Project Goal(s) <i>What are the goals of this project?</i>	The goal of this project is to strengthen relationships with Latino youth and families. The purpose is to obtain a genuine understanding of their needs, interests, and barriers to recreation opportunities; and therefore the physical, mental and social well-being benefits that are provided through these opportunities. The Parks & Recreation Department will work with this population to identify and implement sustainable changes that removes barriers and expands opportunities. This pilot youth soccer project not only serves to fill a near-term recreation need, but also as an entry to identify and address the barriers.
Description <i>Provide a general description of the project, including the policy, system or environmental (PSE) change.</i> <i>Include why this project is needed at your organization or in your community.</i>	Carver County Public Health and the Chaska Parks & Recreation Department have been working in partnership to better engage with segments of the community that are experiencing inequitable access to local parks, trails, and recreation programs. A gap in recreation programming has been identified for youth soccer among 7th and 8th grade students. The department has identified an adult Spanish speaking soccer coach who will coordinate a 6-week summer soccer program for these youth, on fields located in the neighborhood where the students live. The program meets not only a recreation and youth development need, but a need to support the physical, mental and social well-being of these youth. It also provides the opportunity for the department to better understand the policy, systems or environmental changes it needs to make in order to provide on-going opportunities for Latino youth in Chaska.



Healthy Carver for a Lifetime

Carver County Public Health

600 Fourth Street East

Chaska, MN 55318-2102

Phone (952) 361-1329 | Fax (952) 361-1360

public-health@co.carver.mn.us

carvercounty.mn.us



Health Equity <i>Describe how this project will promote the highest level of health for all in the community, especially those who have socioeconomic disadvantages.</i>	This project is designed to meet the short-term and long-term well-being needs of Latino youth and families in the community. It is starting with a specific need/desire for a youth soccer opportunity, but this is the avenue toward reducing inequities among them and their families; to meet their well-being needs in a sustainable manner that provides optimal opportunities for health.
Action Plan and Timeline <i>List the activities needed to accomplish the project and the timeline for completing them. Add more lines as needed.</i> <i>Each Action Plan must include SMART Objectives (Specific, Measurable, Attainable, Relevant, Time-Based)</i>	
Action Plan/Activities	Timeframe
Obtain necessary equipment for the program, secure the coach for the project, create and begin implementation of program promotion, recruitment and registration.	May 2021
Conduct the 6 week program and incorporate listening sessions with youth and their families.	June 22-July 29 2021
Conduct final program evaluation/reflection on learnings and begin planning for sustainable PSE changes that meet the community's recreation and other needs to support well-being.	August 2021

Budget <i>Include all projected expenses, such as equipment, materials, training fees, substitute costs, curriculum, printing, etc. Add more lines as needed.</i>			
Budget Item	Brief Description	Cost (\$)	In-Kind Contributions/Description*
Soccer equipment	balls, uniforms, etc.	\$400	
Coaches stipend		\$600	
Field maintenance	Mowing, stripping, etc.	\$0	City staff labor and machinery equal to approx. \$ 500
Total Amount Requested: \$1000.00			
*In-kind contributions must total 10% of the total project budget; this can include staff/volunteer time and equipment donations.			

Evaluation <i>What would indicate to you that this project was successful?</i> <i>SHIP requires all projects to include evaluation. Are you willing to work with SHIP staff to come up with an evaluation plan?</i> ☒ Yes ☐ No <i>How will you measure progress or change?</i>	20 satisfied youth participants, who regularly attended the 6 week sessions that are provided. - Valuable information gathered about the needs, desires and barriers this population has for recreation, and other opportunities to support their well-being in and around Chaska. - Build trusting relationships between Chaska Park & Recreation and the Latino community. - By both the amount and the richness of the information gathered from the community during the listening sessions. - By the changes made by the City following the evaluation following completion of the pilot program.
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Sustainability <i>What is the plan for making sure the change continues after funding ends?</i>	Once the City obtains the deeper understanding it seeks through this pilot project regarding the needs, desires and barriers of Latino youth and families, it will work with the community to implement sustainable changes as part of its parks, trails and recreation programs.
Communications <i>Who needs to know about this change –community members, clients, elected officials, etc.?</i> <i>How will you communicate with these groups?</i>	The Latino community residents are the first audience that needs to know about the changes. This will be done through the relationships established with the Latino youth, their families, and informal leaders within the community. Then city staff, as well as the Chaska Park Board and the Chaska City Council, also need to be informed of what was learned and what is planned. This can be done through existing scheduled meetings, workshops, and trainings.

