

WORK SESSION
COMPREHENSIVE PLAN UPDATE
Immediately Following the Planning Commission Meeting in Council Chambers



AGENDA
CHASKA PLANNING COMMISSION
ONE CITY HALL PLAZA, CHASKA CITY HALL
Wednesday, October 10, 2018
7:00 PM

1. Call to Order
2. Roll Call
3. Adopt Agenda
4. Visitor Presentation
5. Approve Previous Meeting Minutes
 - 5.A. Approve the September 12, 2018 Planning Commission meeting minutes
6. Consent Items
 - 6.A. Approve the Final Plat for Sagewood/DR Horton/PC No. 2018-33
7. Action Items
8. Other Business
 - 8.A. Receive Other Meeting Minutes
 - 8.A.i. Receive the minutes of the August 13, 2018 Park Board Meeting.
 - 8.A.ii. Receive the Minutes of the July 16, 2018 EDA meeting.
 - 8.A.iii. Receive the Minutes of the July 16th, July 30th, Aug 6th, Aug 20th, Sept 10th, and Sept 17th, 2018 City Council Meetings.
9. Adjourn

CHASKA PLANNING COMMISSION

MINUTES

September 12, 2018

1. Call to Order

Chairperson Huang called the meeting to order at 7:00 pm.

2. Roll Call

Roll call was taken. Members present: Commissioners Cross, Dahlke, Kelley, Pfeiffer, and Chairperson Huang.

Members absent: Commissioners Bowe and Keyport.

Also present: Luke Melchert, City Attorney; Kevin Ringwald, Community Development Director; and, Liz Hanson, City Planner.

3. Adopt the Agenda

Motion by Commissioner Kelley, second by Commissioner Cross, to adopt the agenda as presented.

Motion carried.

4. Visitor Presentation

No one appeared under Visitor Presentation.

5. Approve the Minutes of the August 8, 2018 Planning Commission Meeting

Motion by Commissioner Dahlke, second by Commissioner Cross to approve the minutes of the August 8, 2018, Planning Commission meeting.

Motion carried.

6. Consent Items

None.

7. Action Items

7.A. Approve the Concept Plan for Pinnacle/PC#2018-32

City Planner Hanson presented item to the Commission, showing a map of the location, indicating where the site will be located. She gave a brief background on the existing 86-acre conditions. City Planner Hanson made note of the access into the development, which would be two access points on the north side from Morris Drive and Liberty Heights Drive. Staff noted a couple of oak tree groves on the northern side along Morris Park and the central western edge on site. City Planner Hanson made note of the local historic building on the property and stated that HPC will address and determine how to move forward with this building.

City Planner Hanson continued presentation of the concept plan for 257 single-family lots catered to active adults, 55 years of age or older, which is consistent with the Comprehensive Plan as low-density residential. City Planner Hanson provided a map of what the proposed plan will look like in the location. She stated the applicant is in communication with MnDOT and City Staff on addressing the structure of an access point from Highway 41, stating that Cardinal Street may have to be realigned with this new access.

City Planner Hanson showed images the developer provided with the proposed home type and sizes which include 49, 44-foot wide lots, 147, 55-foot wide lots, and 61, 60-foot wide lots. City Planner Hanson also indicated the developer has proposed a couple areas for land swap, showing them on the map she provided. It was noted that the developer has proposed that everything on the western edge of the land will be preserved but Staff is wondering if there will be additional landscaping done. The Park Board was able to look at plan and provide comments for parks and trails, noting the benefits of where developer will be adding sidewalks. The Park Board noted a safety concern on southern edge where an archery range is located.

City Planner Hanson presented slides showing images of the homes on the 44-, 55-, and 60-foot wide lots, noting the price value, the detailed size of the homes, and what is included in the homes. The Planning Commission was updated on other meetings the developer has attended, including one with HPC, the surrounding neighborhoods, and Park Board. Ms. Hanson recommended a motion to recommend approval of Concept Plan for Pinnacle, based on the conditions listed in the staff report.

Chairperson Huang opened for comments and questions from the Commission.

Commissioner Kelley asked if the archery range is in a good location with the growing community population surrounding it.

City Planner Hanson stated the archery range is already under construction and she expects that safety was a topic of discussion when approving the range.

Commissioner Cross asked if the developer cannot get an access point from Highway 41, will the project move forward.

Ms. Hanson stated if there is not an access point from Highway 41, the project cannot move forward.

Commissioner Dahlke asked if it's standard to have 10 feet between homes.

City Planner Hanson stated it's now standard to have a 5-foot difference between homes in a residential community.

Chairperson Huang stated that because the Parks Board would like the southern sidewalk connection to be removed from the plan, how would residents be able to access different parks along the southern side of the area.

City Planner Hanson stated the intention would be for peds to utilize the main entrance near highway 41.

Commissioner Cross asked how deep the 60-foot homes will be since they are near the bluff. She also wanted to confirm that the wetland landscape will be considered with this project.

City Planner Hanson said the wetland landscape is being taken into account.

Commissioner Kelley asked if there are more plans to renovate Cardinal street to handle greater traffic.

City Planner Hanson confirmed Cardinal Street will be renovated.

Commissioner Kelley also asked about the holding pond along the Crown of Glory. He asked with the road going through, how will that handle the drainage problems.

City Planner Hanson stated the engineering team will have to look at this problem.

Chairperson Huang asked about the specific areas that were screening concerns.

City Planner Hanson showed the norther edge and edges that abut the new villa development, townhomes along the north side along woodland drive, showing all on the map.

Paul Heuer, of Pulte Homes, introduced himself as the applicant for this project. Mr. Hauer gave a brief introduction and history of Pulte Group, and how the company came up with the plan stated above. Mr. Hauer stated they were guided by the City's Comprehensive Plan while creating this project.

Mr. Heuer addressed trails, bluff ordinance, wetlands and water bodies, existing access points, what is considered a "Del Webb" community and how the project will fit the criteria. Mr. Hauer also addressed the concern for smaller homes with smaller lots, stating smaller homes fit in with the Del Webb community standards. Mr. Hauer described the benefits of bringing this community to the City, including maximizing downtown spending, more activity in City Parks, and providing residents the opportunity to stay in the City.

Commissioner Pfeiffer asked why Morris park should not be expanded.

Mr. Heuer stated he is not sure if the expansion of Morris park would be beneficial.

Commissioner Kelley asked if the Clubhouse will have a storm shelter, since most homes don't have basements.

Mr. Heuer stated some of the larger homes will have basements, and the clubhouse will not have a storm shelter.

Commissioner Kelley stated he would really like to encourage the developer to consider available storm shelters to potential residents. Commissioner Kelley also started the Henry Hammer Saloon, stating he would not like to see it decommissioned and possibly repurposed.

Mr. Heuer agreed he would like to see this site repurposed, stating he spoke with an architecture historian who said all historical value has been lost.

Chairperson Huang opened for comments from the public.

Stephanie Groth, 3550 Creek Road, addressed the bluffs and the concern for erosion. Mr. Hauer stated the City has an ordinance that states the developer cannot disturb the bluff area and that he will be working with this ordinance.

Amy Weldon, 1155 Moers Drive, stated she was under the impression that Morris Park was expanding and is considered about the traffic that comes with this project.

Mr. Heuer noted that it is determined by the City if they believe the park should be expanding.

Chairperson Huang also noted that Park and Trail concerns should be turned toward the Park Board.

Steve Tinker, 3764 Talero Curve, addressed the land swap deal with Crown of Glory and believes this would be a good addition to the City and to the Crown of Glory church.

Renee Brodman, 1066 Cardnel Street, expressed concern about traffic and how this would affect her driveway.

Mr. Heuer noted that the main parkway and Cardinal Street will be the two roads used for construction during this project.

Tonya Olson, 293 Highland Drive, buffering around her home with the possibly of homes around her home and privacy.

Mr. Hauer stated that he has created strong, open space buffers to address this concern.

Devries, 994 Walnut Court, noted the water tower and cellphone tower are near her home, so she is wondering how that space will be affected by this project.

Chairperson Huang stated that this existing property is City owned and will not be disturbed by the project.

Mr. Heuer agreed.

Motion by Commissioner Dahlke, second by Commissioner Pfeiffer, to recommend to City Council approval of the Pinnacle Concept Plan for a 257-lot subdivision on 86 acres of land, subject to the flowing conditions:

1. Approvals shall be based on the following graphic exhibits:
 - a. Project Narrative (pgs 1-11), prepared by Pulte Homes, dated August 7, 2018
 - b. Crown of Glory Lutheran Church/Hammers Property Proposed Land Swap Sketch
 - c. Hammers Saloon Evaluation (pgs 1-3), prepared by John Lauber and Company LLC, dated August 1, 2018
 - d. Henry Hammers House/Saloon Pictures (pgs 1-10), prepared by John Lauber and Company LLC, dated August 1, 2018
 - e. Area Context Plan, prepared by Westwood
 - f. Existing Conditions Plan, prepared by Westwood

- g. Site Forces Plan, prepared by Westwood
 - h. Concept Plan, prepared by Westwood
 - i. Trails, Parks & Open Space Plan, prepared by Westwood
 - j. Neighborhood Meeting Notes (pgs 1-2), prepared by Pulte Homes, dated September 6, 2018.
2. Adherence with the City Engineer's Memo dated September 7, 2018.
 3. Provision of a 60 feet Right of Way width for all local streets.
 4. Adherence to the City's Boulevard Tree Policy and local street section design.
 5. Provision of sidewalks on both sides of all local streets.
 6. Adherence to the following building setbacks:
 - a. Front (house): 25 feet
 - b. Rear: 20 feet
 - c. Side: 5 feet
 - d. Side (corner): 25 feet
 7. Prior to final plat approval, developer shall enter into an agreement with the City for the provision of necessary infrastructure and associated development costs.
 8. Compliance with the City's anti-monotony and design requirements zoning ordinance (Section 9.28).
 9. Preservation of the wooded steep slopes, including 30-foot buffer and a 50-foot setback from that wooded steep slope if present on site.
 10. Provision that the wooded steep slopes and their applicable setbacks are delineated in the field, and reviewed and approved by the Planning Department prior to preliminary submittal.
 11. Preservation of wetlands and a 30-foot buffer.
 12. Provision of a storm water management plan meeting City and Carver County WMO standards.
 13. Provision of a wetland delineation report to be completed and provided at time of preliminary submittal.
 14. Provision that adequate maintenance accesses are provided for the stormwater ponds, and to be shown on the plans at preliminary submittal.
 15. Provision to further evaluate tree preservation efforts in the center portion of the site as directed in the Screening, Landscaping & Tree Preservation section of this report, and to be addressed at preliminary submittal.
 16. Provision of an approved Site Alteration Permit for Demolition or Relocation of the Hammers Saloon (1092 Cardinal Street) prior to preliminary submittal.
 17. Provision that the leftover parcel from the Crown of Glory's site south of the main entrance access be platted as an outlot.
 18. Completion of an EAW of the site prior to be submitted at time of preliminary submittal.

Motion carried.

7.B. WITHDRAWN: Deny the Variance for Signs at SWCHS.

8. Other Business

8.A. Receive Other Meeting Minutes

8.a.i. Receive the Minutes of the July 16, July 30, and August 6, 2018 City Council Meetings.

8.a.ii. Receive the Minutes of the Aug 13, 2018 Park Board Meeting.

Commissioner Cross

- Attending the Operations Committee, received the County's thoughts on Lineman Boulevard and Highway 41.
- Expressed concern regarding conservation easement.

Commissioner Kelley

- Will be moving in the future and leaving his position as Commissioner.

Commissioner Pfeiffer

- Attended the Curling Night in America and hopes everyone can view.

Chair Huang

- Announced that Hundertmark and Pioneer Trail have opened
- Announced that construction on Highway 41 and Highway 169 has begun

9. Adjourn

Motion by Commissioner Kelley, second by Commissioner Cross to adjourn the meeting at 8:38 pm.

Motion carried.

REQUEST FOR ACTION

CHASKA PLANNING COMMISSION

10/10/2018

Subject: Sagewood – Final Plat

Applicant: DR Horton

Location: North of Engler Boulevard/Co Rd 10, west of Clover Field Circle

Case No.: 2018-33

Synopsis: Applicant seeks to obtain approval of a final plat for 14 lots in the Sagewood development

Prepared By: Elizabeth Hanson

Staff Recommendation: Motion to recommend approval to the City Council

BACKGROUND

At its May 21st, 2018 City Council meeting the Sagewood Concept Plan was approved. At its August 20th, 2018 City Council meeting the Sagewood Preliminary Plat was approved.

CURRENT PROPOSAL

The 14-lot final plat proposal in Sagewood is located north of Engler Boulevard/County Road 10 and west of Clover Field Circle (known as the south portion of the development). This new addition will essentially be an extension and full termination of the existing Clover Field Circle street stub.

Layout

Due to its natural topography and drainage patterns, Sagewood is divided into two sections: North and South. The South portion (being proposed tonight) will be accessed through an extension of Clover Field Circle and contain 14 home sites; this section will end in a cul de sac. Sidewalks will be an extension of the existing conditions to both streets. The north portion will be coming back at a later date for final plat.

The current plan appears to show road right-of-way widths that are consistent with the designs in the existing Clover Ridge development, which is 54 feet.

Utilities

Sewer and water utilities are available. Minor extensions will need to be provided to service the proposed neighborhood.

Stormwater

Stormwater ponding exists today between Clover Preserve Lane and Clover Field Circle. More ponding is proposed as a part of this proposal on the south side of Clover Preserve Lane and on the west side of Clover Field Circle. It will be required that the developer provides adequate maintenance access into these areas. Stormwater ponding will have to meet all Carver County WMO and City standards.

Setbacks

The setbacks will be generally consistent with the adjacent neighborhoods. Namely, the front yard setback should be no less than 26 feet. The rear yard setback should be 20 feet. The side yard setback should be 5 feet. Corner lots should have a side yard setback of 26 feet.

Architecture

DR Horton will be the sole builder in this development. The proposed homes will be 2-story single family designs, which complement the existing surrounding neighborhood. They anticipate offering approximately 8 floor plans ranging in size from 2,200 to 3,400 square feet. Each floor plan will have multiple elevation options, which will create variety.

City ordinance dictates that housing may not be similar within two houses to each side, directly across the street or diagonal from the house in question. This ordinance has been very successful in the recent past with the result of neighborhoods with varied housing design and architecture.

Trails & Sidewalks

The site in question does not provide any proposed trails however they will be required to pay for trail fees as a part of their development agreement.

The final plan is proposing to include sidewalks. The developer will be required to provide sidewalks on both sides of the streets up to the bulbs of cul de sacs per City policy. The sidewalks will connect to the internal pedestrian walkways in the existing development.

Screening, Landscaping & Tree Preservation

Because this development abuts the rear and sides of an existing neighborhood it was noted during the concept and preliminary plan that screening will be important. Luckily the site currently has a mature grove of trees to provide screening to the north, however, there is one area on the north side that is open. The applicant has provided in their landscape plan a grove of coniferous and deciduous trees to encompass this area. The applicant has also added landscape buffers to the north (in the open area) and east edges of the development to create adequate natural buffers between the existing and the new neighborhoods.

Trees will be required in the boulevard in order to meet the City's Boulevard Tree Policy. It should be noted that the boulevard is the area between the sidewalk and the street. It will be required that boulevard trees are extended throughout all boulevards to meet the policy.

Tree Preservation is an important piece of this development, specifically in the north area where significant trees are present. The applicant has conducted and submitted a tree survey and preservation plan as a part of this proposal. They are showing areas on the north edge to remain untouched in most areas. Staff also requested the applicant to further evaluate other trees proposed to be removed as a part of the final plat submittal.

Additional Trees to Consider:

Overall, staff believes the applicant has made steps in the right direction since their concept plan and preliminary plan to preserve trees. However, in addition to that staff noted a couple

areas/trees (oaks and maples) for the applicant to consider in their final submittal since they are on the cusp of the preservation line or in less detrimental spots:

- Trees 236 and 248 on the edge of Lot 12, Block 1
- Tree 381 on the edge of Lot 9, Block 1
- Tree 408 on the edge of Lot 5, Block 1
- Trees 496 and 499 on the edge of Lot 2, Block 1

The applicant has further evaluated trees 236, 248, 381 and have determined that these will be saved. Staff is happy to see that the applicant is making further efforts to save more trees.

Parkland

The Final Plan shows the incorporation of a new private park space. The development is planning to have their own Homeowners Association and thus were highly encouraged by the Jonathan Association to have their own park for the new development. The park is situated between the north and south portions of the development providing equal access to both sides. Playground equipment is planned for this park area.

The City is not planning to take ownership of any land within the development, with the exception of the stormwater ponding. Because of this, the developer will be responsible to pay parkland dedication fees.

Development Costs (Infrastructure Improvements)

Chaska has a number of area-wide development cost such as but not limited to:

- Storm Sewer
- Parks
- Trails

Prior to final plat recording, Staff will need to work with the applicant to determine which of these are applicable and what those fees will be. A development agreement will be required.

Final Plat

The preliminary plat is for 14 single-family lots. The disposition of outlots is as follows:

- Outlot A: will contain an access point to the City of Chaska's stormwater pond and be deeded to the City of Chaska
- Outlot B: will contain parkland and be owned by the Homeowners Association
- Outlot C: will contain stormwater ponding and be deeded to the City of Chaska
- Outlot D: will contain a conservation area and be owned by the Homeowners Association
- Outlot E: will be for future development and be owned by the Homeowners Association

Conclusion

Staff is happy to see another development move forward in the Clover Ridge neighborhood. This will be a significant addition to the area and thus its overall design and accommodations will be important as it moves forward in the building process.

PLANNING COMMISSION ACTION REQUESTED

Motion to recommend to City Council approval of the Sagewood Final Plat for 14 lots, subject to the following conditions:

- 1. Approvals shall be based on the following graphic exhibits:**
 - a. Final Plat (pgs 1-2), prepared by James R. Hill, Inc., undated
 - b. Existing Conditions (pg C1.1), prepared by James R. Hill, Inc. dated August 22, 2018 and revised September 25, 2018
 - c. Site Information (pg C1.2), prepared by James R. Hill, Inc. dated August 22, 2018 and revised September 25, 2018
 - d. Erosion & Sediment Control Plan (pg C3.0), prepared by James R. Hill, Inc. dated August 22, 2018 and revised September 25, 2018
 - e. Topsoil Management Plan (pg C3.1), prepared by James R. Hill, Inc. dated August 22, 2018 and revised September 25, 2018
 - f. Seeding Plan (pg C3.2), prepared by James R. Hill, Inc. dated August 22, 2018 and revised September 25, 2018
 - g. Erosion & Sediment Control Details (pgs C3.3 & C3.4)
 - h. Grading & Drainage Plan (pgs C4.0, C4.1, and C4.2), prepared by James R. Hill, Inc. dated August 22, 2018 and revised September 25, 2018
 - i. Sanitary Sewer & Watermain Plan (pgs C5.1, and C5.2), prepared by James R. Hill, Inc. dated August 22, 2018 and revised September 25, 2018
 - j. Storm Sewer Plan (pgs C5.3 and C5.4), prepared by James R. Hill, Inc. dated August 22, 2018 and revised September 25, 2018
 - k. Construction Details (pg C6.0), prepared by James R. Hill, Inc. dated August 22, 2018 and revised September 25, 2018
 - l. Tree Preservation Plan (pg C7.0), prepared by James R. Hill, Inc. dated August 22, 2018 and revised September 25, 2018
 - m. Final Landscape Plan (pgs L6.1, L6.2, and L6.3), prepared by Calyx Design Group, dated July 2, 2018 and revised September 8, 2018
- 2. Adherence with the City Engineer's Memo dated August 1, 2018.**
- 3. Provision of a 60 feet Right of Way width for all local streets.**
- 4. Adherence to the City's Boulevard Tree Policy and local street section design.**
- 5. Provision of sidewalks on both sides of all local streets per policy.**
- 6. Adherence to the following building setbacks:**
 - a. Front (house): 26 feet
 - b. Rear: 20 feet
 - c. Side: 5 feet
 - d. Side (corner): 26 feet
- 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. Payment of development fees prior to recording of the final plat.**
- 9. Compliance with the City's anti-monotony and design requirements zoning ordinance (Section 9.28).**
- 10. Provision of developer responsibility to remove any hazardous trees or limbs on site as determined by the Public Works Director, prior to issuance of a building permit.**
- 11. Provision of a storm water management plan meeting City and Carver County WMO standards.**
- 12. Provision of a tree preservation easement over the protected trees on Outlot**

D to be recorded prior to recording of final plat.

- 13.Provision of a fire turnaround at the western end of Clover Preserve Lane to be reviewed and approved by the Fire Department.**
- 14.Provision that adequate maintenance accesses are provided for the stormwater ponds, and to be approved by the Engineering Department.**
- 15.Monument signs to receive separate sign permit approval prior to installation and adhere to Section 10 of the zoning ordinance.**
- 16.Provision that cluster mailboxes are provided on site for the development.**
- 17.Provision that homes do not exceed 35 feet in height.**
- 18.Provision that park space and amenities are constructed at first phase of development construction.**



City of Chaska Memorandum

To: Planning Commission
From: Matt Clark
Date: August 1, 2018
Subject: Sagewood Preliminary Plat

The proposed Sagewood home development site accounts in total of nearly 30 acres and lies on the western edge of the Clover Ridge/Clover Preserve neighborhood. The Engineering comments on the proposed preliminary plan are as follows:

1. Street and Utility Improvements – The street and utility improvements are being designed to meet City engineering standards and final plans will be reviewed by the engineering and utility departments.
2. Wetlands (See wetlands exhibit)– The Developer has completed a wetlands inventory over the proposed development site and no wetlands exist requiring no further action.
3. Storm water (See storm water exhibit)
 - The attached exhibit shows the overall drainage pattern for storm water routing through the proposed development which ultimately discharge into the existing drainage channel. The drainage channel is direct contributor into the Chaska Creek watershed. The City's requirement for storm water rate control standards will be important to reduce the overall rate from which on-site ponding enters the channel.
 - Outlot E serves as the emergency storm water outlet for several existing neighborhoods. Drainage and grading through the outlot will need to be further refined with the proposed playground plans to provide defined an overland drainage that does not impact the playground.
 - Storm sewer needs to be further evaluated for lots 1 - 6 of Lot 1 to accommodate backyard drainage with the proposed grading plan.
 - Permits for storm water will be required by the regulatory agencies before grading work can occur over the site.
4. Traffic – The traffic memo that was completed shows no concerns with the addition of the proposed development. No additional improvements are needed to the existing roadways in place. The development plan matches what was planned for roadway extensions within the residential area. Construction traffic will need access the proposed development via Clover Ridge Drive and signed accordingly. The Developer will need to work with Jonathan and existing neighborhoods to minimize construction traffic impacts.

