

- MINUTES -
CHASKA CITY COUNCIL
OCTOBER 16, 2023

1. Call to Order

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

2. Pledge of Allegiance

3. Roll Call

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

Absent: Councilmember Grau.

Also Present: Matt Podhradsky, City Administrator; Kevin Wright, Community Engagement Manager; Elise Durbin, Assistant Administrator; Nate Kabat, Community Development Director; Liz Hanson, City Planner; Christophe Morschen, City Attorney; Julie Grove, Economic Development Coordinator; Krista Mark, Communication Coordinator.

4. Adopt the Agenda

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

5. Proclamation

5.A. Domestic Violence Awareness Month

Katie Schaumann, 1185 Farmer's Lane, introduced herself as a representative of Southern Valley Alliance (SVA), the domestic violence organization supporting Chaska and other areas.

Mayor Windschitl pointed out the number of calls received by SVA has increased in the past year. He then read the proclamation.

Ms. Schaumann noted the new building will be opening in a few weeks in Shakopee. There will be a community event and she encouraged the Councilmembers to attend.

6. Visitor Presentation

6.A. Senator Coleman - Recognition

Mayor Windschitl thanked Senator Coleman for all of her advocacy on behalf of Chaska.

Senator Coleman noted she sits on an education committee, and there was a lot of push regarding early literacy. There was a lot of funding for two major construction projects in Chaska. There is a long list of bonding requests this year for Carver County, but Chaska's bonding request will stay toward the top of her list.

Mayor Windschitl presented Senator Coleman with a thank you gift on behalf of the City.

Councilmember Hubbard asked if Senator Coleman will advocate for the bonding request in the Senate's bonding tour. Senator Coleman confirmed she is trying to squeeze in the bonding request.

7. Approve Previous Meeting Minutes

7.A. Approve the October 2, 2023 City Council Meeting Minutes

Motion by Councilmember Hubbard, second by Councilmember Hatfield to approve the minutes of the October 2, 2023 City Council meeting.

Motion carried.

8. Consent Agenda

Councilmember Hubbard noted her appreciation of Consent Agenda Item 8.C. Approve an Amended and Restated Purchase and Redevelopment Agreement for the Ernst House/Chaska Yards Redevelopment Project.

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

A. Accept Public Improvements - Pioneer Vista

Motion to accept public improvements in Pioneer Vista as municipal facilities and release current letter of credit to accept new maintenance letter of credit.

B. Approve On-Sale Liquor License at a Community Event - Downtown Business Alliance

Motion to approve On-Sale Intoxicating License at a Community Event, Lic# OSCF23.03, for Downtown Business Alliance of Chaska for Deer Opener Weekend, effective November 4, 2023.

C. Approve an Amended and Restated Purchase and Redevelopment Agreement for the Ernst House/Chaska Yards Redevelopment Project

Motion authorizing the Mayor and City Administrator to sign an Amended and Restated Purchase and Redevelopment Agreement with the Chaska Economic Development Authority and the Carver County Community Development Agency.

D. Wetland Replacement Plan for Creek Road Utility and Steet/Trail Improvement Project

Motion to approve the wetland replacement plan for Creek Road Utility and Steet/Trail Improvement Project.

E. Authorizing an Amended and Restated Purchase Agreement with Club West Partners, LLC for property necessary for right of way and stormwater

Motion authorizing the Mayor and City Administrator to enter into an amended and restated purchase agreement with Club West Partners, LLC for parcels A, B, and C as defined in said purchase agreement.

F. Adopt Resolution 2023-85 Authorizing Submission of An Application to the 2023 Local Road Improvement Program for the Trunk Highway 41 and CSAH 10 Reconstruction Project

Motion to adopt Resolution No. 2023-85 Authorizing Submission of an Application to the 2023 Local Road Improvement Program for the Trunk Highway 41 and CSAH 10 Reconstruction Project.

Motion carried.