Completed proposals for funding and questions can be sent to SHIP staff at SHIP@co.carver.mn.us

By signing the Project Proposal, the organization agrees to the following expectations:

- ☐ Obtain leadership support for proposed SHIP project.
- ☐ Demonstrate at least a 10% in-kind match.
- ☐ Submit receipts and invoices within 30 days of purchases.
- ☐ Communicate with Carver County SHIP on a regular basis throughout the grant cycle to provide updates, including a final summary

Write your organization's name here

Carver County Public Health

Signature

Signature

Date

Date

**COUNTY OF CARVER
CITY OF CHASKA
SHIP GRANT AGREEMENT**

This Statewide Health Improvement Partnership (SHIP) Grant Agreement is entered into by and between the County of Carver, 600 East 4th Street, Chaska, Minnesota 55318, through Carver County Public Health, (hereafter “CCPH”) and City of Chaska, 1 City Hall Plaza, Chaska, Minnesota 55318 (hereafter “Grantee”).

CCPH has been awarded Minnesota Department of Health (MDH) SHIP funding to support activities that prevent risk factors that lead to chronic disease. This is accomplished by building the capacity of communities to increase access to healthy foods and active living, and to reduce tobacco exposure.

Criteria

Funding and SHIP resources will be provided to support sustainable policy, and systems and environmental (PSE) change. The Grantee will demonstrate a clear and significant link between SHIP resources and PSE change. The Grantee must select activities within the established settings of community, workplace, schools, and health care; this can also include child care settings and senior living facilities. Additionally, within each setting the Grantee must select preapproved activities.

Recitals

1. Under Minnesota Statute §145.986, CCPH is empowered to enter into this grant.
2. CCPH is in need of duties to carry out the provisions of Minnesota Statute § 145.986
3. The Grantee represents that it is duly qualified and agrees to perform all services described in this grant agreement to the satisfaction of CCPH.

Grant Agreement

1. Term of Grant Agreement

- a. **Effective date:** May 1, 2021 Once this grant agreement is fully executed, the Grantee may claim reimbursement for expenditures incurred back to the effective date. Reimbursements will only be made for those expenditures made according to the terms of this grant agreement and approved Project Proposal.
- b. **Expiration date:** October 31, 2021. As allowed under Minnesota Statute §145.986, the expiration date of the grant is certified through six months beyond the fiscal year (November 1 – October 31) in which the funds were originally appropriated or until all obligations have been satisfactorily fulfilled, whichever occurs first. Reimbursement requests must also be received by CCPH no later than the expiration date.
- c. **Survival of Terms.** The following clauses survive the expiration or cancellation of this grant agreement: 8. Liability; 9. Duration; 10. Audits; 11. Government Data Practices and Intellectual property; 12. Workers Compensation; 13. Publicity and Endorsement; 14. Governing Law, Jurisdiction, and Venue; and 19. Data Disclosure.

2. Grantee’s Responsibilities

- a. Submit a project proposal that clearly identifies how SHIP resources will support PSE change as detailed in Appendix A: Project Proposal.

- c. Provide updates on project status, such as but not limited to timelines, budget spent, and activities as requested within 5-10 business days
- d. Only purchase items/conduct the activities agreed upon in the Project Proposal or with written approval from CCPH
- e. Allow CCPH to use any product created
- f. Promote and acknowledge CCPH and SHIP support on all materials/communication using provided SHIP branding
- g. Conduct evaluation activities and provide any data that was collected
- h. Submit invoices from the Grantee institution within 30 days of purchase
 - i. Invoices must include information on:
 - 1. Bill to
 - 2. Remit to
 - 3. Detailed description of goods received/services provided including the vendor(s) and the item(s)
 - 4. Copies of the invoices for vendor(s)
 - 5. Original signed itemized receipts.
- i. Provide a final report within 30 days of the completion of the project with all required information as detailed in Appendix B: Final Report.