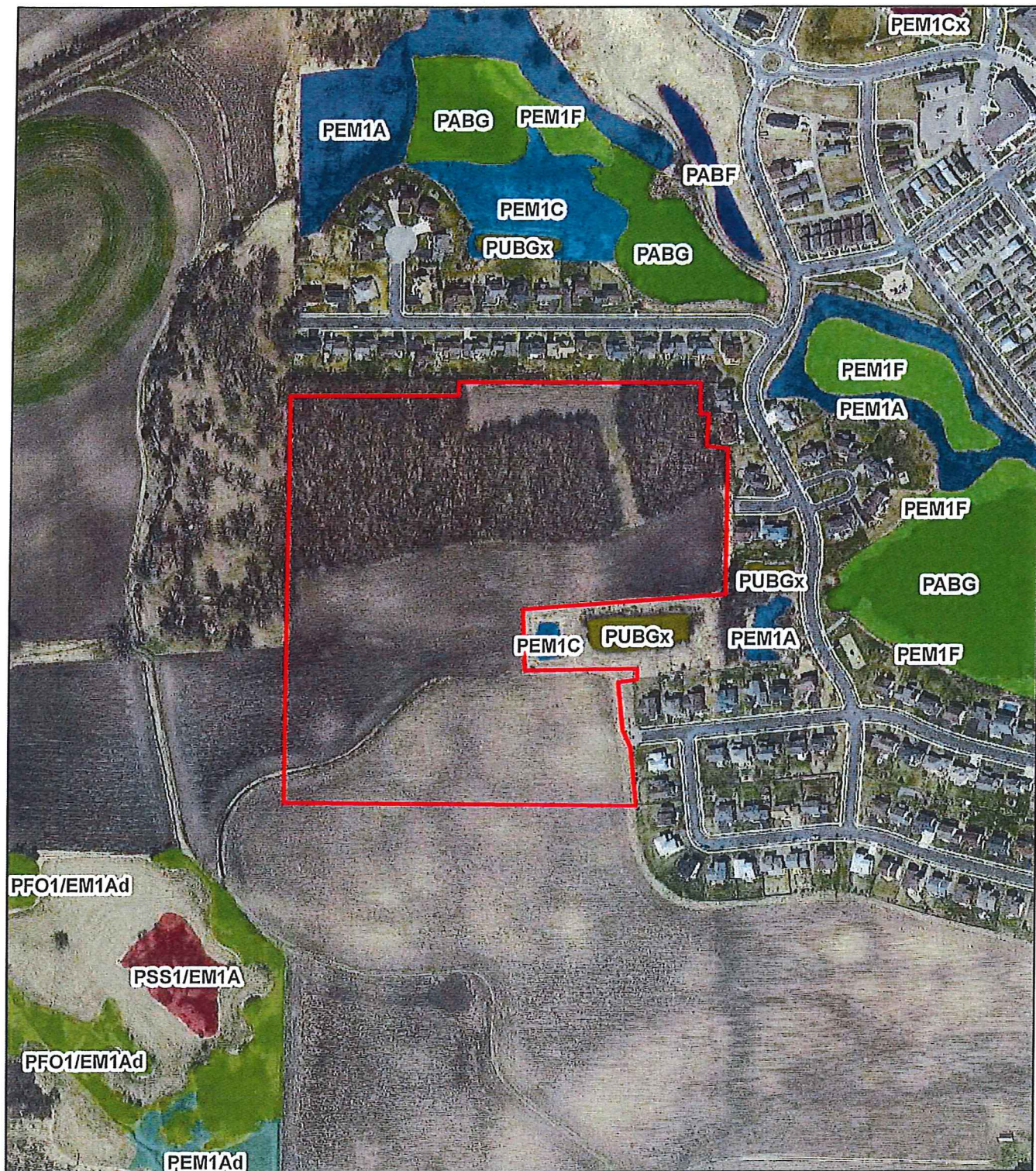
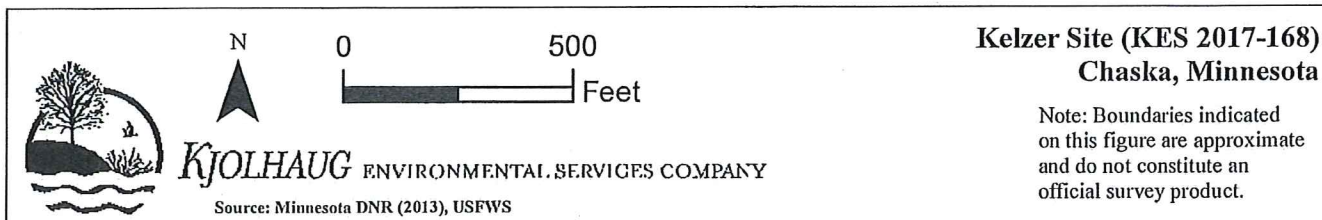
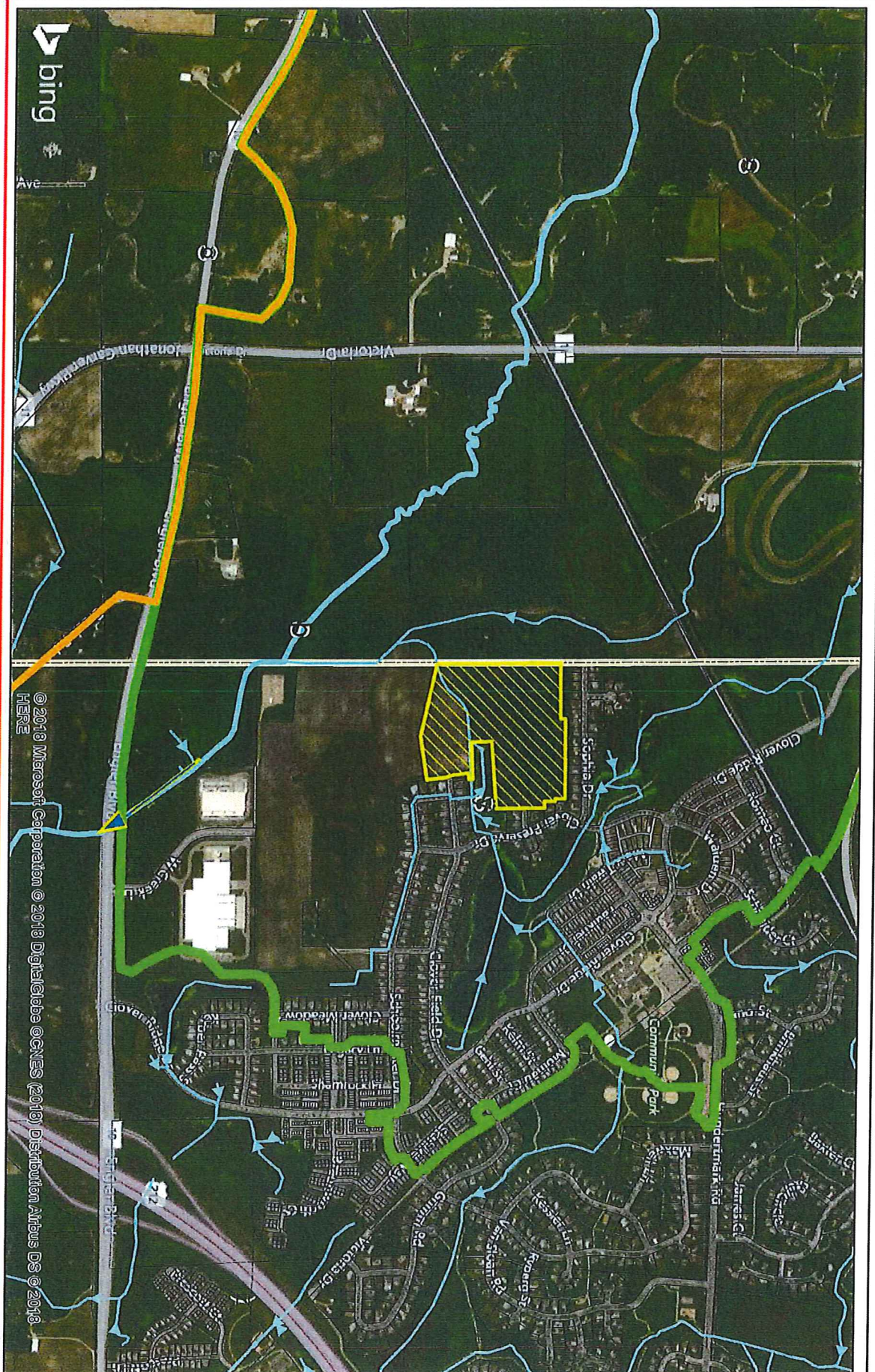


Figure 3 - National Wetlands Inventory





Stantec

This drawing is the property of Stantec. It is to be used only for the project and location identified on the title block. It is not to be used for any other project or location without the written consent of Stantec. The user assumes all liability for the use of this drawing.

SAGEWOOD

PLAT FILE NO.
C.R. DOC. NO.

KNOW ALL PERSONS BY THESE PRESENTS: That D.R. Horton, Inc.-Minnesota, a Delaware corporation, owner of the following described property:

The Southwest Quarter of the Northwest Quarter (SW 1/4 of NW 1/4) of Section 31, Township 116 North, Range 23 West, EXCEPTING THEREFROM that part thereof which is part of Lots Two (2) and Three (3), Block One (1), Clover Preserve Second Addition ALSO EXCEPT that part lying within the Plat of Traditions at Clover Ridge 2nd Addition, ALSO EXCEPT that part of the north 40.00 feet of the Southwest Quarter of the Northwest Quarter of Section 31, Township 116, Range 23, Carver County, Minnesota lying easterly of the southerly extension of the west line of Lot 19, Block 1, Clover Preserve Second Addition, and lying westerly of the southerly extension of the east line of Lot 14, Block 1, Clover Preserve Second Addition, according to the recorded plat thereof, said Carver County, ALSO EXCEPT that part of said Southwest Quarter of the Northwest Quarter lying southerly of the following described line:

Commencing at the southwest corner of said Southwest Quarter of the Northwest Quarter; thence on an assumed bearing of North 00 degrees 11 minutes 02 seconds West, along the west line of said Southwest Quarter of the Northwest Quarter, a distance of 232.84 feet to the point of beginning of the line to be described; thence South 78 degrees 06 minutes 40 seconds East a distance of 490.45 feet; thence South 75 degrees 17 minutes 59 seconds East a distance of 151.09 feet; thence North 81 degrees 31 minutes 20 seconds East a distance of 370.27 feet to the west line of Block 2, said plat of Traditions at Clover Ridge 2nd Addition and said line there terminating.

Has caused the same to be surveyed and platted as SAGEWOOD and does hereby dedicate to the public for public use the public ways and the drainage and utility easements as created on this plat.

In witness whereof said D.R. Horton, Inc.-Minnesota, a Delaware corporation, has caused these presents to be signed by its proper officer this _____ day of _____, 20____.

D.R. Horton, Inc.-Minnesota

By: _____, its _____

STATE OF _____
COUNTY OF _____

This instrument was acknowledged before me on _____ day of _____, 20____, by _____ the _____, of D.R. Horton, Inc.-Minnesota, a Delaware corporation, on behalf of the corporation.

County, _____ Printed Name
My commission expires _____

I Marcus F. Hampton do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been, or will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this _____ day of _____, 20____

Marcus F. Hampton, Licensed Land Surveyor,
Minnesota License No. 47481

STATE OF MINNESOTA
COUNTY OF _____

This instrument was acknowledged before me on this _____ day of _____, 20____, by Marcus F. Hampton.

County, _____ Printed Name
My commission expires January 31, _____

CITY COUNCIL, CITY OF CHASKA, MINNESOTA

This plat of SAGEWOOD was approved by the City Council of the City of Chaska, Minnesota at a regular meeting held this _____ day of _____, 20____, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

By: _____ Mayor

By: _____ Clerk

COUNTY SURVEYOR, CARVER COUNTY, MINNESOTA

Pursuant to Chapter 395, Minnesota Laws of 1971, this plat has been approved this _____ day of _____, 20____.

Brian E. Praske, County Surveyor

By: _____

COUNTY AUDITOR/TREASURER, CARVER COUNTY, MINNESOTA

I hereby certify taxes payable in _____ and prior years have been paid for land described on this plat. Dated this _____ day of _____, 20____.

Laurie Davies, County Auditor/Treasurer

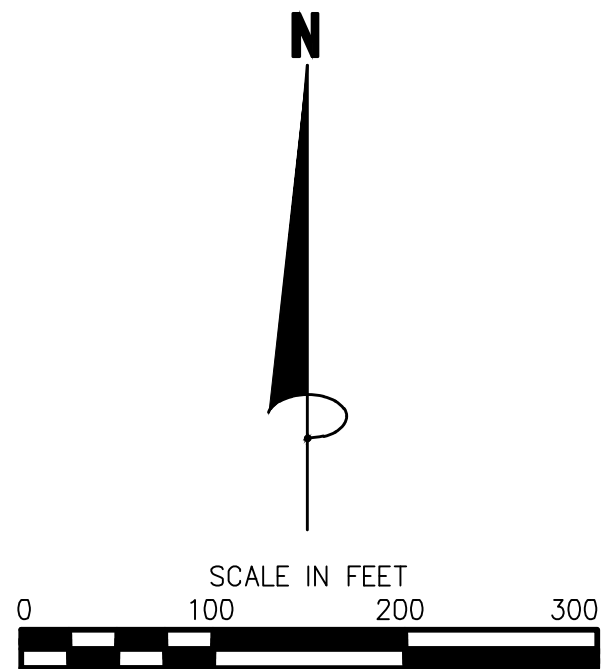
By: _____

COUNTY RECORDER, CARVER COUNTY, MINNESOTA

I hereby certify that this plat of SAGEWOOD was filed this _____ day of _____, 20____, at _____ o'clock ____ M. as Document Number ____.

Kaaren Lewis, County Recorder

By: _____

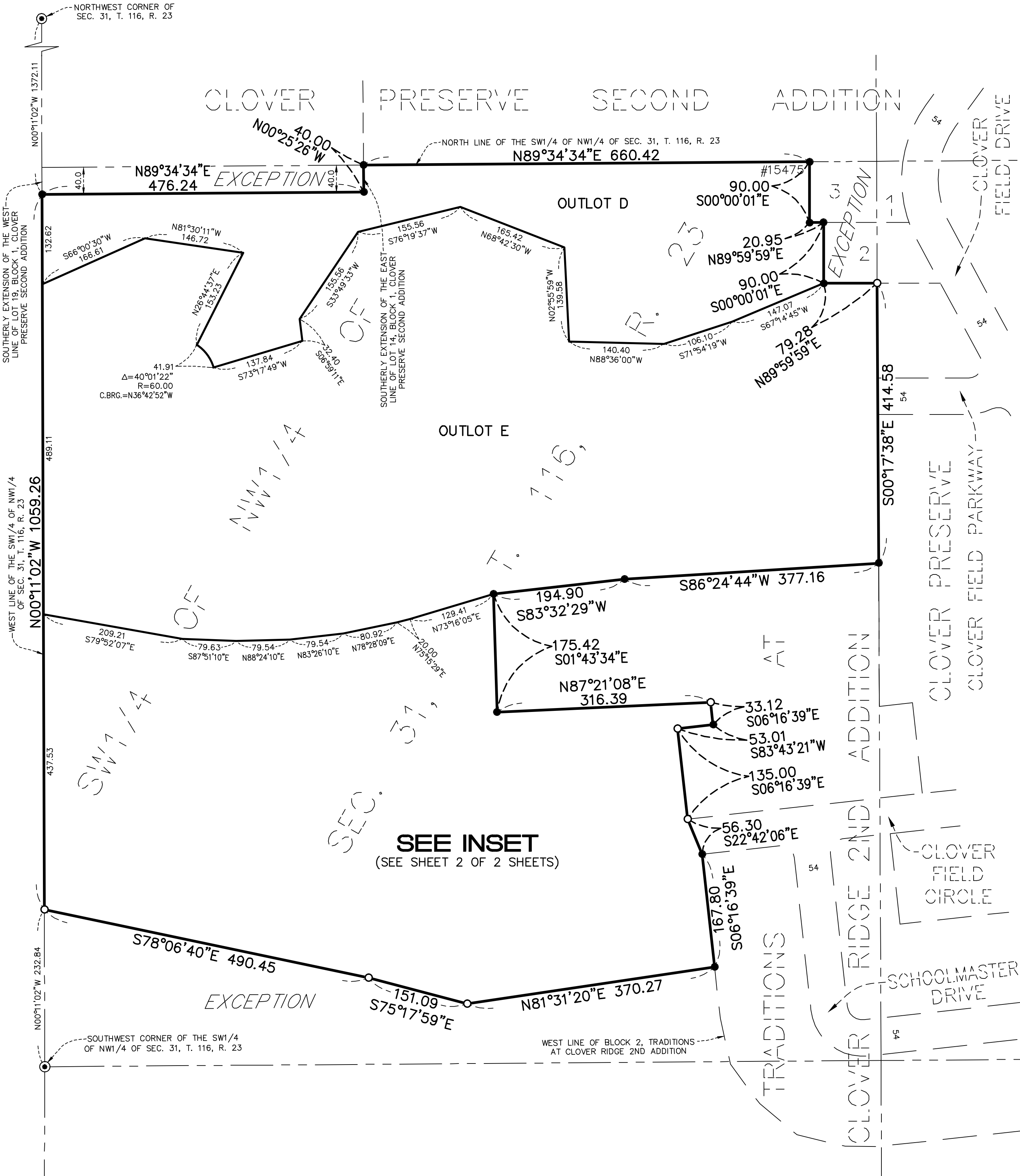
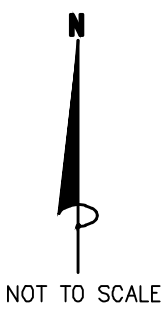
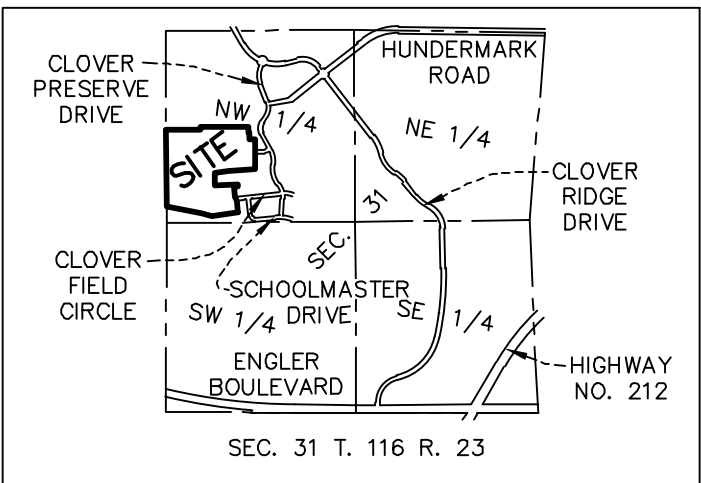


BEARINGS ARE BASED ON THE WEST LINE OF THE SW 1/4 OF THE NW 1/4 OF SEC. 31, T. 116, R. 23 WHICH IS ASSUMED TO HAVE A BEARING OF N 00°11'02" W

- DENOTES FOUND 1/2 INCH IRON MONUMENT
- DENOTES SET 1/2 INCH BY 14 INCH IRON MONUMENT WITH CAP MARKED R.L.S. NO. 47481
- ⊙ DENOTES FOUND CARVER COUNTY CAST IRON MONUMENT

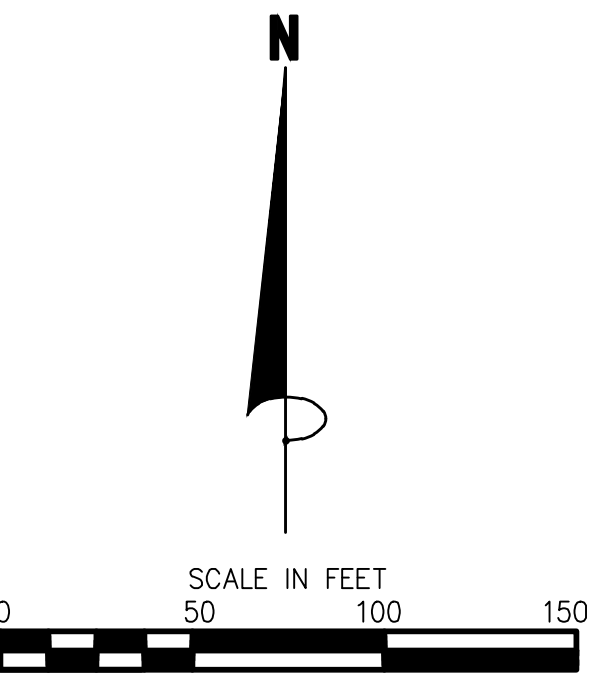
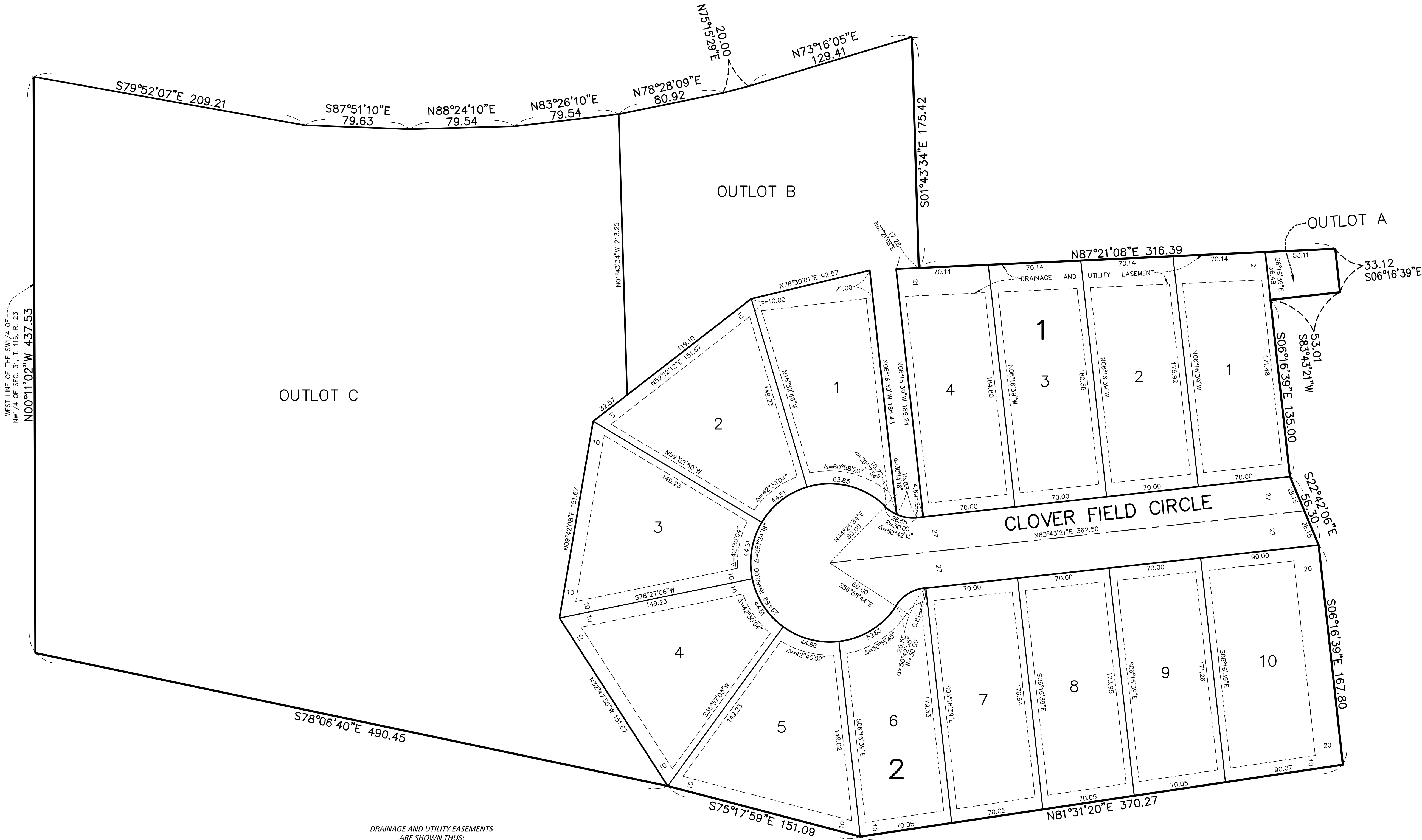
NOTE: NO MONUMENT SYMBOL SHOWN AT ANY STATUTE REQUIRED LOCATION INDICATES A PLAT MONUMENT THAT WILL BE SET WITHIN ONE YEAR FROM THE RECORDING DATE OF THIS PLAT. SAID MONUMENTS SHALL BE 1/2 INCH x 14 INCH IRON PIPES MARKED BY R.L.S. NO. 47481.

VICINITY MAP



SAGEWOOD

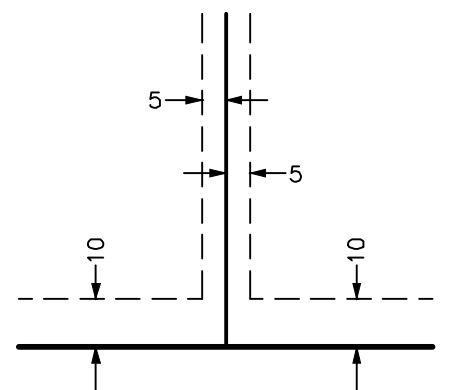
PLAT FILE NO.
C.R. DOC. NO.



- DENOTES FOUND 1/2 INCH IRON MONUMENT
- DENOTES SET 1/2 INCH BY 14 INCH IRON MONUMENT WITH CAP MARKED R.L.S. NO. 47481

NOTE: NO MONUMENT SYMBOL SHOWN AT ANY STATUTE REQUIRED LOCATION INDICATES A PLAT MONUMENT THAT WILL BE SET WITHIN ONE YEAR FROM THE RECORDING DATE OF THIS PLAT. SAID MONUMENTS SHALL BE 1/2 INCH x 14 INCH IRON PIPES MARKED BY R.L.S. NO. 47481.