9. Action Items

9.A. Public Hearing to Consider Resolution 2023-82 Approving the City's Application to the Minnesota Department of Employment and Economic Development on Behalf of Jabil, Inc. to the Minnesota Investment Program

City Administrator Podhradsky introduced the item to the Council and Economic Development Coordinator Julie Grove provided a presentation on it.

Willa Toren-Senn, 4717 Islandview Drive, and Nathan Peyer, 944 Ivy Hills Road, introduced themselves. They thanked Chaska for the opportunity to grow a business in their community.

Mayor Windschitl opened and closed the public hearing at 7:17 p.m. as no one wished to address the Council.

Councilmember Huang thanked the developer for choosing to invest in Chaska.

Motion by Councilmember Huang, second by Councilmember Hatfield to adopt Resolution 2023-82 Approving the City's Application to the Minnesota Department of Employment and Economic Development on behalf of Jabil, Inc. to the Minnesota Investment Program.

Motion carried.

9.B. Adopt Resolution No. 2023-83 Approving the CUP for the Berm on Kelzer's Site/CloudHQ/PC #2023-23

City Administrator Podhradsky introduced the item to the Council and City Planner Elizabeth Hanson provided a presentation on it.

Community Development Director Nate Kabat pointed out the work to be completed with the berm is required for any future development.

Councilmember Huang asked why there isn't a berm on the east side. Mr. Kabat explained there is already some berming on the east side and there is access to the residential site.

Mayor Windschitl asked if the sewer would be brought in before the berming. Mr. Kabat confirmed that is correct.

Mayor Windschitl asked when electrical work will begin. City Administrator Podhradsky stated it would be Minnesota Municipal Power Agency (MMPA) who would doing the electrical work. Staff has asked MMPA about the timeline.

Trisha Sieh, 767 Easton Street, introduced herself as the civil engineer on the project explained there are a number of dirt sources being utilized. They are looking to obtain dirt from other construction sites to save money. The goal is not to have any excess dirt. They will also use dirt from ponds cut on the site.

Councilmember Huang noted his appreciation of the commitment to build the berm and the developer's consideration of the neighbors.

Motion by Councilmember Huang, second by Councilmember Hubbard to adopt Resolution No. 2023-83 approving the Conditional Use Permit to construct a berm on the Kelzer property (PC #2023-23).

Motion carried.

9.C. Adopt Resolution No. 2023-84 and Ordinance No. 1037 Approving the Preliminary Site & Building Plan, Preliminary Plat and Rezoning for 3740 Chestnut Street/Audrius Asakenas/PC #2023-24

City Administrator Podhradsky introduced the item to the Council and City Planner Elizabeth Hanson provided a presentation on it.

Councilmember Hatfield stated the project is exciting and will serve the community well. Councilmember Huang noted his agreement.

Councilmember Hubbard asked why the space decreased from the original plan to 1,000 square feet. Tom Goodrum, representative of the developer, explained the decision was made based on market demand and feedback from community engagement. If there is demand for a larger space, then tenants can rent two adjacent units.

Councilmember Huang noted there is architectural diversity on the building thanks to the building materials.

Mayor Windschitl stated the project is a great use for the site.

Motion by Councilmember Hatfield, second by Councilmember Huang to adopt Resolution No. 2023-84 approving the Preliminary Site & Building Plan and Preliminary Plat for 3740 Chestnut Street (PC #2023-24).

Motion carried.

9.C.i. Ordinance No. 1037

Motion by Councilmember Hubbard, second by Councilmember Huang to adopt Ordinance No. 1037 approving the rezoning from Open (O) to Planned Industrial Development (PID-11).

Motion carried.

9.D. Sewer and Water Access Charge Assistance Policy

City Administrator Podhradsky introduced the item to the Council and Economic Development Coordinator Julie Grove provided a presentation on it.

Councilmember Huang stated the change will support current and future small businesses in Chaska. Councilmember Hubbard agreed the current sewer availability charges (SAC) can be a barrier to a new business.