3. CCPH's Responsibilities

- a. Support the Grantee through the agreement and project proposal process including providing information on preapproved activities and allowable and unallowable expenses
- b. Provide technical assistance to help conform projects to MDH and SHIP Grant requirements
- c. Provide feedback on the project proposal within 5-10 business days
- d. Attend essential Grantee meetings, such as quarterly advisory or committee meetings
- e. Follow the MDH guidelines established in the SHIP strategy guides, including the financial guide
- f. Provide electronic and print CCPH and MDH SHIP materials to support awareness, promotion, and other communications related to the project
- g. Approve expenses within 5-10 business days
- h. Reimburse mutually agreed upon project proposal expenditures and accompanying invoices within 45 days of receipt not to exceed \$1,000.
- i. Complete all necessary paperwork that is due for MDH

4. Reporting Requirements

The Grantee must satisfactorily submit all activity and financial reports by the date(s) requested by CCPH as described in the Recitals, unless CCPH grants an extension in writing.

5. Time

The Grantee must comply with all the time requirements described in this grant agreement.

6. Consideration and Payment

- a. **Consideration.** CCPH will pay for all services performed by the Grantee under this grant agreement as follows:

- i. **Compensation.** The Grantee will be paid for all activities as described in the Project Proposal performed by the Grantee during the term of the Grant up to the amount agreed upon in the Project Proposal.
 - ii. **Total Obligation.** The total obligation of CCPH for all compensation and reimbursements to the Grantee under this grant agreement will not exceed the amount agreed upon in the Project Proposal. CCPH reserves the right not to honor invoices or receipts that include unallowable expenses or are submitted late.
- b. **Payment**
 - i. **Invoices.** CCPH will promptly pay the Grantee after the Grantee's presentation of invoices or receipts for services performed, equipment, trainings, mileage, food expenses or other items agreed upon in the Project Proposal by CCPH's authorized agent pursuant to Clause 7. Invoices shall be submitted in a form prescribed by CCPH within the dates previously noted in "Term of Grant Agreement" in this contract. Submitted receipts must be detailed, signed, and dated; the receipt must have the items purchased in addition to the total, not just the total.

7. Conditions of Payment

All services provided by the Grantee under this grant agreement must be performed to CCPH's satisfaction, as determined at the sole discretion of CCPH's Authorized Representative and in accordance with all applicable federal, county, and local laws, ordinances, rules, and regulations. The Grantee will not receive payment for work found by CCPH to be unsatisfactory or performed in violation of federal, county, or local law.

8. Authorized Representative

CCPH's Authorized Representative is Richard Scott 600 East 4th Street, Chaska, MN 55318, (952) 361-1500, or his/her successor, and has the responsibility to monitor the Grantee's performance and the authority to accept the services provided under this grant agreement. If the services are satisfactory, CCPH's Authorized Representative will certify acceptance on each invoice submitted for payment.

The Grantee's Authorized Representative is Matt Podhradsky 1 City Hall Plaza, Chaska, MN 55318, 952-448-9200. If the Grantee's Authorized Representative changes at any time during this grant agreement, the Grantee must immediately notify CCPH.

9. Assignment, Amendments, Waiver, and Grant Agreement Complete

- a. **Assignment.** The Grantee may neither assign nor transfer any rights or obligations under this grant agreement without the prior consent of CCPH and a fully executed Assignment Agreement, executed and approved by the same parties who executed and approved this grant agreement, or their successors in office.
- b. **Amendments.** Any amendment to this grant agreement must be in writing and will not be effective until it has been executed and approved by the same parties who executed and approved the original grant agreement, or their successors in office.
- c. **Waiver.** If CCPH fails to enforce any provision of this grant agreement, that failure does not waive the provision or its right to enforce it.

- d. ***Grant Agreement Complete.*** This grant agreement contains all negotiations and agreements between CCPH and the Grantee. No other understanding regarding this grant agreement, whether written or oral, may be used to bind either party.

10. Liability

The ***Grantee*** shall indemnify, hold harmless and defend CCPH, its officers and employees against any and all liability, loss, costs, damages, expenses, claims or actions, including attorney's fees which CCPH, its officers or employees may hereafter sustain, incur or be required to pay, for injury or damages that occur as a result of the use equipment, materials, or any other services purchased with SHIP funding or harms stemming arising out of any defects in the product or by reason of any act or omission of ***Grantee***, its agents, servants or employees, in the execution, performance, or failure to adequately perform ***Grantee's*** obligations pursuant to this agreement.

CCPH's liability under this agreement shall be governed Responsibility will be pursuant to Minnesota Statute § 466.03.

11. Duration

This Grant Agreement is at-will and may be modified in writing by mutual consent of authorized officials from CCPH and the Grantee.