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



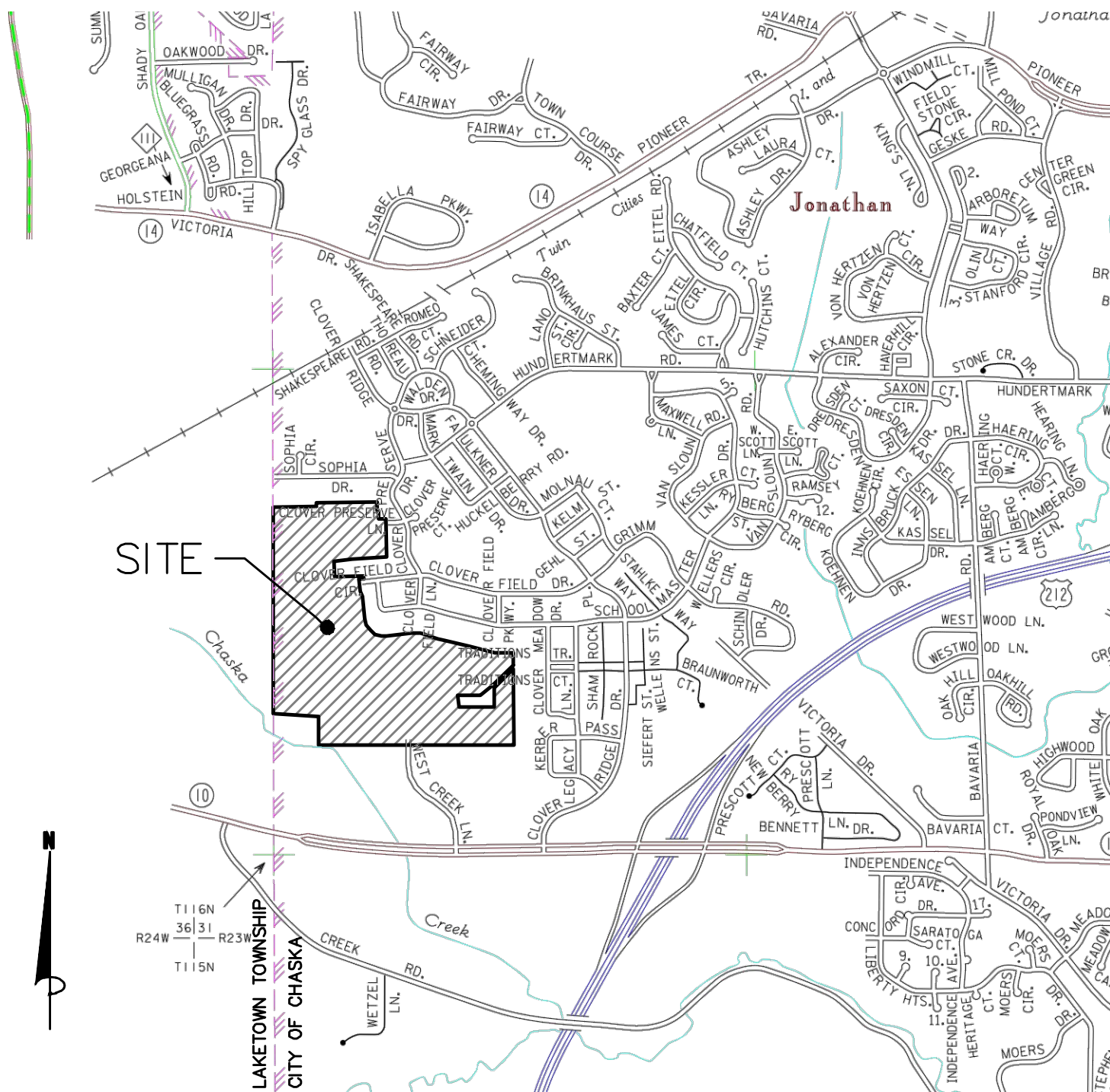
DRAINAGE AND UTILITY EASEMENTS BEING 5 FEET IN WIDTH, UNLESS OTHERWISE INDICATED, ADJOINING LOT LINES, AND BEING 10 FEET IN WIDTH, UNLESS OTHERWISE INDICATED, ADJOINING RIGHT OF WAY LINES, AS SHOWN ON THE PLAT.

SAGEWOOD
CHASKA, MINNESOTA
FINAL GRADING, DRAINAGE, EROSION & SEDIMENT CONTROL PLANS

FOR
D.R. HORTON, INC. — MINNESOTA
20860 KENBRIDGE CT, #100, LAKEVILLE, MN 55044
PHONE: (952) 985-7864

INDEX

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LOCATION MAP
1" = 1600'

SINGLE FAMILY REQUIREMENT & DATA (RM-1)

MIN. LOT AREA	8,400 S.F.
MIN. LOT WIDTH AT SETBACK	70 FEET
MIN. LOT AREA FOR CORNER LOT	10,800 S.F.
MIN. LOT WIDTH AT SETBACK FOR CORNER LOT	85 FEET

MINIMUM SETBACKS (RM-1)

FRONT (HOUSE)	30 FEET
FRONT (GARAGE)	25 FEET
SIDE (HOUSE)	7 FEET
SIDE (STREET)	20 FEET
REAR	30 FEET
MAXIMUM BUILDING COVERAGE	40%

BENCHMARK

1. TOP NUT OF HYDRANT AT NORTHWEST QUADRANT OF EAGLEVIEW DRIVE & 173RD STREET WEST ELEV=927.27
2. TOP NUT OF HYDRANT AT NORTHWEST OF SITE ON 173RD STREET WEST ELEV=928.53

PROJECT COORDINATES

N 44° 48' 52"
W 93° 38' 24"

GOPHER STATE ONE CALL

CALL 48 HOURS BEFORE YOU DIG!
TWIN CITY AREA 651-454-0002
MN. TOLL FREE 1-800-252-1166

PROJECT CONTACTS

PROJECT ENGINEER:

DEVELOPER:

CITY ENGINEER:
NPDES OFFICER:
GENERAL CONTRACTOR REPRESENTATIVE:

JOEL COOPER, P.E. — JAMES R. HILL, INC.

DEB RIDGEWAY — D.R. HORTON, INC. — MINNESOTA

MATT CLARK — CITY ENGINEER
BRIAN GREEN — MPCA
JIM DOCKSTADER — ENEBAK CONSTRUCTION CO.

(952)-890-6044 (O)
(612)-508-6480 (C)
(952)-985-7864 (O)

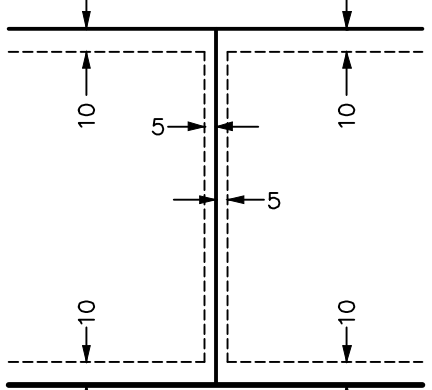
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(507)-206-2610 (O)
(507)-645-8962 (O)



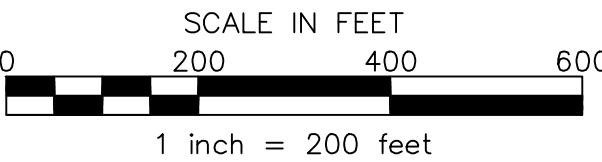
LEGEND

EXISTING WATERMAIN	EXISTING SANITARY SEWER	EXISTING STORM SEWER	EXISTING OVERHEAD POWER LINE	EXISTING LIGHT POLE	EXISTING TELEPHONE PEDESTAL	EXISTING CURB & GUTTER	EXISTING FENCE	EXISTING RETAINING WALL	EXISTING RAILROAD	EXISTING TREELINE/TREES	EXISTING ASPHALT	EXISTING CONCRETE	EXISTING GRAVEL
PROPOSED WATERMAIN	PROPOSED SANITARY SEWER	PROPOSED STORM SEWER	PROPOSED CURB & GUTTER	PROPOSED CONCRETE	PROPOSED ASPHALT SURFACE	PROPOSED SEDIMENT BASIN	PROPOSED FILTRATION BASIN						

DRAINAGE AND UTILITY EASEMENTS
ARE SHOWN THUS:



BEING 5 FEET IN WIDTH AND ADJOINING
SIDE LOT LINES AND 10 FEET IN WIDTH
ADJOINING STREET LINES AND REAR LOT
LINES, UNLESS OTHERWISE INDICATED
ON THE PLAT.

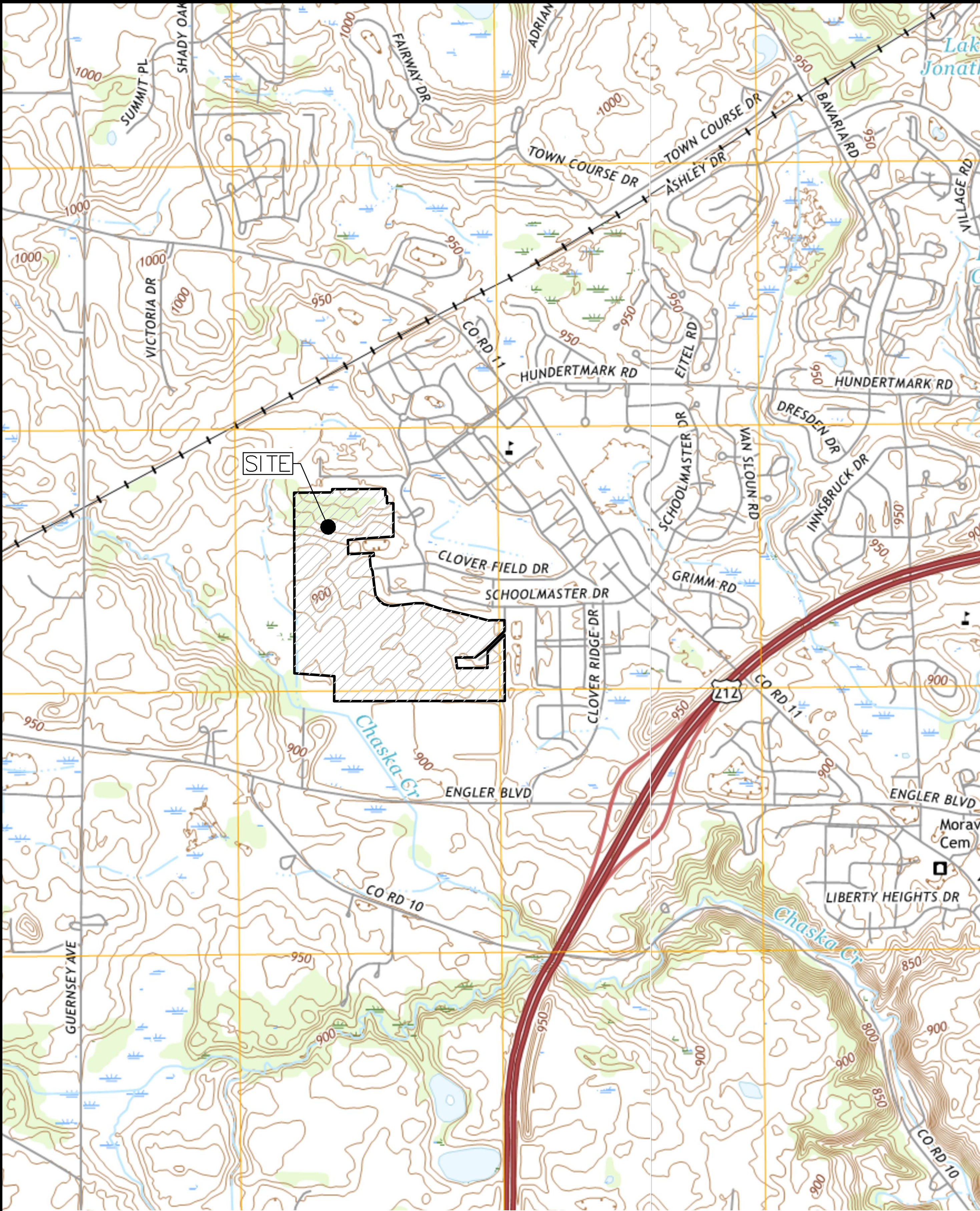


James R. Hill, Inc.
PLANNERS / ENGINEERS / SURVEYORS
2500 W. Ctr. Rd. 42, SUITE 120, BURNSVILLE, MN 55337
PHONE: (952)890-6044 FAX: (952)890-6244

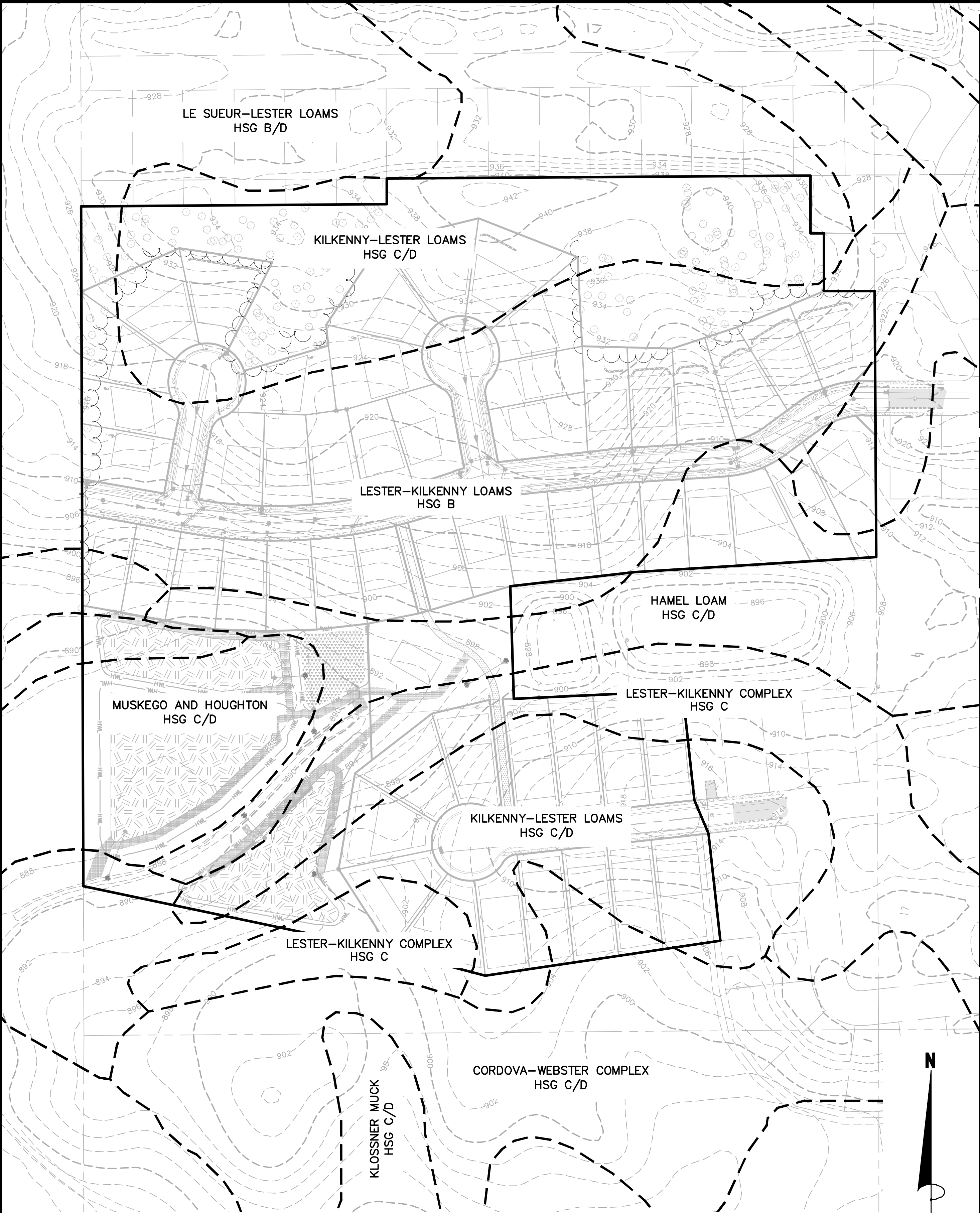
I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.
JOEL COOPER
Date: 08/22/2018 Reg No. 18425

SAGEWOOD
CHASKA, MINNESOTA
TITLE SHEET
FOR
D.R. HORTON, INC. — MINNESOTA
20860 KENBRIDGE CT, #100, LAKEVILLE, MN 55044

DRAWN BY JSO
DATE 08/22/18
REVISIONS 09/12/2018 GRADING REVISION
CAD FILE 23473TS
PROJECT NO. 23473
C1.0



USGS MAP
SCALE: 1" = 800'



USDA SOIL
GROUP MAP

James R. Hill, Inc.
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2500 W. Ctr. Rd. 42, SUITE 120, BURNSVILLE, MN 55337
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J. R. Hill, P.E.
Date: 08/22/2018 Reg. No. 18475

SAGEWOOD
CHASKA, MINNESOTA
SITE INFORMATION
FOR
D.R. HORTON, INC. - MINNESOTA
20860 KENBRIDGE CT, #100, LAKEVILLE, MN 55044

DRAWN BY	JSO
DATE	08/22/18
REVISIONS	
09/12/2018	GRADING REVISION
09/25/2018	RETAINING WALLS
CAD FILE	23473SI
PROJECT NO.	23473
C1.2	

(36) CONSERVATION AREA SIGNS
INSTALLATION TO BE COORDINATED
WITH CARVER COUNTY WATERSHED
(TYPICAL)

INSTALL 6" FAIRCLOTH SKIMMER
ASSEMBLY AND 6" OUTLET PIPE
SEE DETAIL ON SHEET C3.3

INSTALL 6" FAIRCLOTH SKIMMER
ASSEMBLY AND 6" OUTLET PIPE
SEE DETAIL ON SHEET C3.3

INSTALL EROSION CONTROL BLANKET
& SILT FENCE BEHIND ALL CURB OR
SIDEWALK PER DETAIL ON THIS SHEET

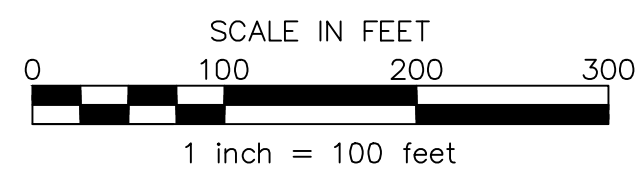
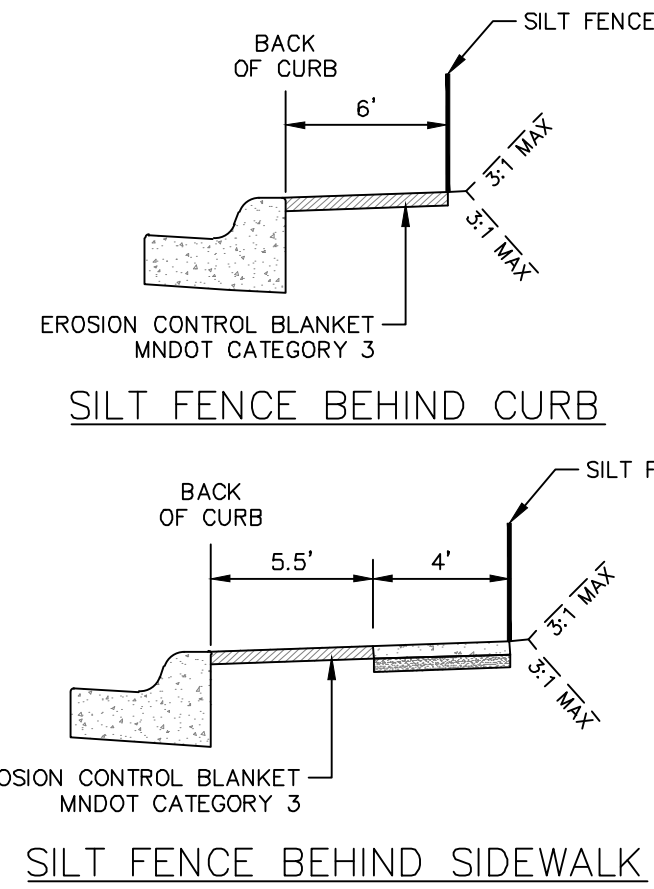
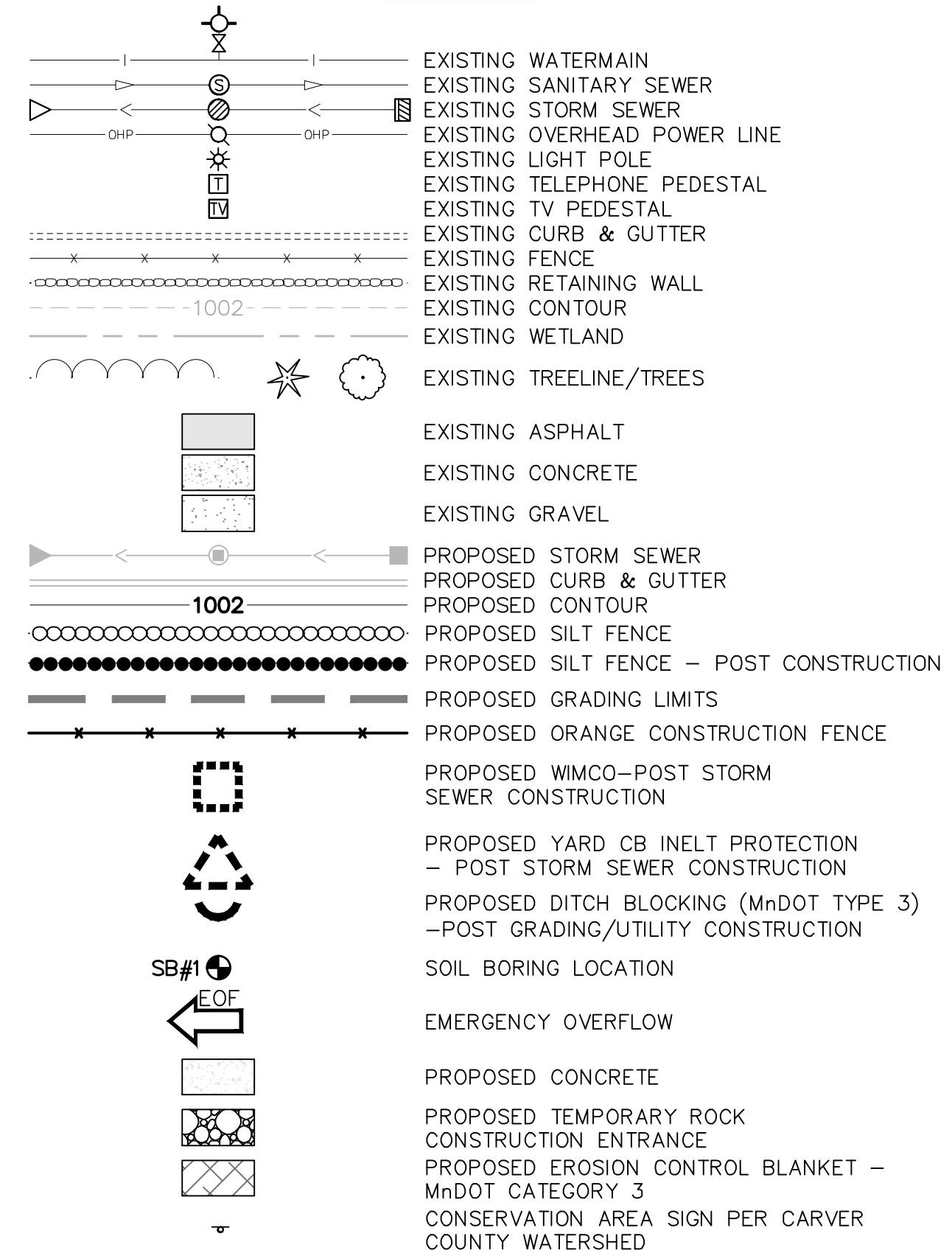
CONSERVATION EASEMENT AREA
ALL OVER OUTLOT A
179,824 SF (4.12 ACRES)

INSTALL ORANGE CONSTRUCTION FENCE AT
GRADING LIMITS TO PROTECT EXISTING TREES
SEE DETAIL ON THIS SHEET

INSTALL EROSION CONTROL BLANKET
& SILT FENCE BEHIND ALL CURB OR
SIDEWALK PER DETAIL ON THIS SHEET

INSTALL EROSION CONTROL BLANKET
& SILT FENCE BEHIND ALL CURB OR
SIDEWALK PER DETAIL ON THIS SHEET

LEGEND



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J. R. Hill, P.E.
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SAGEWOOD
CHASKA, MINNESOTA
EROSION & SEDIMENT CONTROL PLAN
FOR
D.R. HORTON, INC. - MINNESOTA
20860 KENBRIDGE CT, #100, LAKEVILLE, MN 55044

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JSO
DATE
08/22/18
REVISIONS
09/12/2018 GRADING REVISION
09/25/2018 RETAINING WALLS
CAD FILE
23473ERC
PROJECT NO.
23473
C3.0

LEGEND

6" TOPSOIL - TOTAL VOLUME = 15,097 CY

TOPSOIL MANAGEMENT NOTES:

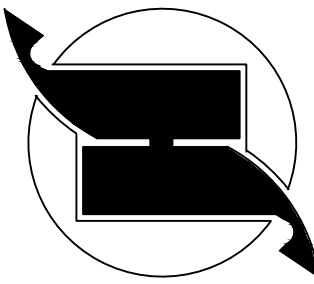
- EXISTING TOPSOIL SHALL BE STRIPPED AND STOCKPILED FOR LATER REAPPLICATION.
- A MINIMUM OF 6" OF TOPSOIL MUST BE PROVIDED IN ALL GREEN SPACE AREAS.
- CONTRACTOR MUST TILL/RIP A DEPTH OF 6 INCHES INTO SUBSOIL PRIOR TO PLACEMENT OF TOPSOIL.
- TOPSOIL STANDARD FOR PERCENT CLAY, SILT AND SAND SHALL MATCH THE EXISTING SOIL PROPERTIES IN ACCORDANCE TO THE USDA NRCS WEB SOIL SURVEY. ORGANIC MATTER AND pH SHALL BE IN ACCORDANCE WITH CARVER COUNTY WATERSHED MANAGEMENT ORGANIZATION AS LISTED BELOW. A SUMMARY OF THE EXISTING PROPERTIES ARE LISTED IN THE TABLE BELOW. SEE STORMWATER REPORT FOR MORE INFORMATION ON EXISTING SOIL PROPERTIES.