Mayor Windschitl asked what happens if someone takes on the program but doesn't complete it. Ms. Grove stated the property would get credit for however many units have paid for and would carry onto the next business. In short, the credits stay with the building.

Councilmember Huang asked if the credits could be spread out over a number of years. Ms. Grove stated she would have to confirm the process for that scenario.

Mayor Windschitl asked why Chaska didn't become part of the program sooner. Ms. Grove stated the Metropolitan Council only adopted the program in 2013, and there are few cities participating in the program. It isn't well-advertised.

Councilmember Huang asked if the Metropolitan Council's deferment option could be used for areas in Chaska outside of the downtown area. City Administrator Podhradsky pointed out businesses outside of the downtown area are not likely to need 25 units or less of SAC determination, which is the requirement for the program.

Mayor Windschitl asked if the bakery on 4th Street has moved. Assistant City Administrator Elise Durbin stated the bakery hasn't moved locations yet.

Andy Mooney, operator of Red Bench Bakery, stated the program is a great opportunity. He stated he would have saved \$400,000 if he built a new building rather than retrofitting the historical nature of the building. The program will promote new businesses and allow the historical nature of the area be maintained.

Motion by Councilmember Hatfield, second by Councilmember Huang to approve the program guidelines for a sewer and water access charge assistance policy.
Motion carried.

10. Bills

10.A. Accounts Payable Claims Roster 16-10-2023

The Council requested further information about bills on pages 4, 5, and 13.

City Administrator Podhradsky provided further information regarding those bills.

Motion by Councilmember Huang, second by Councilmember Hubbard to approve the bills as presented. Roll call was taken. Voting aye: Councilmembers Hatfield, Hubbard, Huang, and Mayor Windschitl. Voting nay: None
Motion carried.

11. Other Business

11.A. City Administrator's Report

11.A.i. Bi-Weekly Report 16-10-2023

11.B. Financial Reports as of 08/31/23

Councilmember Hatfield:

- Thanked the House Capital Investment Committee for checking out City Square West regarding the bonding project request.
- Stated the Trick or Treat Downtown Chaska will be held on October 28, 2023.

- Pointed out Deer Weekend in downtown will be November 3 through November 5, 2023 with specials, live events, food trucks, and more.
- Added the Public Safety Facility Open House is coming up on October 25, 2023 at the Community Center.

Councilmember Huang:

- Attended the Chaska Cares Concert.
- Noted some resurfacing work will close an area of Chaska. There will also be a road closure on Hwy 41 near the railroad for resurfacing.
- Congratulated Hazeltine Golf Course for securing the Women's PGA Championship in 2026.

Councilmember Hubbard:

- Attended the House Capital Investment Committee bonding tour.
- Stated the Community Center is hosting the Halloween Jamboree on October 28, 2023.

City Administrator Podhradsky:

- Pointed out all parking restrictions in the downtown area will be permanently lifted as of October 28, 2023.

Mayor Windschitl:

- Asked if there would be a grand opening once the construction impacting downtown is complete. Councilmember Huang stated he would prefer a celebration or ceremony prior to the spring. Councilmember Hatfield noted her support of a grand opening; Deer Weekend will serve as a soft grand opening.
- Noted Coffee with a Cop is coming up on Wednesday, October 18, 2023.
- Thanked Councilmember Huang for covering in his absence at the previous Council meeting.
- Asked about the frame on the ceiling. City Administrator Podhradsky stated the frame is to address a leak.
- Stated Jack Worm has worked for the City for 45 years and is retiring.
- Added the curbs are underway for the Hwy 41 project, which is an exciting step in the process.
- Noted there is a ribbon cutting on October 17, 2023 for IMRIS.
- Thanked Staff for their work on the House Capital Investment Committee bonding tour.

12. Adjourn

Motion by Councilmember Hatfield, second by Councilmember Hubbard to adjourn the meeting at 9:11 p.m.

Motion carried.