12. Audits

This agreement is covered by the Minnesota Data practices act. Pursuant to Minn. Stat. §16C.05, subd. 5, the ***Grantee*** agrees that CCPH, the State Auditor, or any of their duly authorized representatives at any time during normal business hours and as often as they may reasonably deem necessary, shall have access to and the right to examine, audit, excerpt, and transcribe any books, documents, papers, records, etc., which are pertinent to the accounting practices and procedures of CCPH and involve transactions relating to this Agreement. ***The Grantee*** agrees to maintain these records for a period of six years from the date of termination of this Agreement.

13. Government Data Practices and Intellectual Property

- a. ***Government Data Practices.*** The Grantee and CCPH must comply with the Minnesota Government Data Practices Act, Minnesota Statute §. 13, as it applies to all data provided by CCPH under this grant agreement, and as it applies to all data created, collected, received, stored, used, maintained, or disseminated by the Grantee under this grant agreement. The civil remedies of Minn. Stat. §13.08 apply to the release of the data referred to in this clause by either the Grantee or CCPH.

If the Grantee receives a request to release the data referred to in this Clause, the Grantee must immediately notify CCPH. CCPH will give the Grantee instructions concerning the release of the data to the requesting party before the data is released.

14. Worker's Compensation

The Grantee certified that it is in compliance with Minn. Stat. §176.181, subd. 2, pertaining to workers' compensation insurance coverage. The Grantee's employees and agents will not be considered CCPH employees. Any claims that may arise under the Minnesota Workers' Compensation Act on behalf of these employees and any claims made by any third party as a consequence of any act or omission on the part of these employees are in no way the CCPH's

15. Publicity and Endorsement

- a. **Publicity.** Any publicity regarding the subject matter of this grant agreement must identify CCPH as the sponsoring agency and must not be released without prior written approval from the CCPH's Authorized Representative. For purposes of this provision, publicity includes notices, informational pamphlets, press releases, research, reports, signs, and similar public notices prepared by or for the Grantee individually or jointly with others, or any subcontractors with respect to the program, publications, or services provided resulting from this grant agreement.
- b. **Endorsement.** The Grantee must not claim that CCPH endorses its products or services.

16. Governing Law

Minnesota law, without regard to its choice-of-law provisions, governs this grant agreement. Venue for all legal proceedings out of this grant agreement, or its breach, must be in the appropriate state or federal court with competent jurisdiction in Carver County, Minnesota.

During the performance of this Agreement, the Grantee agrees to the following: No person shall, on the grounds of race, color, religion, age, sex, disability, marital status, sexual orientation, public assistance status, criminal record, creed or national origin be excluded from full employment rights in, participation in, be denied the benefits of or be otherwise subjected to discrimination under any and all applicable Federal and State laws against discrimination.

- 17. Accessibility:** Structural and nonstructural facilities and programs must meet all state and federal accessibility laws, regulations, and guidelines.

Copies of accessibility guidelines can be downloaded off the Americans with Disabilities Act Accessibility Guidelines website at <http://www.access-board.gov>.

18. Certification Regarding Debarment, Suspension, Ineligibility, and Voluntary Exclusion – Lower Tier Covered Transactions

- a. The prospective lower tier participant certifies, by submission of this agreement, that neither it nor its principals is presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in this transaction by any Federal department or agency.
- b. Where the prospective lower tier participant is unable to certify to any of the statements in this certification, such prospective participant shall attach an explanation to this agreement.

19. Monitoring

If the grant is over \$50,000, CCPH's authorized representatives will conduct at least one monitoring visit per grant period. This visit may be in person or by telephone.

20. Termination

Termination by CCPH. CCPH may cancel this agreement at any time, with or without cause, upon 30 days' written notice to the grantee. Upon termination, the Grantee will be entitled to payment, determined on a pro rata basis, for services satisfactorily performed.

21. Data Disclosure

Under Minn. Stat. §270C.65, subd. 3 and other applicable law, the Grantee consents to disclosure of its social security number, federal employer tax identification number, and/or Minnesota tax identification number, already provided to CCPH, to federal and state tax agencies, and state personnel involved in the payment of state obligations. These identification numbers may be used in the enforcement of federal and state tax laws which could result in action requiring the Grantee to file state tax returns and pay delinquent state tax liabilities, if any.

IN WITNESS WHEREOF, the parties have caused this Grant Agreement to be duly executed intending to be bound thereby. Acceptance of the terms of this agreement is acknowledged by the following signatures of the Authorized Representatives.

City of Chaska

Carver County Public Health

Signature/Date

Signature/Date

Name, Title

Name, Title