Carver County Topsoil Standard

Requirement	Range	Test Method
Material Passing the ¾ in [19 mm]	100 %	ASTM D 422
Material passing No 4 in [4.75 mm]	≥ 85% EXISTING	-
Clay	5% - 30% 22%-33%	ASTM D 422
Silt	5% - 35% 36%-45%	ASTM D 422
Sand	38% - 75% 22%-41%	ASTM D 422
Organic matter	3% - 15% 3%-9%, 64%*	ASTM D 2974
pH	6.1 - 7.5 6.2-7.0	ASTM G 51
Compaction	-1,400 kilopascals (kPa) / 200 pounds per square inch (psi) in the upper 12 inches of soil, or -bulk density of less than 1.4 grams per cubic centimeter (g/cm3) in the upper 12 inches of soil	Field test

*NOTE: 64% ORGANIC MATTER INCLUDES THE PRESENCE OF PEAT SOUTHWEST AREA. RESPREAD OF PEAT SHALL TAKE PLACE PRIOR TO RESPREAD OF 6" TOPSOIL.

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J. R. Hill, Inc.
Date: 08/22/2018 Reg. No. 18475

SAGEWOOD
CHASKA, MINNESOTA
TOPSOIL MANAGEMENT PLAN
FOR
D.R. HORTON, INC. - MINNESOTA
20860 KENBRIDGE CT, #100, LAKEVILLE, MN 55044

DRAWN BY
JSO

DATE
08/22/18

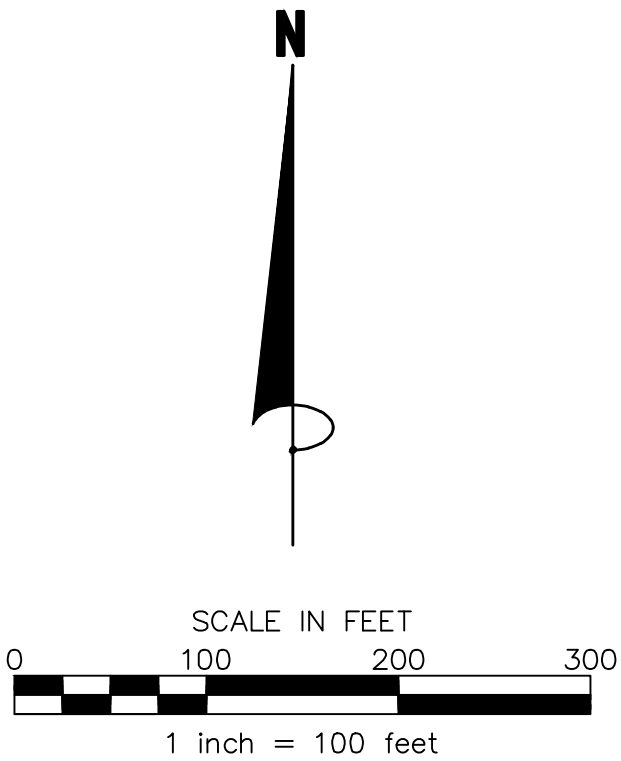
REVISIONS

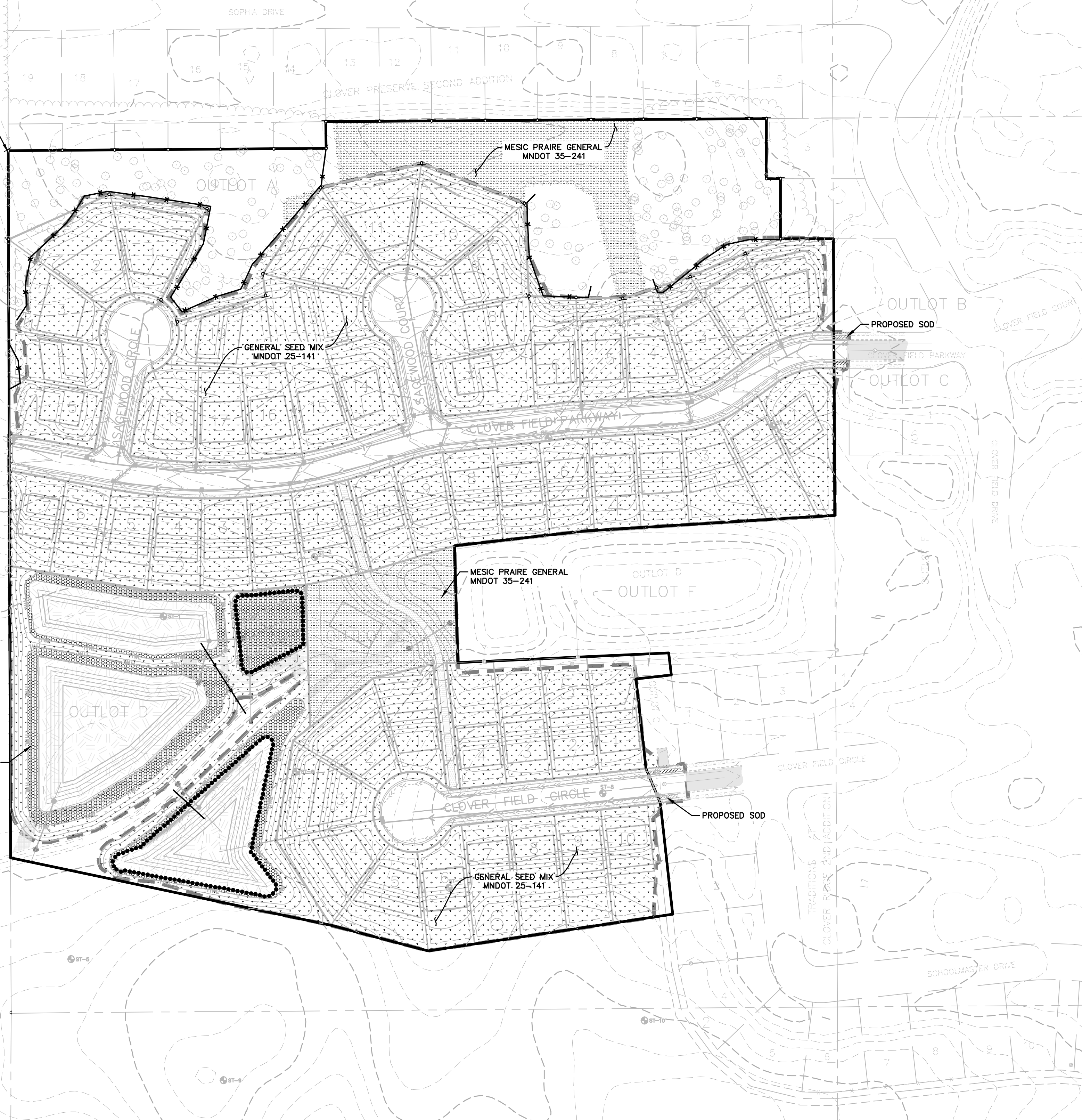
09/12/2018 GRADING REVISION
09/25/2018 RETAINING WALLS

CAD FILE
23473ERC

PROJECT NO.
23473

C3.1





	PROPOSED GENERAL SEED & MULCH MIX - MnDOT 25-141
	PROPOSED STORMWATER SEED & MULCH MIX - MnDOT 33-261
	PROPOSED MESIC PRAIRIE GENERAL SEED & MULCH MIX - MnDOT 35-241
	PROPOSED SOD

1. REFER TO MNDOT SEEDING MANUAL 2014 EDITION FOR DETAILS ON SEEDING SPECIFICATIONS.

GENERAL SEED & MULCH MIX (MnDOT 25-141)
STORMWATER SEED & MULCH MIX (MnDOT 33-261)
MESIC PRAIRIE GENERAL & MULCH MIX (MnDOT 35-241)
SOD

16.55 ACRES
1.06 ACRES
1.98 ACRES
0.02 ACRES

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a duly Licensed Professional
Engineer under the laws of the
State of Minnesota.

JOEL G. COOPER



Date: 08/22/2018 Reg. No. 18475

SAGEWOOD
CHASKA, MINNESOTA

SEEDING PLAN

FOR
D. R. HORTON, INC. — MINNESOTA
20860 KENBRIDGE CT. #100, LAKEVILLE, MN 55044

DRAWN BY
JSO

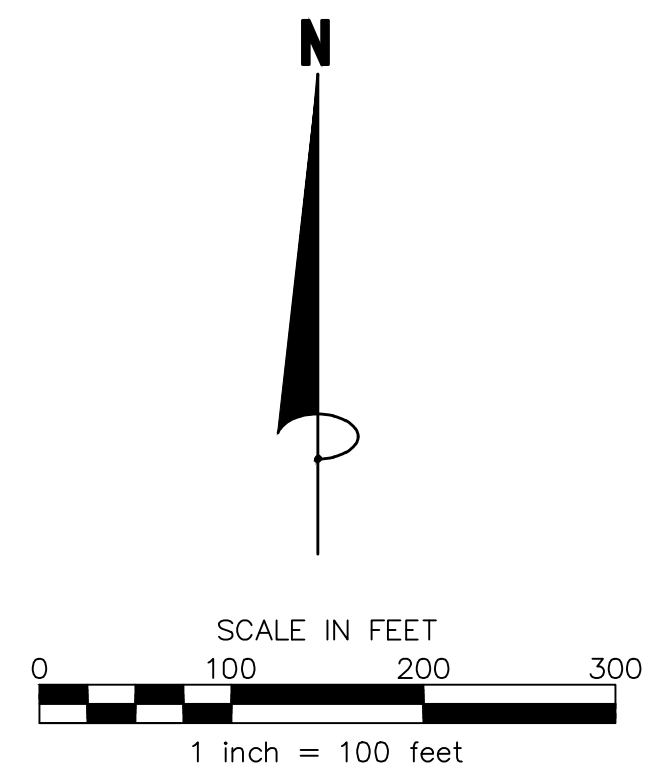
DATE
08/22/18

09/12/2018	GRADING REVISION
09/25/2018	RETAINING WALLS

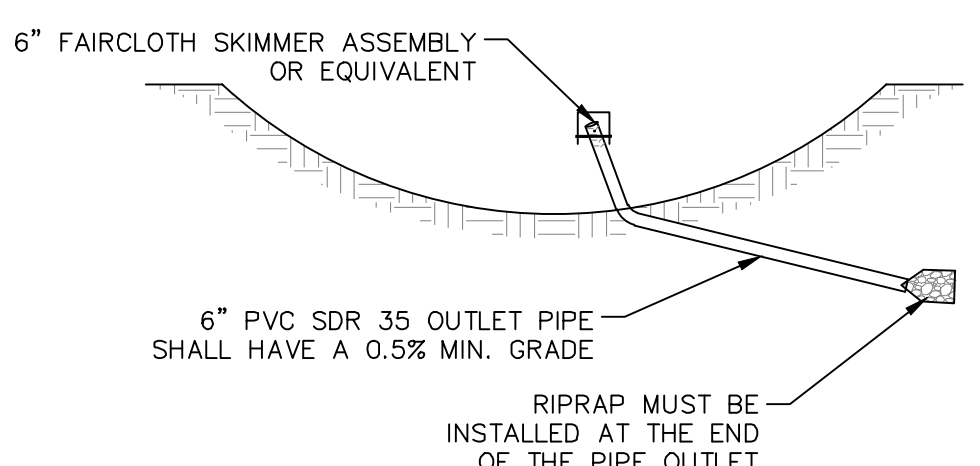
CAD FILE
23473ERC

PROJECT NO.
23473

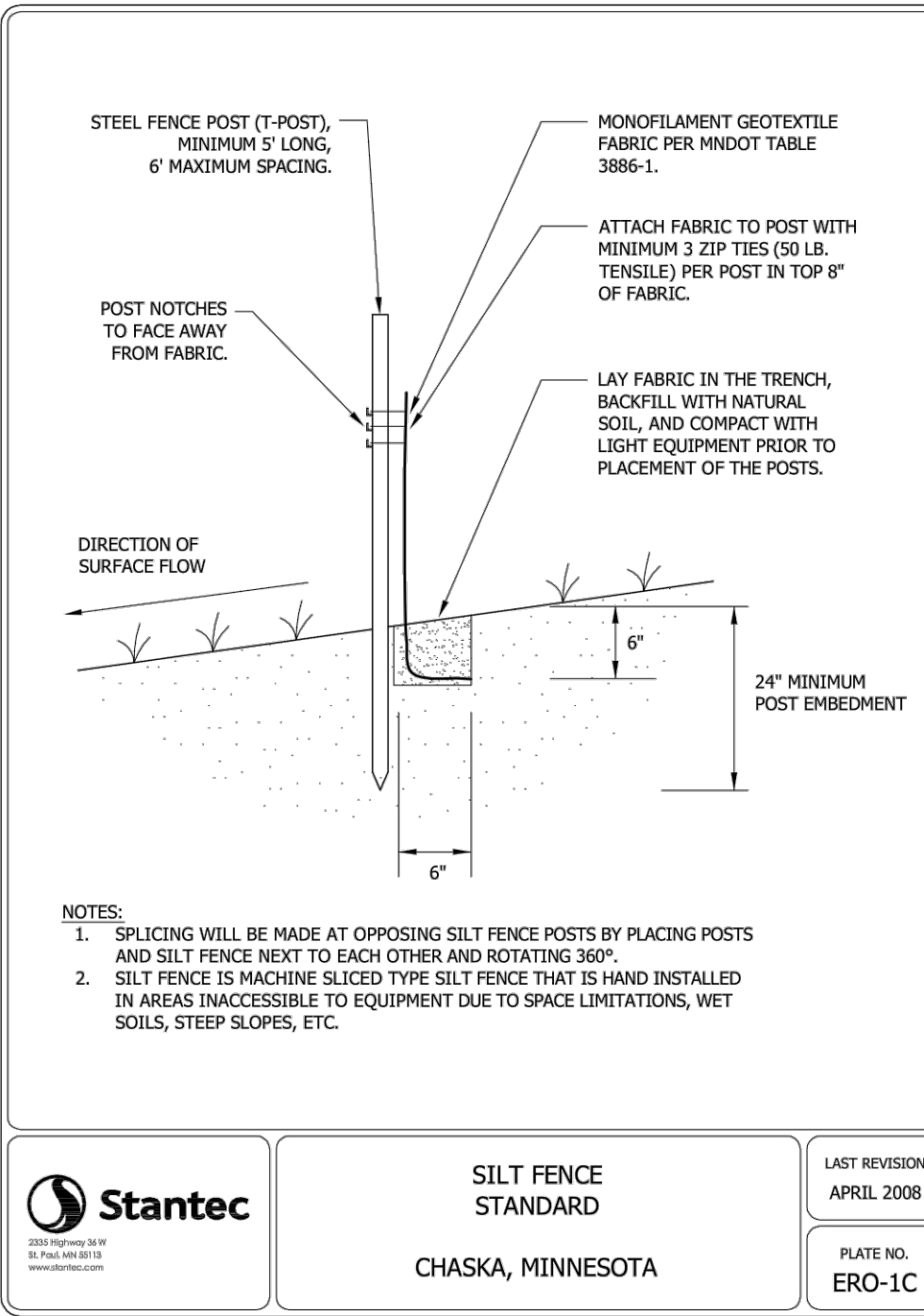
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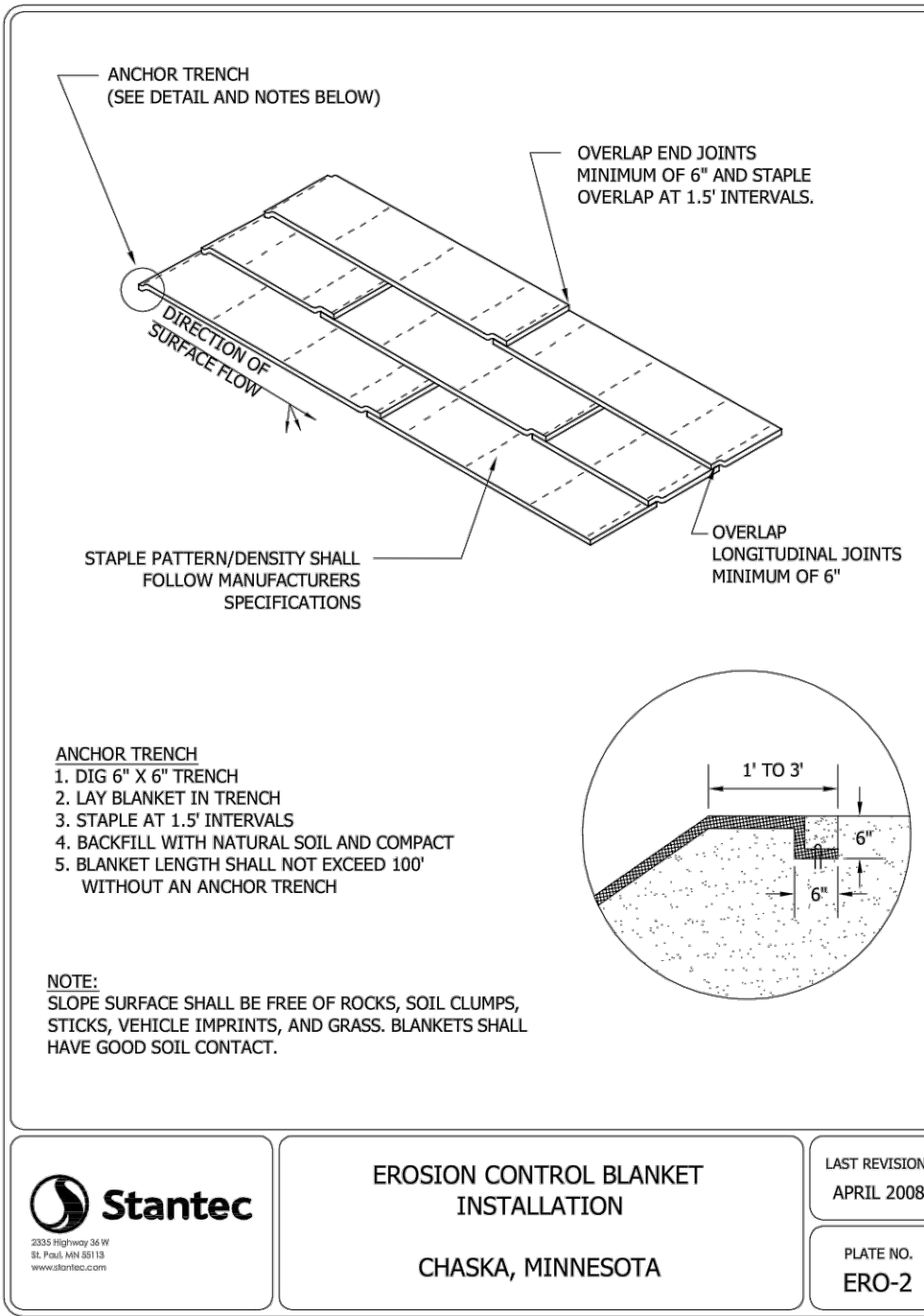
- NOTES:
1. THE BASINS MUST PROVIDE STORAGE BELOW THE OUTLET PIPE FOR A CALCULATED VOLUME OF RUNOFF FROM A 2 YEAR, 24 HOUR STORM FROM EACH ACRE DRAINED TO THE BASIN, EXCEPT THAT IN NO CASE SHALL THE BASIN PROVIDE LESS THAN 1800 CUBIC FEET OF STORAGE BELOW THE OUTLET PIPE FROM EACH ACRE DRAINED TO THE BASIN.
 2. WHERE NO SUCH CALCULATION HAS BEEN PERFORMED, A TEMPORARY SEDIMENT BASIN PROVIDING 3,600 CUBIC FEET OF STORAGE BELOW THE OUTLET PIPE PER ACRE DRAINED TO THE BASIN, SHALL BE PROVIDED WHERE ATTAINABLE UNTIL FINAL STABILIZATION OF THE SITE.
 3. TEMPORARY BASIN OUTLETS MUST BE DESIGNED TO PREVENT SHORT-CIRCUITING AND THE DISCHARGE OF FLOATING DEBRIS. THE BASIN MUST BE DESIGNED WITH THE ABILITY TO ALLOW COMPLETE BASIN DRAWDOWN FOR MAINTENANCE ACTIVITIES, AND PROVIDE A STABILIZED EMERGENCY OVERFLOW TO PREVENT FAILURE OF POND INTEGRITY. ENERGY DISSIPATION MUST BE PROVIDED FOR THE BASIN OUTLET.
 4. THE TEMPORARY BASINS MUST BE CONSTRUCTED AND MADE OPERATIONAL CONCURRENT WITH THE START OF SOIL DISTURBANCE THAT IS UPGRADIENT OF THE AREA AND CONTRIBUTES RUNOFF TO THE POND.
 5. OUTLET PIPE MUST BE INSTALLED WITH A FLOATING HEAD SKIMMER OR EQUAL - TO ALLOW COMPLETE BASIN DRAWDOWN AND WATER WITHDRAW FROM BASIN SURFACE.



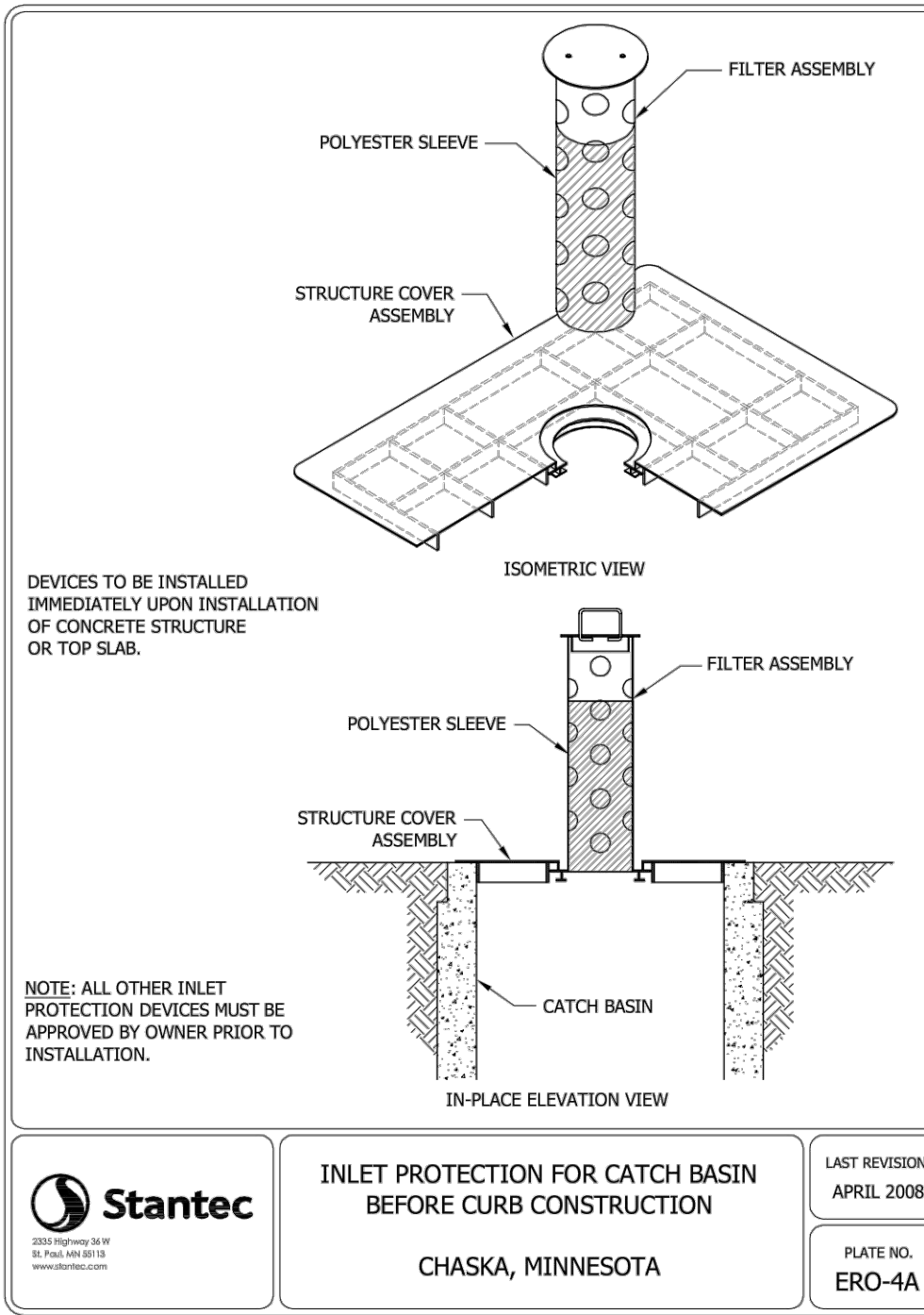
TEMPORARY SEDIMENTATION BASIN
WITH OUTLET PIPE



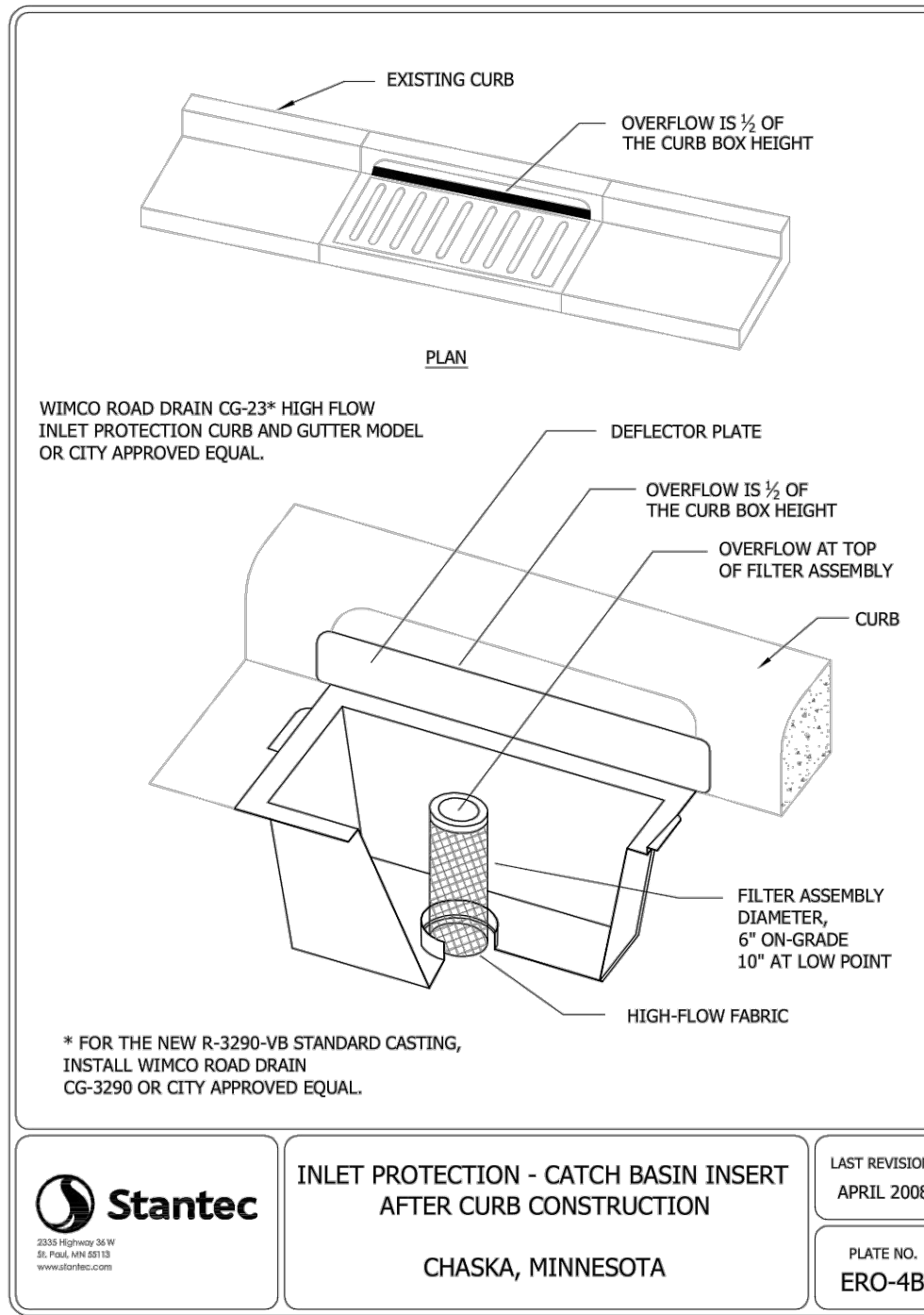
SILT FENCE
STANDARD
CHASKA, MINNESOTA
LAST REVISION:
APRIL 2008
PLATE NO.
ERO-1C



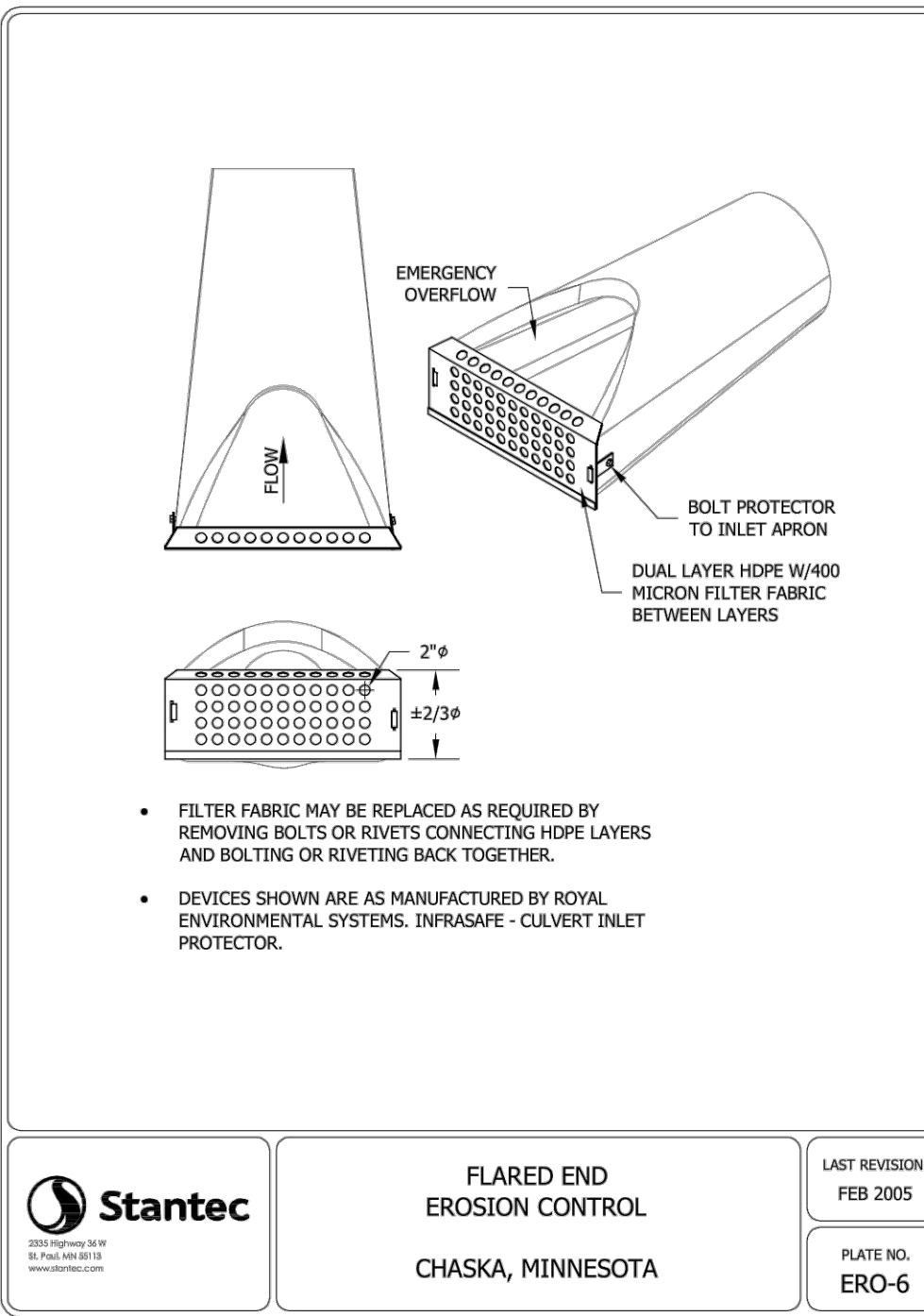
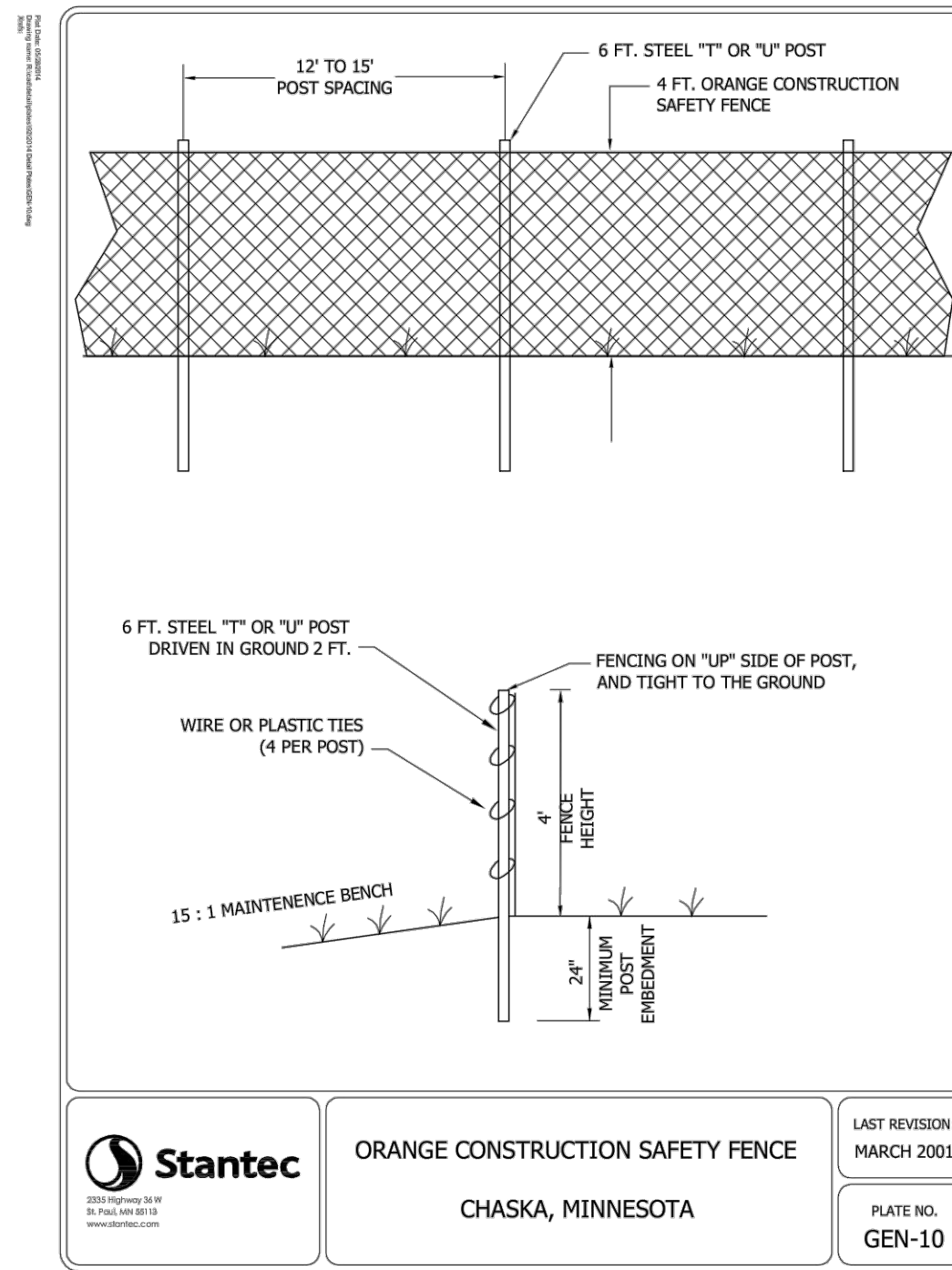
EROSION CONTROL BLANKET
INSTALLATION
CHASKA, MINNESOTA
LAST REVISION:
APRIL 2008
PLATE NO.
ERO-2



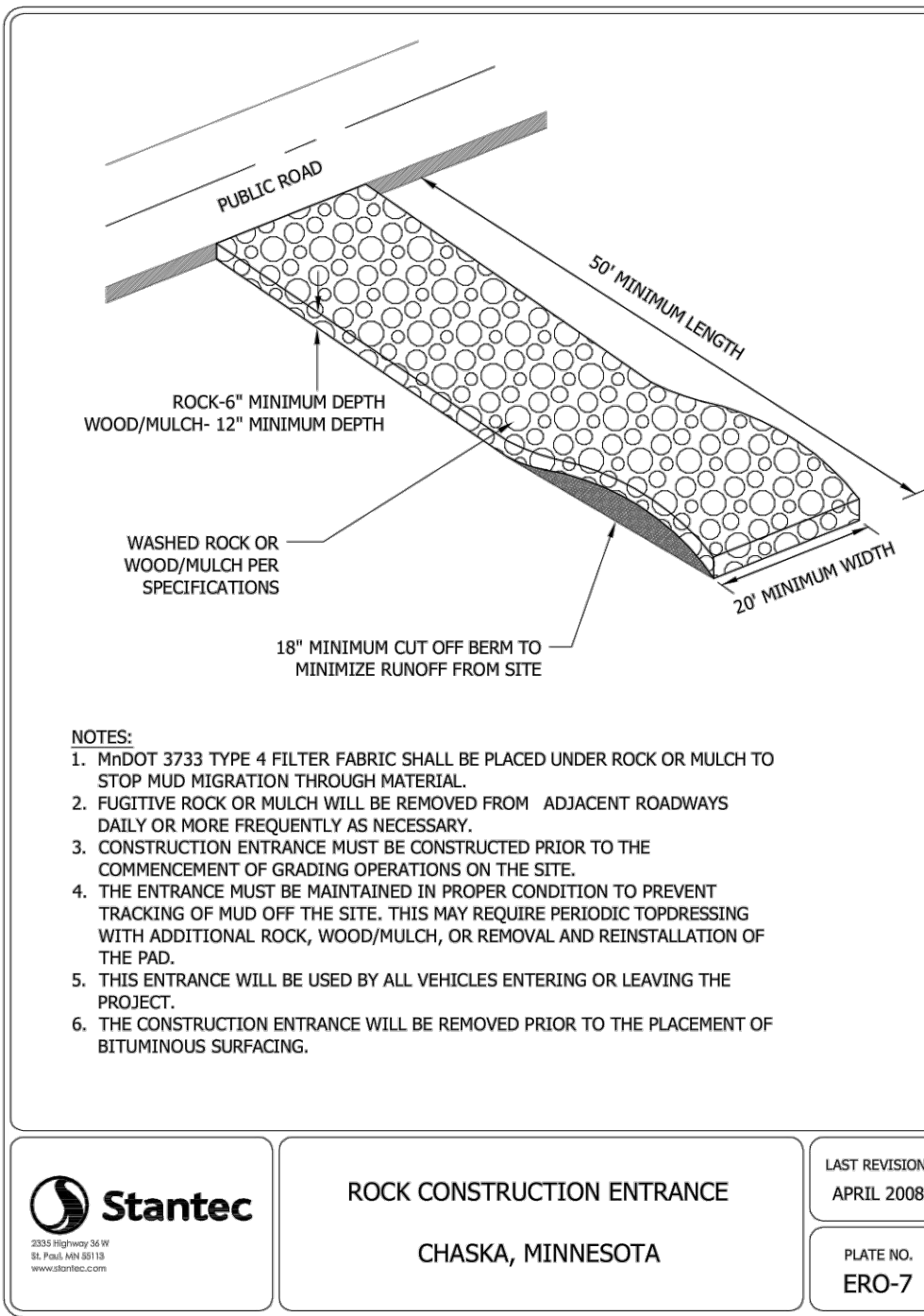
INLET PROTECTION FOR CATCH BASIN
BEFORE CURB CONSTRUCTION
CHASKA, MINNESOTA
LAST REVISION:
APRIL 2008
PLATE NO.
ERO-4A



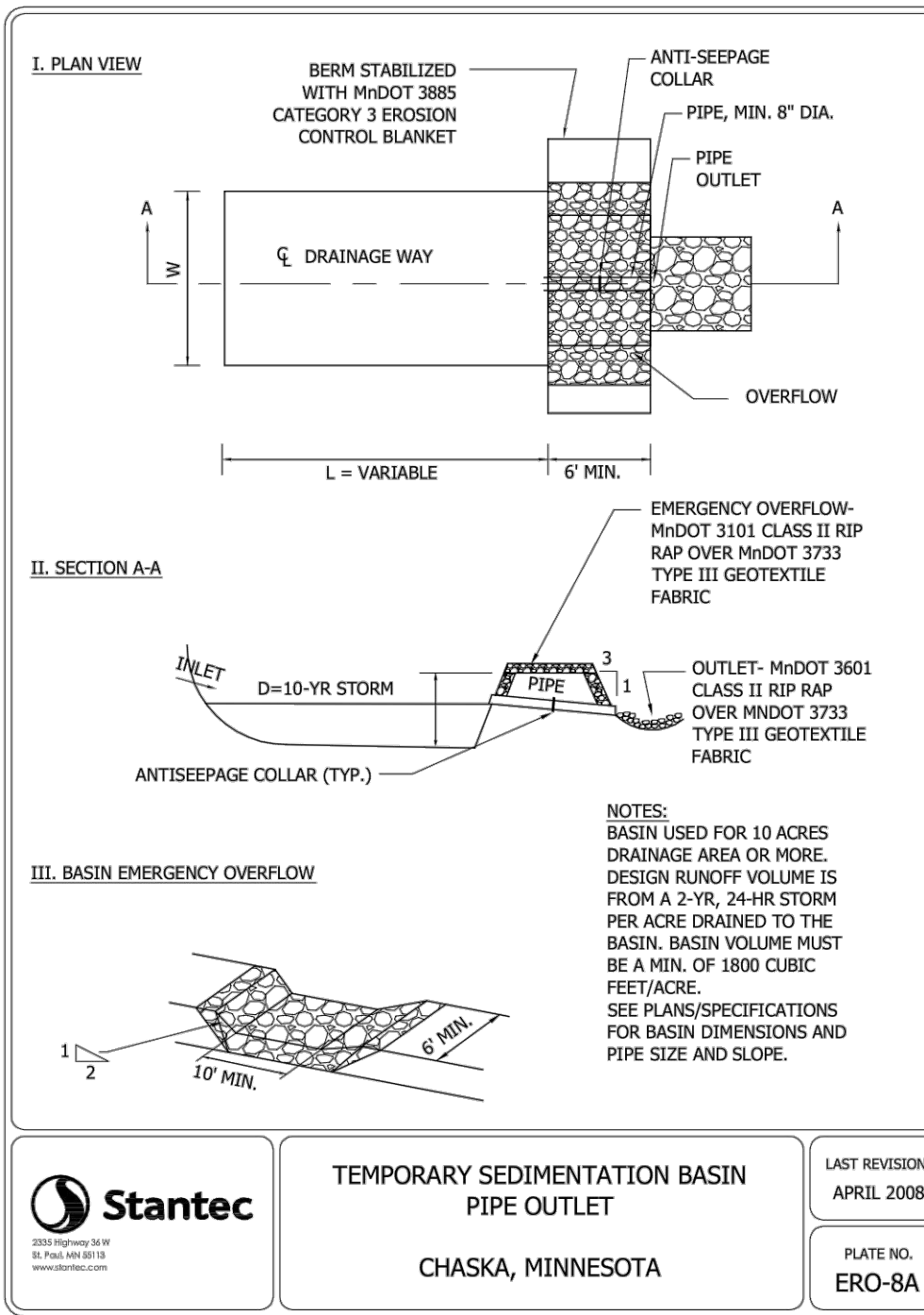
INLET PROTECTION - CATCH BASIN INSERT
AFTER CURB CONSTRUCTION
CHASKA, MINNESOTA
LAST REVISION:
APRIL 2008
PLATE NO.
ERO-4B



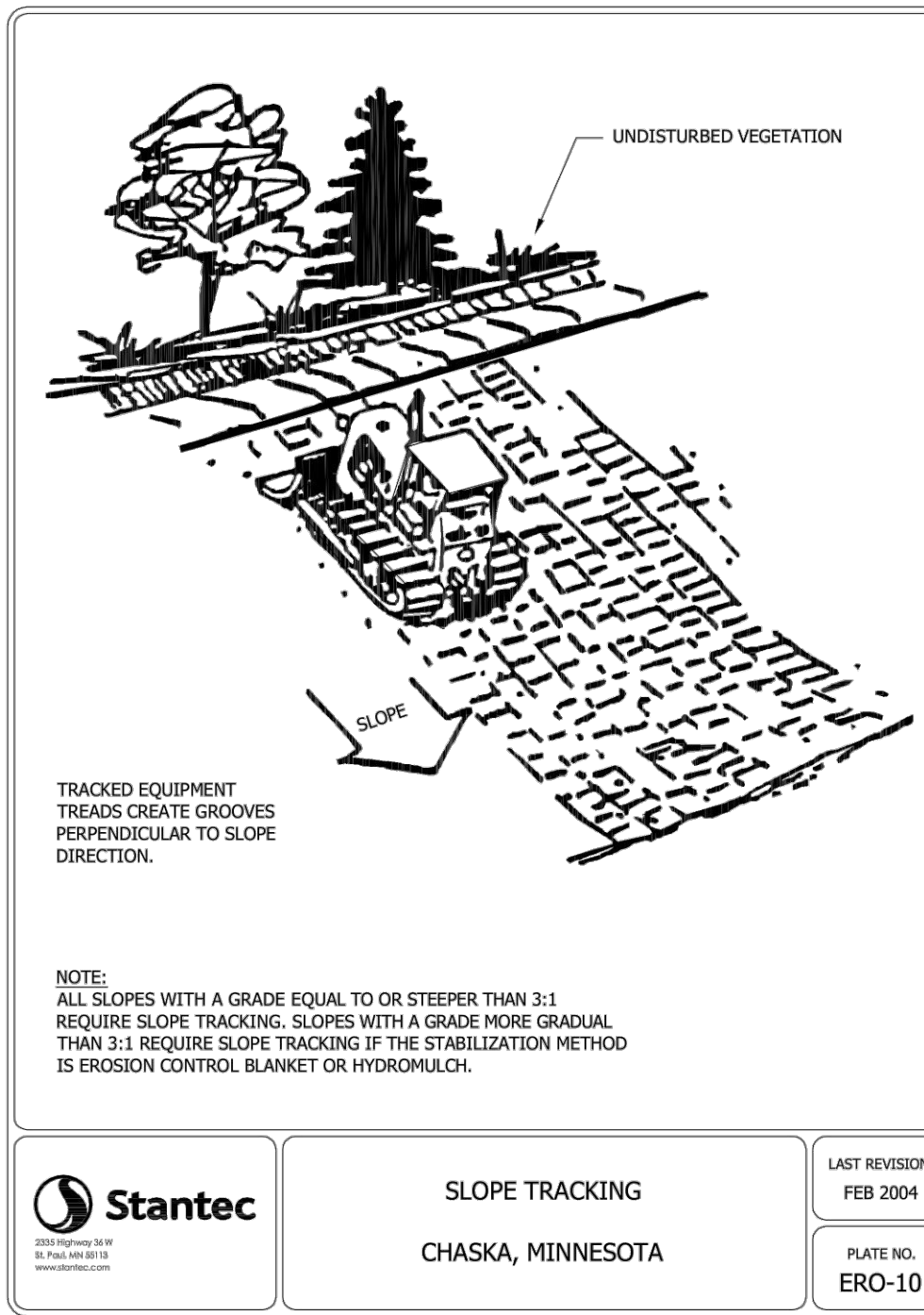
FLARED END
EROSION CONTROL
CHASKA, MINNESOTA
LAST REVISION:
FEB 2005
PLATE NO.
ERO-6



ROCK CONSTRUCTION ENTRANCE
CHASKA, MINNESOTA
LAST REVISION:
APRIL 2008
PLATE NO.
ERO-7



TEMPORARY SEDIMENTATION BASIN
PIPE OUTLET
CHASKA, MINNESOTA
LAST REVISION:
APRIL 2008
PLATE NO.
ERO-8A



SLOPE TRACKING
CHASKA, MINNESOTA
LAST REVISION:
FEB 2004
PLATE NO.
ERO-10

James R. Hill, Inc.
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2500 W. Cty. Rd. 42, Suite 120, Burnsville, MN 55337
PHONE: (952)890-6044 FAX: (952)890-6244

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.
John R. Hill
Date: 08/22/2018 Reg. No. 18475

SAGEWOOD
CHASKA, MINNESOTA
EROSION & SEDIMENT CONTROL DETAILS
FOR
D.R. HORTON, INC. - MINNESOTA
20860 KENBRIDGE CT, #100, LAKEVILLE, MN 55044

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JSO
DATE
08/22/18
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09/12/2018 GRADING REVISION
09/25/2018 RETAINING WALLS
CAD FILE
23473ERD
PROJECT NO.
23473
C3.3

NPDES REQUIREMENTS

II.B. APPLICATION AND DURATION OF COVERAGE

- Application Required.
 - The owner and operator shall submit a complete and accurate on-line application form with the appropriate fee to the MPCA for each project that disturbs one (1) or more acres of land or for a common plan of development or project that will ultimately disturb one (1) or more acres. If the applicant is not able to apply on-line, contact the MPCA for technical assistance or a waiver.
 - For certain projects or common plans of development or sale, disturbing 50 acres or more, the application must be submitted at least 30 days before the start of construction activity. This requirement pertains to projects that have a discharge point on the project, that is within one mile (airal radius measurement) of, and flows to, a special water listed in Appendix A, Part B, or waters listed as impaired under section 303(d) of the federal Clean Water Act (see the MPCA's website) where the identified pollutant(s) or stressor(s) are phosphorus (nutrient eutrophication biological indicators), turbidity, dissolved oxygen, or biotic impairment (fish bioassessment, aquatic plant bioassessment and aquatic macroinvertebrate bioassessment). Applicants of projects listed in this part must submit a complete and accurate application form and SWPPP, including all calculations for the Permanent Stormwater Management System (see Parts III.A.-D.).

- All persons meeting the definition of owner and operator are Permittees and must be listed on the application. The owner is responsible for compliance with all terms and conditions of this permit. The operator is responsible for compliance with Parts II.B, II.C, III.B-F, IV, V, and applicable construction activity requirements found in Appendix A, Part C. of this permit and is jointly responsible with the owner for compliance with those portions of the permit.

- Permit Coverage Effective Date: The commencement of any construction activity (e.g., land disturbing activities) covered under Part I.A. of this permit is prohibited until permit coverage under this permit is effective.
 - For projects listed in Part II.B.1.a, permit coverage will become effective seven (7) calendar days after the electronic submittal date or the postmarked date of a complete application form.
 - For projects listed in Part II.B.1.b, permit coverage will become effective 30 calendar days after the electronic submittal date, the postmarked date or MPCA date stamp (whichever is first) of the complete application. For incomplete applications (e.g., lack of fees or signature) or incomplete SWPPPs (e.g., missing calculations, Best Management Practices (BMP) specifications, estimated quantities of the BMPs, or timing of BMP installation narrative), the permit becomes effective 30 calendar days after all required information is submitted.

- Coverage Notification: Permittee(s) will be notified of coverage in a manner as determined by the Commissioner (e.g., e-mail, online notification or letter).

- Change of Coverage: For construction projects where the owner or operator changes, (e.g., an original developer sells portions of the property to various homebuilders or sells the entire site to a new owner) the current owner and the new owner or operator shall submit a complete permit modification on a form provided by the Commissioner. The form must be submitted prior to the new owner or operator commencing construction activity on site or in no case later than 30 days after taking ownership of the property. The owner shall provide a SWPPP to the new owner and operator that specifically addresses the remaining construction activity.

II.C. TERMINATION OF COVERAGE

- Termination of coverage when construction is complete: All Permittee(s) must submit a Notice of Termination (NOT) to the MPCA on a form provided by the Commissioner within 30 days after all activities required for Final Stabilization (see Part IV.G) are complete. The Permittee(s)' coverage under this permit terminates at midnight on the submission date of the NOT.

- Termination of coverage when transfer of ownership occurs: All Permittee(s) must submit a NOT on a form provided by the Commissioner within 30 days after selling or otherwise legally transferring the entire site, including permit responsibility for roads (e.g., street sweeping) and stormwater infrastructure final clean up, or transferring portions of a site to another party. The Permittee(s)' coverage under this permit terminates at midnight on the submission date of the NOT.

- Permittee(s) may terminate permit coverage prior to completion of all construction activity if all of the following conditions are met. After the permit is terminated under this Part, if there is any subsequent development on the remaining portions of the site where construction activity was not completed, new permit coverage must be obtained if the subsequent development itself or as part of the remaining common plan of development or sale will result in land disturbing activities of one (1) or more acres in size.
 - A Construction activity has ceased for at least 90 days.
 - At least 90 percent (by area) of all originally proposed construction activity has been completed and permanent cover established on those areas.
 - On areas where construction activity is not complete, permanent cover has been established.
 - The site is in compliance with Part IV.G.2. and Part IV.G.3. and where applicable, Part IV.G.4. or Part IV.G.5.

- Permittee(s) may terminate coverage upon approval by the MPCA if information is submitted to the MPCA documenting that termination is appropriate because the project is cancelled.

III.B. SWPPP AMENDMENTS

The Permittee(s) must amend the SWPPP as necessary to include additional requirements, such as additional or modified BMPs that are designed to correct problems identified or address situations whenever:

- There is a change in design, construction, operation, maintenance, weather or seasonal conditions that has a significant effect on the discharge of pollutants to surface waters or underground waters.
- Inspections or investigations by site owner or operators, USEPA or MPCA officials indicate the SWPPP is not effective in eliminating or significantly minimizing the discharge of pollutants to surface waters or underground waters or that the discharges are causing water quality standard exceedances (e.g., nuisance conditions as defined in Minn. R. 7050.0210, subp. 2).
- The SWPPP is not achieving the general objectives of minimizing pollutants in stormwater discharges associated with construction activity, or the SWPPP is not consistent with the terms and conditions of this permit.
- At any time after permit coverage is effective, the MPCA may determine that the project's stormwater discharges may cause, have reasonable potential to cause, or contribute to non-attainment of any applicable water quality standard, or that the SWPPP does not incorporate the applicable requirements in Part III.A.8., (Impaired Waters and TMDLs). If a water quality standard changes during the term of this permit, the MPCA will make a determination as to whether a modification of the SWPPP is necessary to address the new standard. If the MPCA makes such determination(s) or any of the determinations in Parts III.B.1.-3., the MPCA will notify the Permittee(s) in writing. In response, the Permittee(s) must amend the SWPPP to address the identified concerns and submit information requested by the MPCA, which may include an individual permit application. If the MPCA's written notification requires a response, failure to respond within the specified timeframe constitutes a permit violation.

- Record Retention
The SWPPP (original or copies) including, all changes to it, and inspections and maintenance records must be kept at the site during construction by the Permittee(s) who has/have operational control of that portion of the site. The SWPPP can be kept in either the field office or in an on-site vehicle during normal working hours. All owner(s) must keep the following records on file for three (3) years after submittal of the NOT, as outlined in Part II.C. This does not include any records after submittal of the NOT.
 - The final SWPPP
 - Any other stormwater related permits required for the project
 - Records of all inspection and maintenance conducted during construction (Part IV.E. Inspections and Maintenance)
 - All permanent operation and maintenance agreements that have been implemented, including all right-of-way, contracts, covenants and other binding requirements regarding perpetual maintenance and
 - All required calculations for design of the temporary and permanent Stormwater Management Systems.

III.F. TRAINING REQUIREMENTS

The Permittee(s) shall ensure the following individuals identified in this part have been trained in accordance with this Permit's training requirements.

- Who must be trained:
 - Individual(s) preparing the SWPPP for the project
 - Individual(s) overseeing implementation of, revising, and amending the SWPPP and individual(s) performing inspections as required in Part IV.E. One of these individual(s) must be available for an on-site inspection within 72 hours upon request by the MPCA.
 - Individual(s) performing or supervising the installation, maintenance and repair of BMPs. At least one individual on a project must be trained in these job duties.
- Training content: The content and extent of training must be commensurate with the individual's job duties and responsibilities with regard to activities covered under this permit for the project. At least one individual present on the permitted project site (or available to the project site in 72 hours) must be trained in the job duties described in Part III.F.1.b. and Part III.F.1.c.

- The Permittee(s) shall ensure that the individuals are trained by local, state, federal agencies, professional organizations, or other entities with expertise in erosion prevention, sediment control, permanent stormwater management and the Minnesota NPDES/SDS Construction Stormwater Permit. An update refresher-training must be attended every three (3) years starting three (3) years from the issuance date of this permit.

PART IV. CONSTRUCTION ACTIVITY REQUIREMENTS

IV.A. STORMWATER POLLUTION PREVENTION PLAN

The Permittee(s) must implement the SWPPP and the requirements of this part. The BMPs identified in the SWPPP and in this permit must be selected, installed, and maintained in an appropriate and functional manner that is in accordance with relevant manufacturer specifications and accepted engineering practices.

- The Permittee(s) must plan for and implement appropriate BMPs such as construction phasing, vegetative buffer strips, horizontal slope grading, inspection and maintenance of Part IV.E. and other construction practices that minimize erosion and facilitate compliance with this permit and protect waters of the state. The location of areas not to be disturbed must be delineated (e.g., with flags, stakes, signs, silt fence etc.) on the project site before work begins. The Permittee(s) must minimize the need for disturbance of portions of the project that have steep slopes. For those sloped areas which must be disturbed, the Permittee(s) must use techniques such as phasing and stabilization practices designed for steep slopes (e.g., slope draining and terracing).
- The Permittee(s) must stabilize all exposed soil areas (including stockpiles). Stabilization must be initiated immediately to limit soil erosion whenever any construction activity has permanently or temporarily ceased on any portion of the site and will not resume for a period exceeding 14 calendar days. Stabilization must be completed no later than 14 calendar days after the construction activity in that portion of the site has temporarily or permanently ceased. For Public Waters, that the Minnesota Department of Natural Resources has promulgated "work in water restrictions" during specified fish spawning time frames, all exposed soil areas that are within 200 feet of the water's edge, and drain to these waters must complete the stabilization activities within 24 hours during the restriction period. Temporary stockpiles without significant silt, clay or organic components (e.g., clean aggregate stockpiles, demolition concrete stockpiles, sand stockpiles) and the constructed base components of roads, parking lots and similar surfaces are exempt from this requirement but must be in compliance with Part IV.C.5.
- If using stormwater conveyance channels, the Permittee(s) must design the channels to route water around unstabilized areas on the site and to reduce erosion, unless infeasible. The Permittee(s) must use erosion control and velocity dissipation devices such as check dams, sediment traps, riprap, or grouted riprap at outlets within and along the length of any constructed stormwater conveyance channel, and at any outlet, to provide a non-erosive flow velocity, to minimize erosion of channels and their embankments, outlets, adjacent stream banks, slopes, and downstream waters during discharge conditions.
- The Permittee(s) must stabilize thermal wetted perimeter of any temporary or permanent drainage ditch or swale that drains water from any portion of the construction site, or diverts water around the site, within 200 lineal feet from the property edge, or from the point of discharge into any surface water. Stabilization of the last 200 lineal feet must be completed within 24 hours after connecting to a surface water or property edge.

- The Permittee(s) shall complete stabilization of the remaining portions of any temporary or permanent ditches or swales within 14 calendar days after connecting to a surface water or property edge and construction in that portion of the ditch has temporarily or permanently ceased.

Temporary or permanent ditches or swales that are being used as a sediment containment system during construction (with properly designed rock-ditch checks, bio rolls, silt dikes, etc.) do not need to be stabilized during the temporary period of its use as a sediment containment system. These areas must be stabilized within 24 hours after no longer being used as a sediment containment system. Applying mulch, hydromulch, tackifier, polycarlamide or similar erosion prevention practices is not acceptable stabilization. In any part of a temporary or permanent drainage ditch or swale.
- Pipe outlets must be provided with temporary or permanent energy dissipation within 24 hours after connection to a surface water.
- Unless infeasible due to lack of previous or vegetated areas, the Permittee(s) must direct discharges from BMPs to vegetated areas of the site (including any natural buffers) in order to increase sediment removal and maximize stormwater infiltration. The Permittee(s) must use velocity dissipation devices if necessary to prevent erosion when directing stormwater to vegetated areas.

- Sediment control practices must be established on all down gradient perimeters and be located upgradient of any buffer zones. The perimeter sediment control practice must be in place before any upgradient land-disturbing activities begin. These practices shall remain in place until Final Stabilization has been established in accordance with Part IV.G. A floating silt curtain placed in the water is not a sediment control BMP. To satisfy perimeter control requirements in this part except when working on a shoreline and below the waterline. In those cases, a floating silt curtain can be used as a perimeter control practice if the floating silt curtain is installed as close to shore as possible. Immediately after the short term construction activity (e.g. installation of rip rap along the shoreline) in that area is complete, an upland perimeter control practice must be installed if exposed soils still drain to the surface water.
- The Permittee(s) shall re-install all sediment control practices that have been adjusted or removed to accommodate short-term activities such as clearing or grubbing, or passage of vehicles, immediately after the short-term activity has been completed. The Permittee(s) shall complete any short-term activity that requires removal of sediment control practices as quickly as possible. The Permittee(s) must re-install sediment control practices before the next precipitation event even if the short-term activity is not complete.
- All storm drain inlets must be stabilized by appropriate BMPs during construction until all sources with potential for discharging to the inlet have been stabilized. Inlet protection may be removed for a particular inlet if a specific safety concern (street flooding/freezing) has been identified by the Permittee(s) or the jurisdictional authority (e.g., city/county/township/MNDOT engineer). The Permittee(s) must document the need for removal in the SWPPP.

- Where vehicle traffic leaves any part of the site (or onto paved roads within the site):
 - The Permittee(s) must install a vehicle tracking BMP to minimize the track out of sediment from the construction site. Examples of vehicle tracking BMPs include (but are not limited to) rock pads, mud mats, slash mulch, concrete or steel wash racks, or equivalent systems.
 - The Permittee(s) must use street sweeping if such vehicle tracking BMPs are not adequate to prevent sediment from being tracked onto the street (see Part IV.E.5.d.).
- The Permittee(s) must install temporary sedimentation basins as required in Part II.C. of this permit.
- The Permittee(s) must minimize soil compaction and, unless infeasible, preserve topsoil. Minimizing soil compaction is not required where the function of a specific area of the site dictates that it be compacted.
- The Permittee(s) must preserve a 50 foot natural buffer or (if a ditch is infeasible on the site) provide redundant sediment controls when a surface water is located within 50 feet of the project's earth disturbances and stormwater flows to the surface water. Natural buffers are not required adjacent to road ditches, judicial ditches, county ditches, stormwater conveyance channels, storm drain inlets, and sediment basins. The Permittee(s) is/are not required to enhance the quality of the vegetation that already exists in the buffer or provide vegetation if none exist. However, Permittee(s) can improve the natural buffer with vegetation.
- If the Permittee(s) intend to use polymers, flocculants, or other sedimentation treatment chemicals on the project site, the Permittee(s) must comply with the following minimum requirements:
 - The Permittee(s) must use conventional erosion and sediment controls prior to chemical addition to ensure effective treatment. Chemicals may only be applied where treated stormwater is directed to a sediment control system which allows for filtration or settlement of the floor prior to discharge.
 - Chemicals must be selected that are appropriately suited to the types of soils likely to be exposed during construction, and to the expected turbidity, pH, and flow rate of stormwater flowing into the chemical treatment system or area.
 - Chemicals must be used in accordance with accepted engineering practices, and with dosing specifications and sediment removal design specifications provided by the manufacturer or provider/supplier of the applicable chemicals.
- All water from dewatering or basin-draining activities must be discharged in a manner that does not cause nuisance conditions, erosion in receiving channels or on downslope properties, or inundation in wetlands causing significant adverse impact to the wetland.
- If the Permittee(s) is/are using filters with backwash water, the Permittee(s) must haul the backwash water away for disposal, return the backwash water to the beginning of the treatment process, or incorporate the backwash water into the site in a manner that does not cause erosion. The Permittee(s) may discharge backwash water to the sanitary sewer if permission is granted by the sanitary sewer authority. The Permittee(s) must replace and clean the filter media used in dewatering devices when required to retain adequate function.

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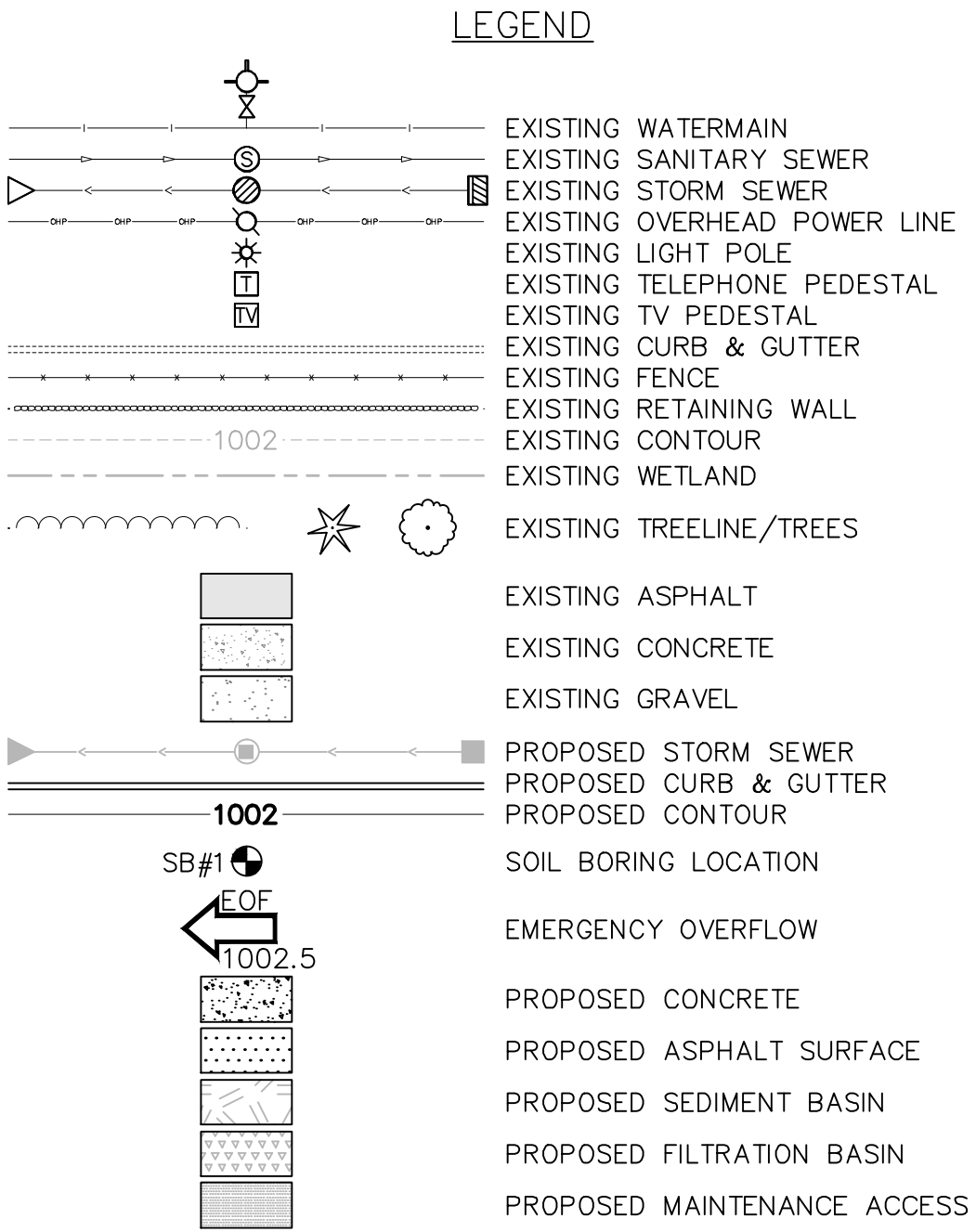
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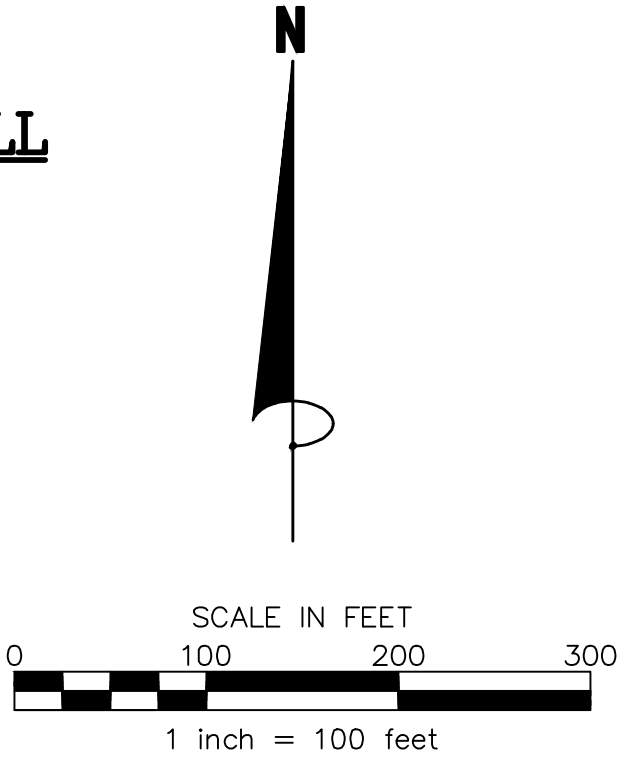
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- The Permittee(s) must implement the SWPPP and the requirements of this part. The BMPs



- STANDARD GRADING NOTES:
- SPECIFICATIONS WHICH APPLY ARE THE MOST RECENT EDITIONS OF THE MUNICIPALITY IN WHICH THE WORK IS LOCATED AND THE MINNESOTA DEPARTMENT OF TRANSPORTATION SPECIFICATIONS FOR HIGHWAY CONSTRUCTION UNLESS MODIFIED HEREIN ON THESE CONTRACT DOCUMENTS.
 - IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO UTILIZE THE "GOPHER STATE ONE CALL" EXCAVATION NOTICE SYSTEM AS REQUIRED UNDER MINNESOTA STATUTE CHAPTER 216D, 48 HOURS PRIOR TO PERFORMING ANY EXCAVATION (PHONE 651-454-0002 IN THE TWIN CITIES METRO AREA OR TOLL FREE 1-800-252-1166).
 - GRADING CONTRACTOR SHALL VERIFY LOCATIONS AND ELEVATIONS OF ALL UNDERGROUND UTILITIES WITH THE RESPECTIVE UTILITY COMPANIES PRIOR TO CONSTRUCTION.
 - ALL CONSTRUCTION AS CALLED FOR ON THESE CONTRACT DOCUMENTS SHALL BE PERFORMED IN ACCORDANCE WITH ALL OSHA REQUIREMENTS.
 - ALL LOT AND EASEMENT DIMENSIONS ARE SUBJECT TO FINAL PLAT.
 - IT IS THE RESPONSIBILITY OF THE GRADING CONTRACTOR TO DISPOSE OFF-SITE ALL TREES, STUMPS, BRUSH, OR OTHER DEBRIS THAT EXISTS WITHIN THE CONSTRUCTION AREAS. TREES TO REMAIN SHALL BE DESIGNATED BY THE ENGINEER.
 - THE GRADING CONTRACTOR SHALL SCHEDULE THE SOILS ENGINEER SO THAT CERTIFICATION OF ALL CONTROLLED FILLS CAN BE FURNISHED TO THE OWNER DURING AND UPON COMPLETION OF THE PROJECT.
 - DENSITY TESTS SHALL BE TAKEN TO EVALUATE THE COMPACTION WITHIN THE STREETS, TRAVEL WAYS OR PARKING LOTS. WITHIN THE UPPER 3 FEET OF STREET, TRAVEL WAYS OR PARKING LOT SUBGRADE, THE CONTRACTOR SHALL INSURE THAT ALL SOILS BE NOT MORE THAN ONE PERCENTAGE POINT OVER THE SOIL'S STANDARD PROCTOR OPTIMUM MOISTURE CONTENT, AND THAT COMPACTION TO A MINIMUM OF 100% OF STANDARD PROCTOR DENSITY BE PROVIDED. IN AREAS BELOW THE UPPER THREE FEET OF SUBGRADE OF THE STREETS, TRAVEL WAYS OR PARKING LOTS, THE CONTRACTOR SHALL INSURE THAT ALL SOILS BE NOT MORE THAN THREE PERCENTAGE POINTS OVER THE SOIL'S STANDARD PROCTOR OPTIMUM MOISTURE CONTENT, AND THAT COMPACTION TO A MINIMUM OF 95% OF STANDARD PROCTOR DENSITY BE PROVIDED. THE GRADING TOLERANCE FOR THESE AREAS SHALL BE WITHIN 0.1".
 - LOT GRADING AND/OR THE PREPARATION OF BUILDING PADS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS. THE GRADING TOLERANCE SHALL BE 0.30"±. ALL EARTHWORK OPERATIONS SHALL BE PERFORMED IN ACCORDANCE WITH THE HUD-FHA DATA SHEET 796 "LAND DEVELOPMENT WITH CONTROLLED EARTHWORK", PROVIDING FOR A MINIMUM OF 95% STANDARD DENSITY, OR AS OTHERWISE SPECIFIED BY THE GEO-TECHNICAL ENGINEER.
 - IN AREAS WHERE RETAINING WALLS ARE PROPOSED ON CONTROLLED FILL AREAS, A MINIMUM 95% STANDARD DENSITY NEEDS TO BE ATTAINED WHERE FILL THICKNESS EXCEEDS 10' BELOW WALL FOUNDATION ELEVATIONS, A HIGHER MINIMUM OF 98% SHALL BE ATTAINED
 - BUILDING PADS SHOWN ON EACH LOT ARE TYPICAL ONLY. THE DEPTH OF THE PAD FROM FRONT TO BACK SHALL BE GRADED THROUGHOUT THE FULL WIDTH OF THE LOT OR AS NECESSARY TO ALLOW FOR CONSTRUCTION OF A BUILDING AT THE MINIMUM SIDE YARD SETBACKS. (REFER TO THE PLANS FOR SPECIFIC SETBACK DISTANCES.) IF UNSUITABLE SOIL CONDITIONS ARE ENCOUNTERED WITHIN A PROPOSED BUILDING PAD THAT CANNOT BE CORRECTED OR REMOVED, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE ENGINEER OF THE CONDITIONS AND TO LOCATE THE LIMITS OF THE UNSUITABLE AREAS.
 - THE SITE GRADING TOLERANCE FOR THE SITE SHOULD BE ±0.1' FOR STREETS AND ±0.30' FOR LANDSCAPED/OPEN AREAS.
 - TOPSOIL SHALL BE RE-SPREAD AT A MINIMUM DEPTH OF 6" ON ALL DISTURBED AREAS TO BE VEGETATED.
- SPECIFIC GRADING NOTES:
- THE EXISTING TOPOGRAPHY AND CONTOUR ELEVATIONS ON THE PLANS WERE PROVIDED BY JAMES R. HILL ON APRIL 4TH, 2018. THE DEGREE OF ACCURACY OF THE EXISTING CONTOURS SHOWN ON THE PLAN IS EQUAL TO ± ONE HALF THE CONTOUR INTERVAL. ADDITIONAL LIDAR TOPOGRAPHY PROVIDED BY MnDOT.

GOPHER STATE ONE CALL
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TWIN CITY AREA 651-454-0002
MN. TOLL FREE 1-800-252-1166



James R. Hill, Inc.
PLANNERS / ENGINEERS / SURVEYORS
2500 W. Ctr. Rd. 42, SUITE 120, BURNSVILLE, MN 55337
PHONE: (952)890-6044 FAX: (952)890-6244

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

J. R. Hill
JAMES R. HILL, P.E.
Date: 08/22/2018 Reg. No. 184275

SAGEWOOD
CHASKA, MINNESOTA
GRADING & DRAINAGE PLAN
FOR
OVERALL
D.R. HORTON, INC. -- MINNESOTA
20860 KENBRIDGE CT. #100, LAKEVILLE, MN 55044

DRAWN BY
JSO

DATE
08/22/18

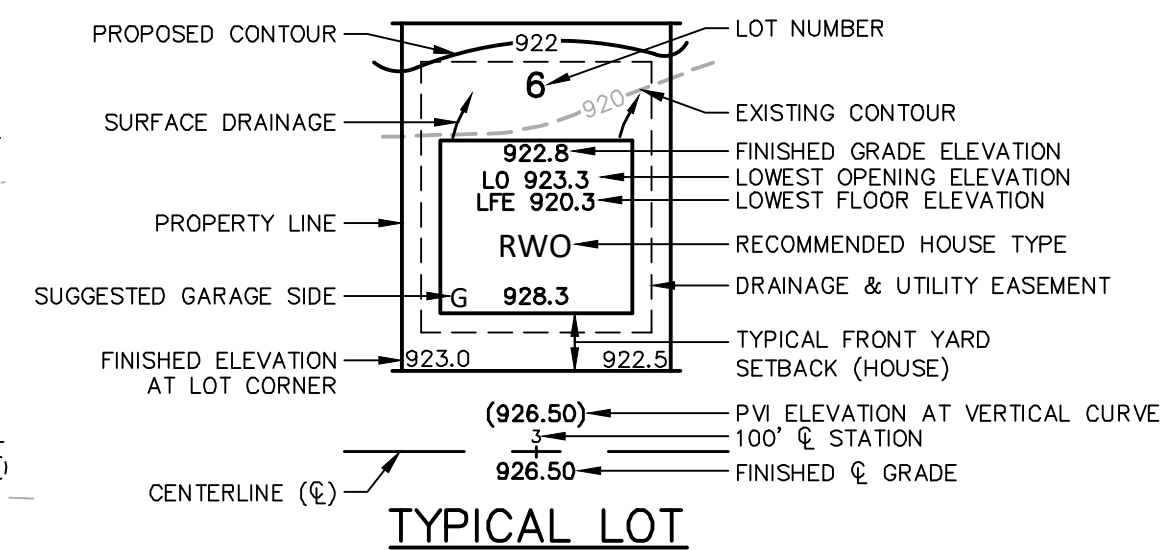
REVISIONS

09/12/2018	GRADING REVISION
09/25/2018	RETAINING WALLS

CAD FILE
23473G

PROJECT NO.
23473

C4.0



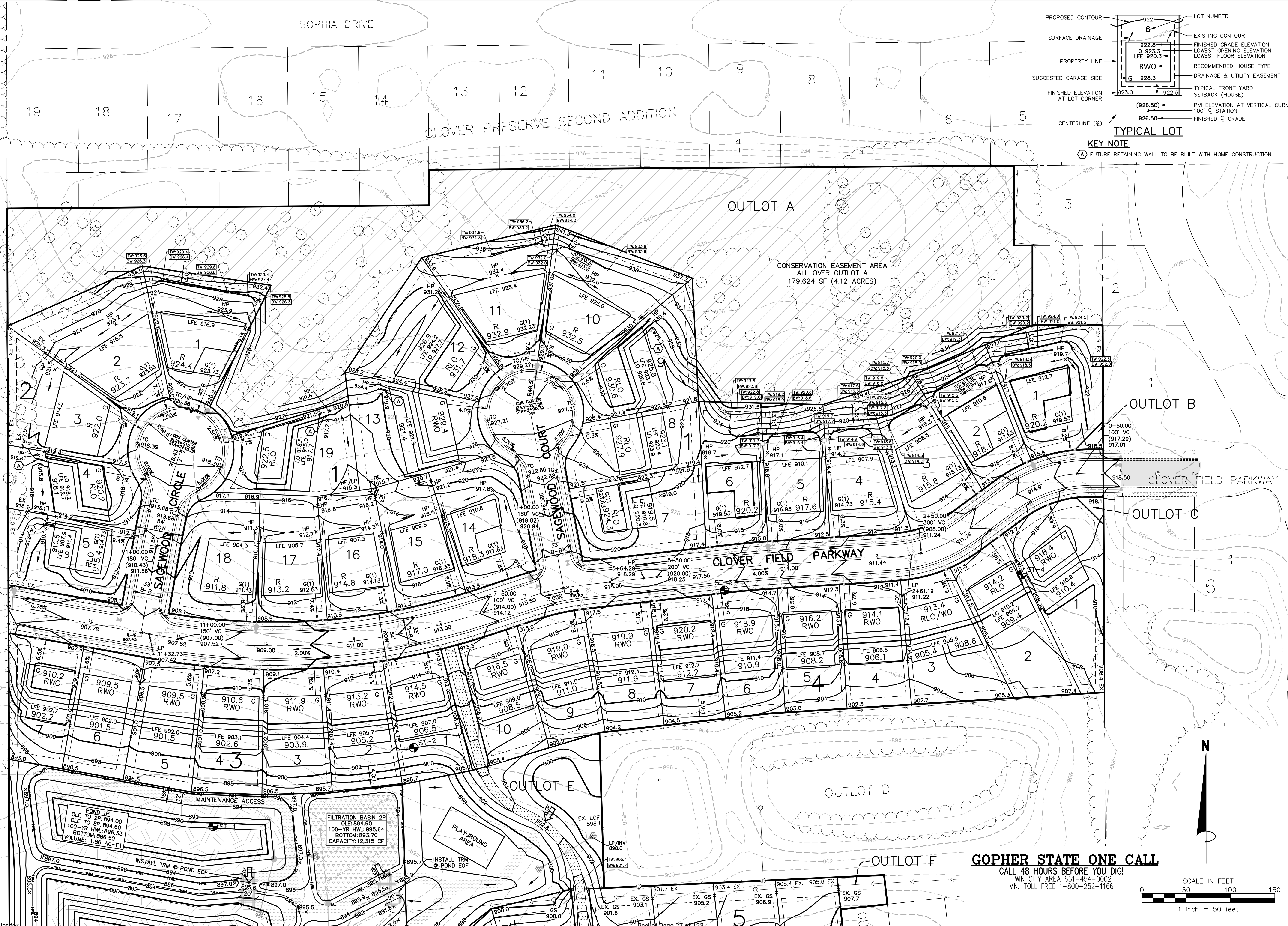
KEY NOTE
A FUTURE RETAINING WALL TO BE BUILT WITH HOME CONSTRUCTION

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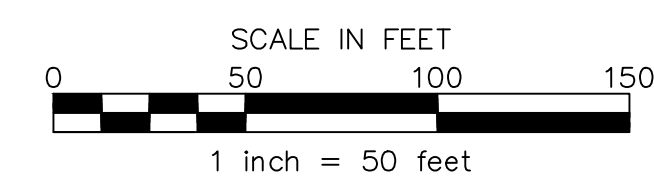
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J. R. Hill
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SAGEWOOD
CHASKA, MINNESOTA
GRADING & DRAINAGE PLAN
FOR
D.R. HORTON, INC. - MINNESOTA
20860 KENBRIDGE CT. #100, LAKEVILLE, MN 55044

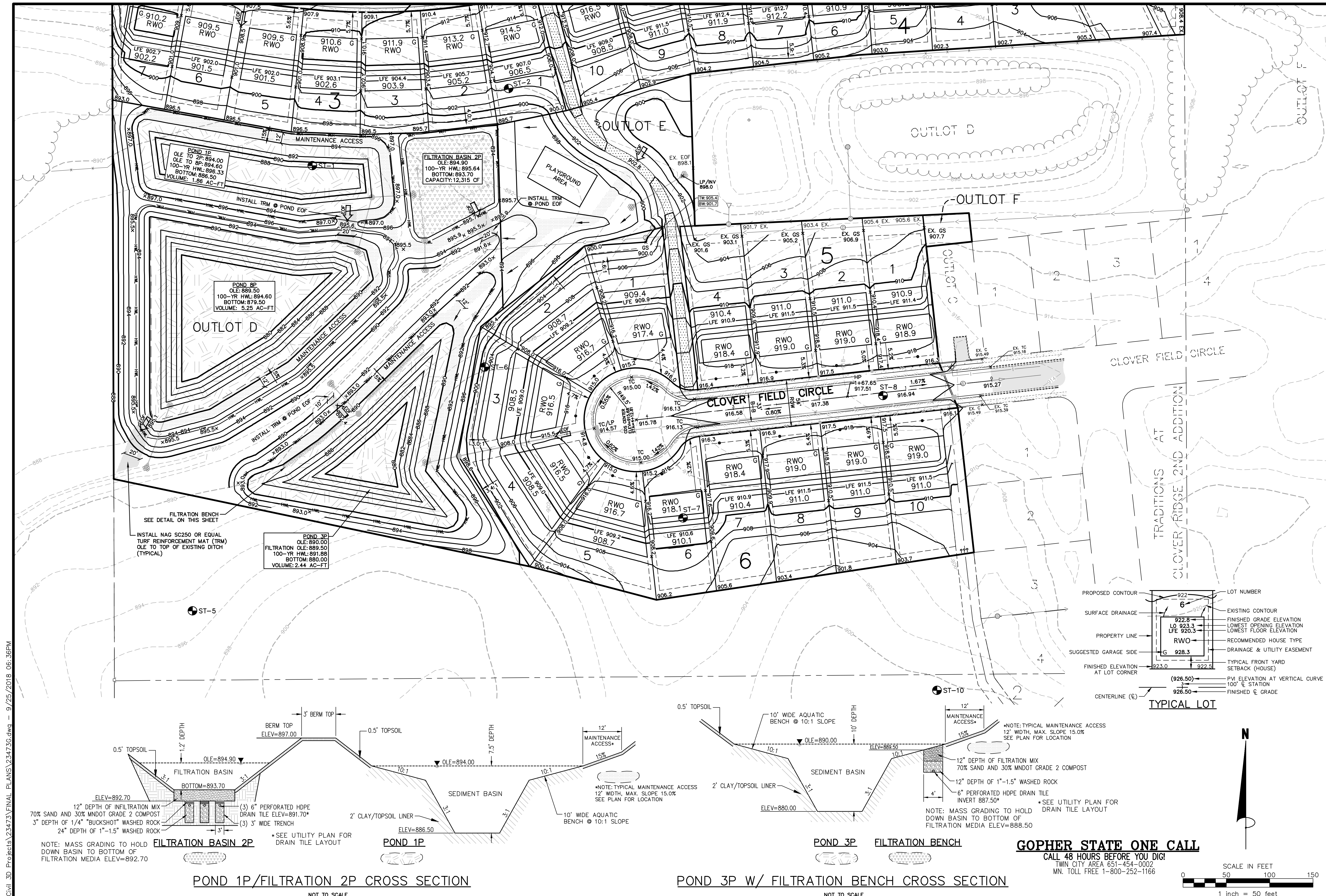
DRAWN BY	JSO
DATE	08/22/18
REVISIONS	
09/12/2018 GRADING REVISION	
09/25/2018 RETAINING WALLS	
CAD FILE	23473G
PROJECT NO.	23473
C4.1	



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MN. TOLL FREE 1-800-252-1166



Civil 3D Projects\23473\FINAL PLANS\23473G.dwg -- 9/25/2018 06:36PM
6.A\Approve the Final Plat for
Page 21 of 30



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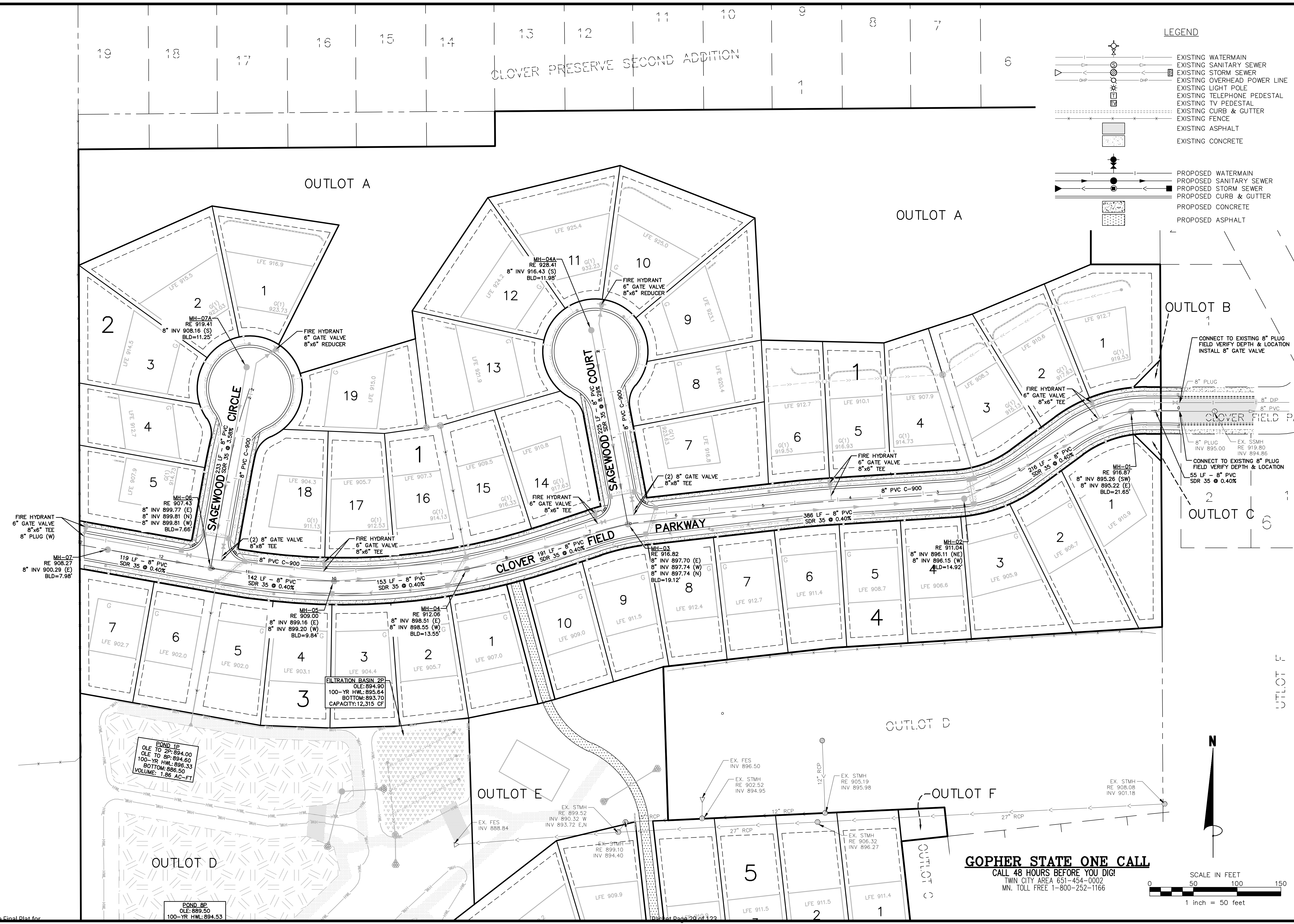
John Cooper
John Cooper
Date: 08/22/2018 Reg. No. 18425

SAGEWOOD
CHASKA, MINNESOTA
GRADING & DRAINAGE PLAN
FOR
SOUTH
D.R. HORTON, INC., - MINNESOTA
20860 KENBRIDGE CT, #100, LAKEVILLE, MN 55044

DRAWN BY	JSO
DATE	08/22/18
REVISIONS	
09/12/2018	GRADING REVISION
09/25/2018	RETAINING WALLS

CAD FILE
23473G
PROJECT NO.
23473
C4.2

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LEGEND

EXISTING WATERMAIN
EXISTING SANITARY SEWER
EXISTING STORM SEWER
EXISTING OVERHEAD POWER LINE
EXISTING LIGHT POLE
EXISTING TELEPHONE PEDESTAL
EXISTING TV PEDESTAL
EXISTING CURB & GUTTER
EXISTING FENCE
EXISTING ASPHALT
EXISTING CONCRETE

PROPOSED WATERMAIN
PROPOSED SANITARY SEWER
PROPOSED STORM SEWER
PROPOSED CURB & GUTTER
PROPOSED CONCRETE
PROPOSED ASPHALT

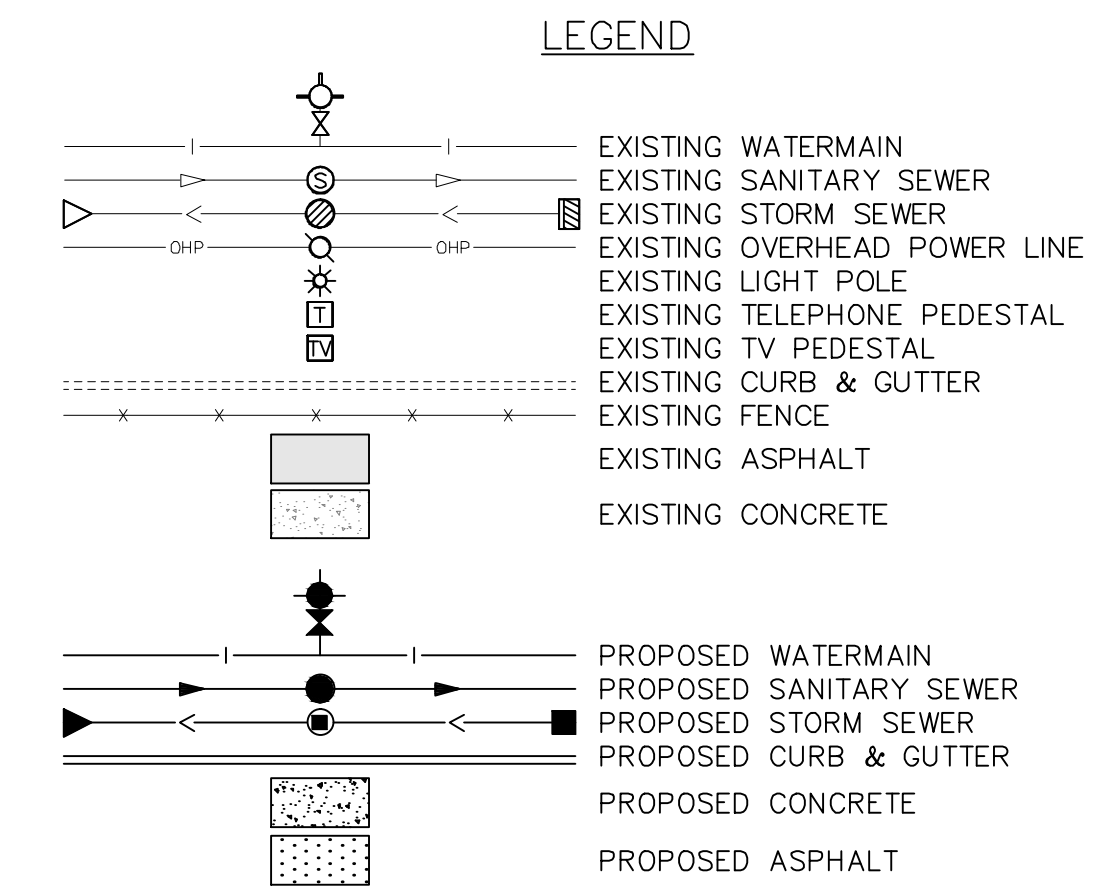
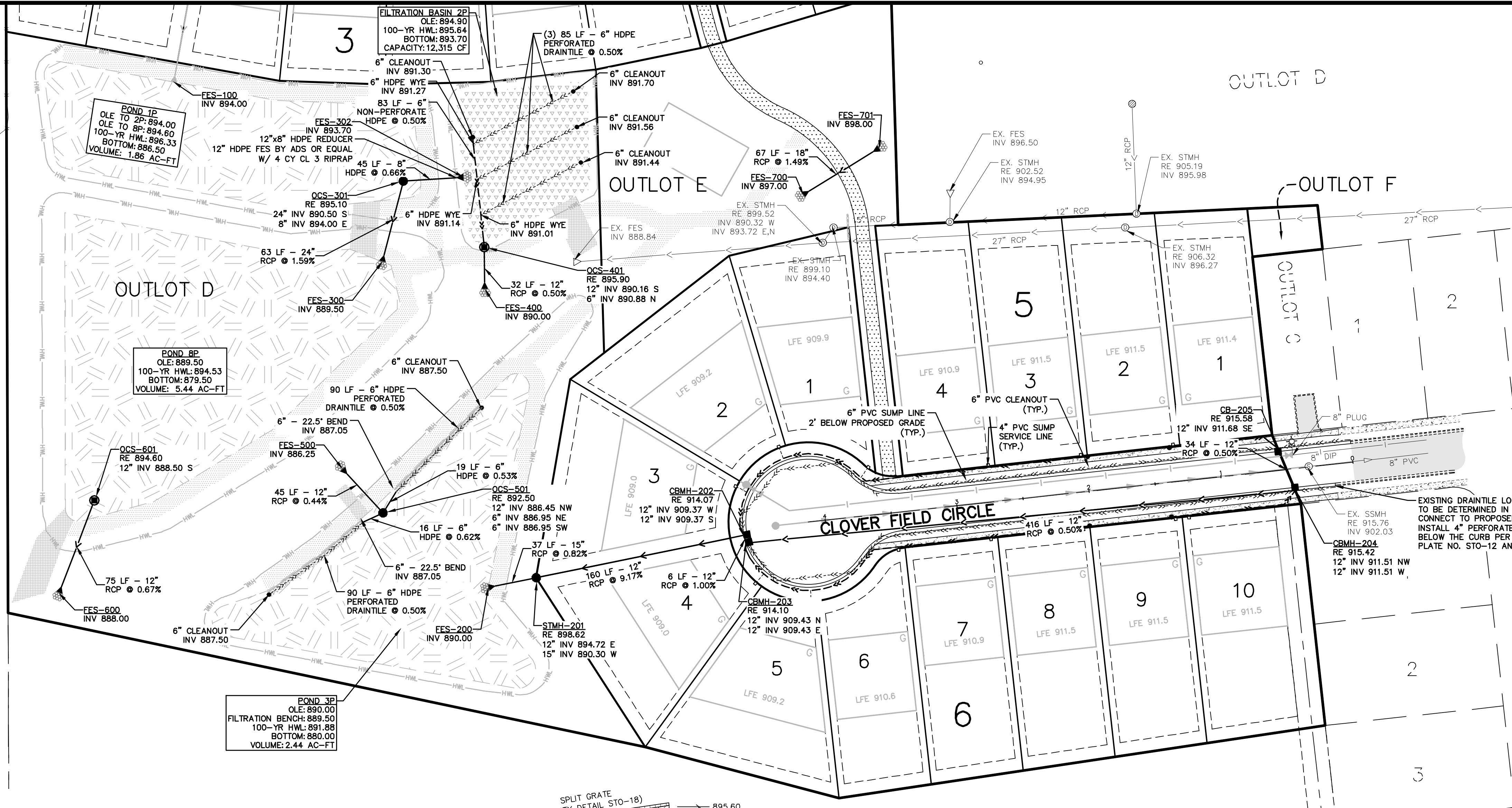
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Date: 08/22/2018 Reg. No. 18425

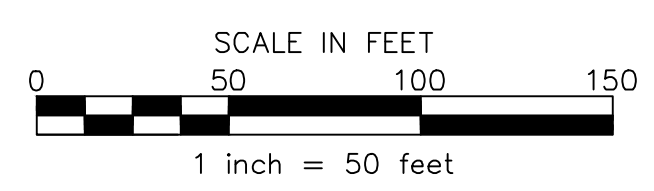
SAGEWOOD
CHASKA, MINNESOTA
SANTARY SEWER & WATERMAIN PLAN
FOR
NORTH
D.R. HORTON, INC., - MINNESOTA
20860 KENBRIDGE CT, #100, LAKEVILLE, MN 55044

DRAWN BY	JSO
DATE	08/22/18
REVISIONS	
09/12/2018 GRADING REVISION	
09/25/2018 RETAINING WALLS	
CAD FILE	23473U
PROJECT NO.	23473
C5.1	

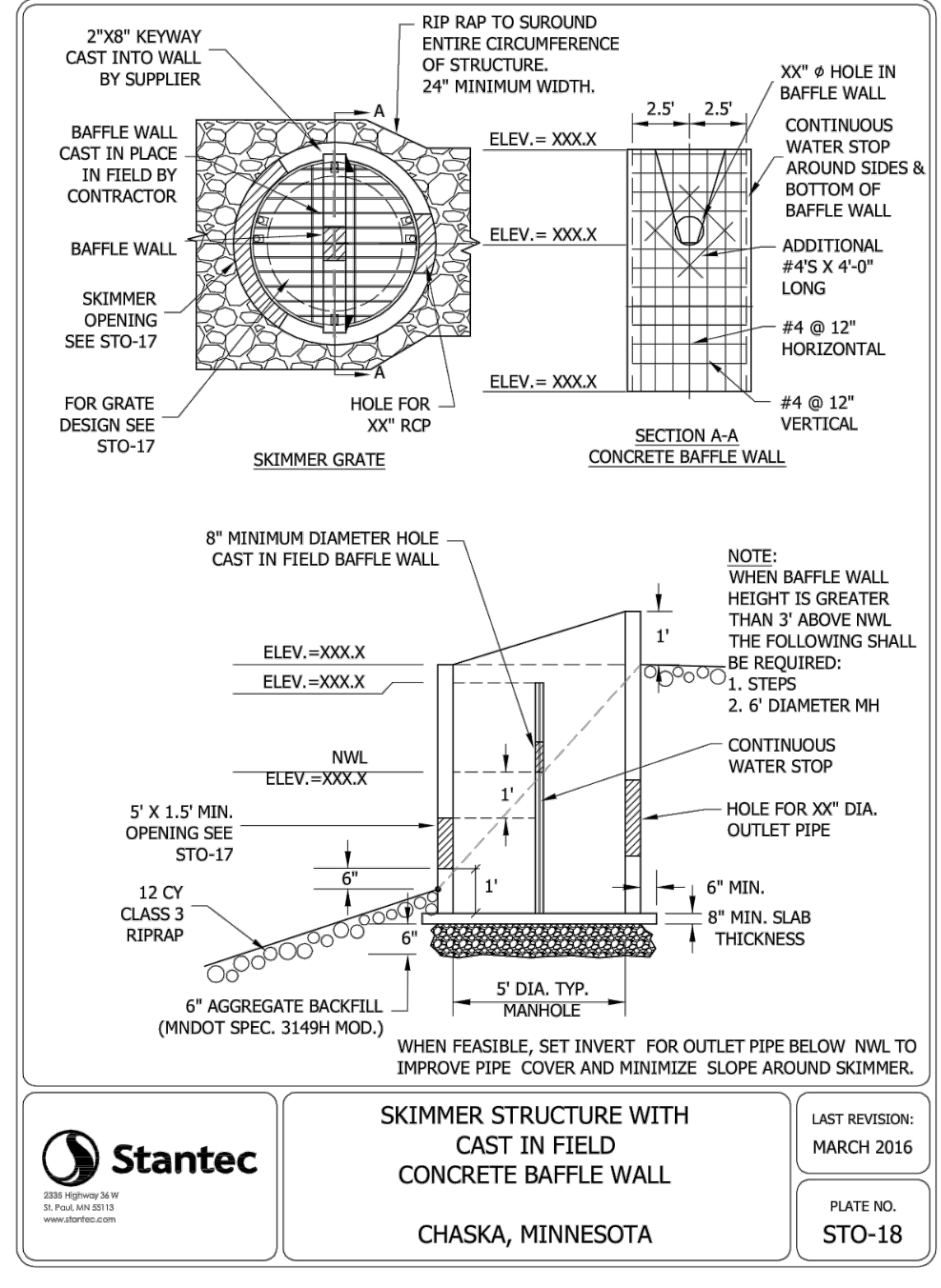
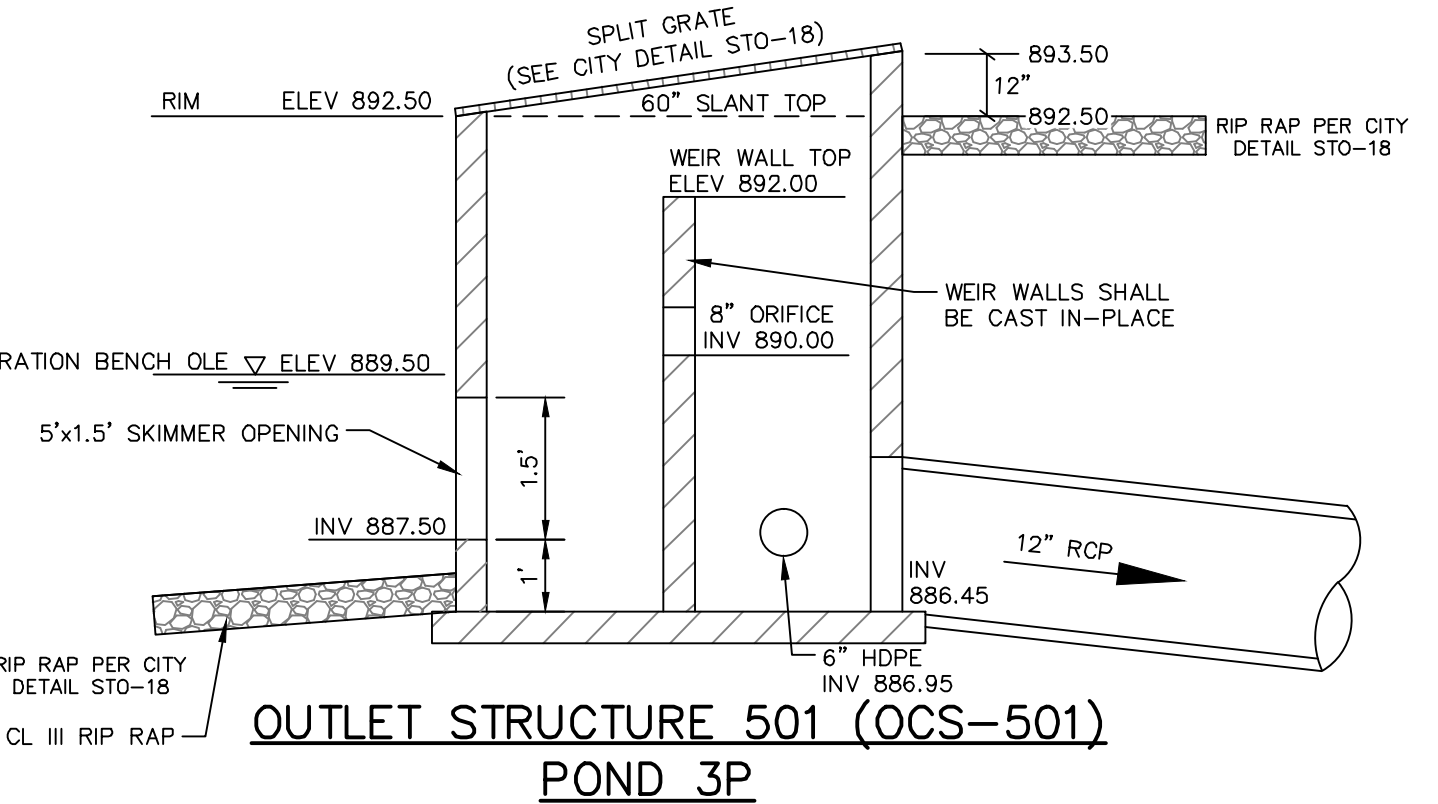
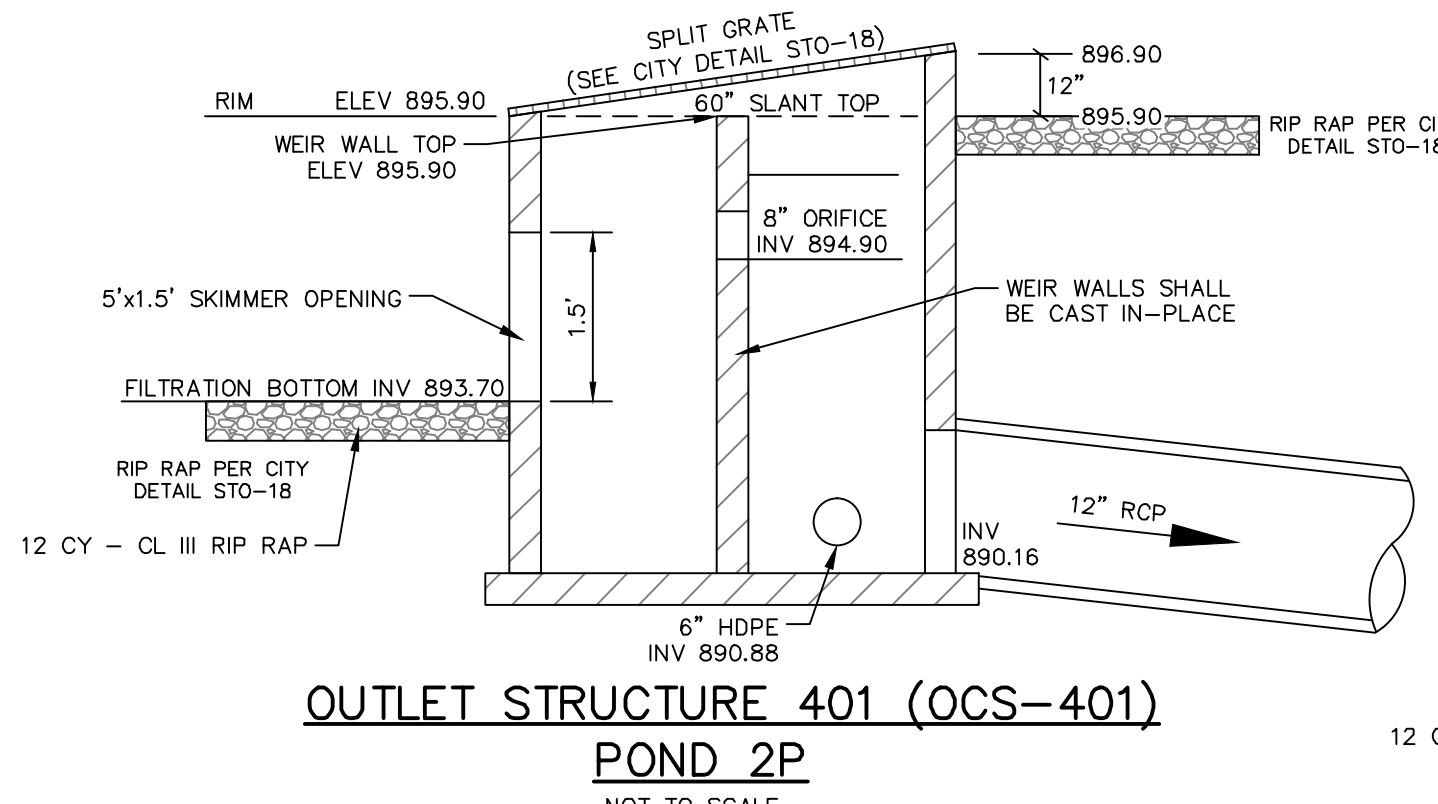
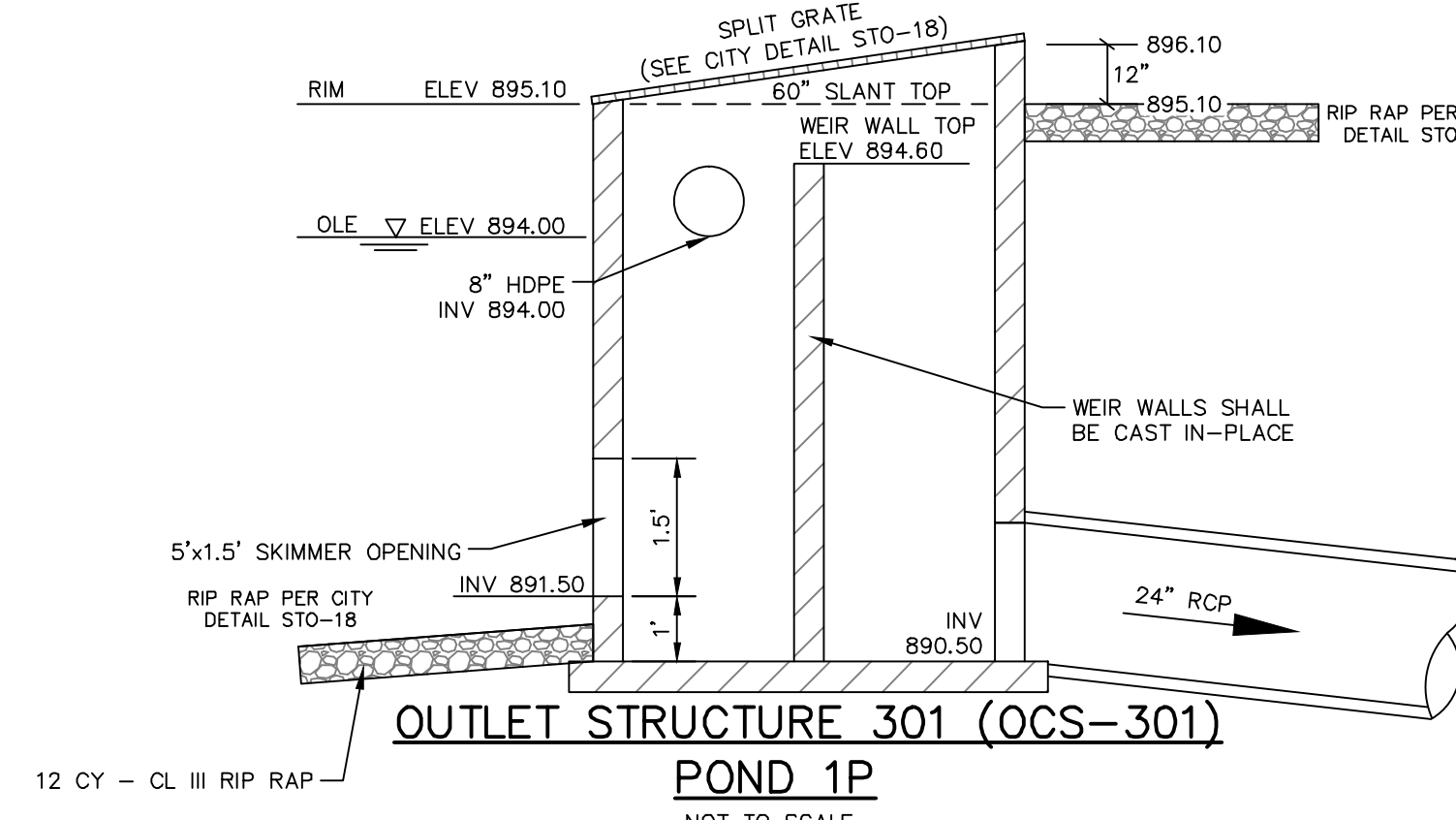
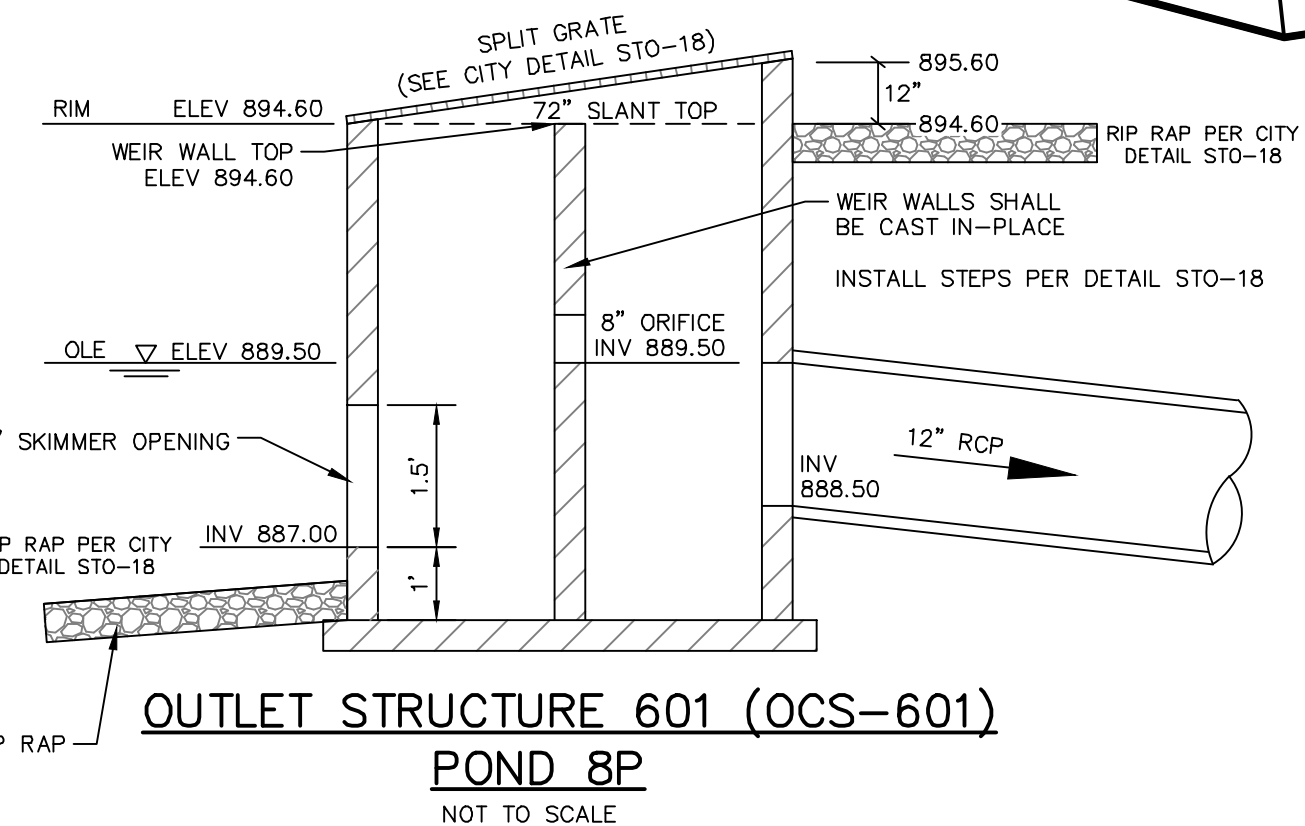
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MN. TOLL FREE 1-800-252-1166



TRADITIONS AT
CLOVER RIDGE 2ND ADDITION



GOPHER STATE ONE CALL
CALL 48 HOURS BEFORE YOU DIG!
TWIN CITY AREA 651-454-0002
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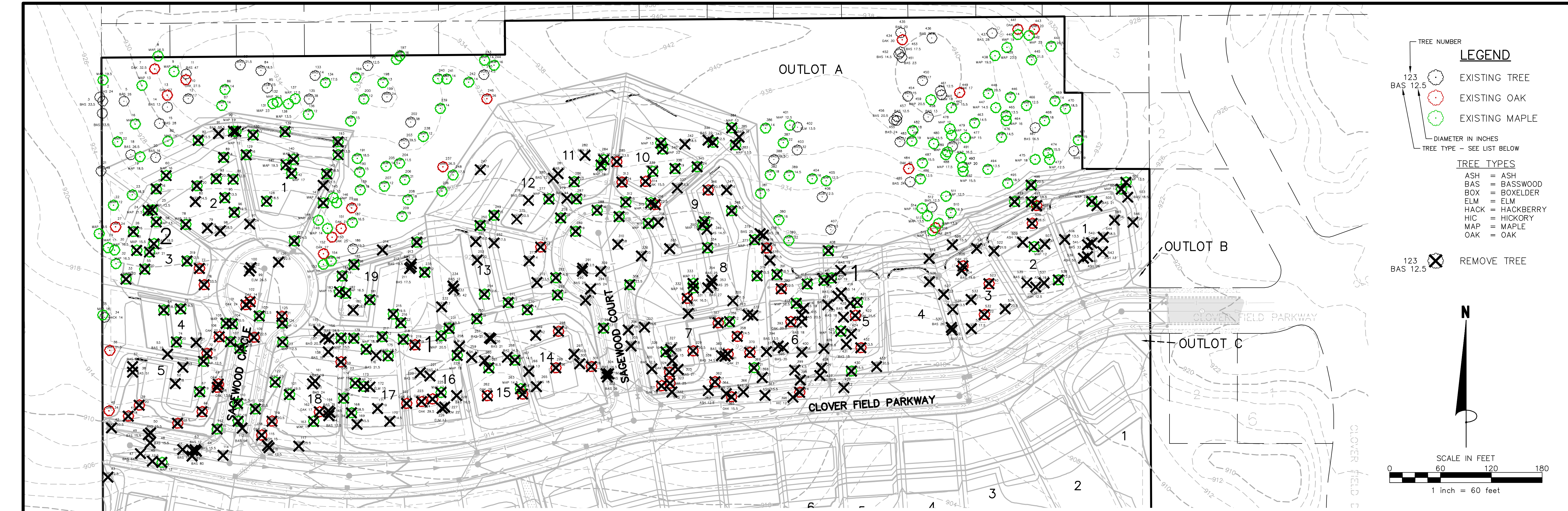


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I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.
J.R. Hill
Date: 08/22/2018 Reg. No. 18475

SAGEWOOD
CHASKA, MINNESOTA
STORM SEWER PLAN
FOR
SOUTH
D.R. HORTON, INC., - MINNESOTA
20860 KENBRIDGE CT, #100, LAKEVILLE, MN 55044

DRAWN BY
JSO
DATE
08/22/18
REVISIONS
09/12/2018 GRADING REVISION
09/25/2018 RETAINING WALLS
CAD FILE
23473U
PROJECT NO.
23473
C5.4



LEGEND

- TREE NUMBER
BAS 12.5
123
- EXISTING TREE
EXISTING OAK
EXISTING MAPLE
- DIAMETER IN INCHES
TREE TYPE - SEE LIST BELOW

TREE TYPES

- ASH = ASH
BAS = BASSWOOD
BOX = BOXELDER
ELM = ELM
HACK = HACKBERRY
HIC = HICKORY
MAP = MAPLE
OAK = OAK

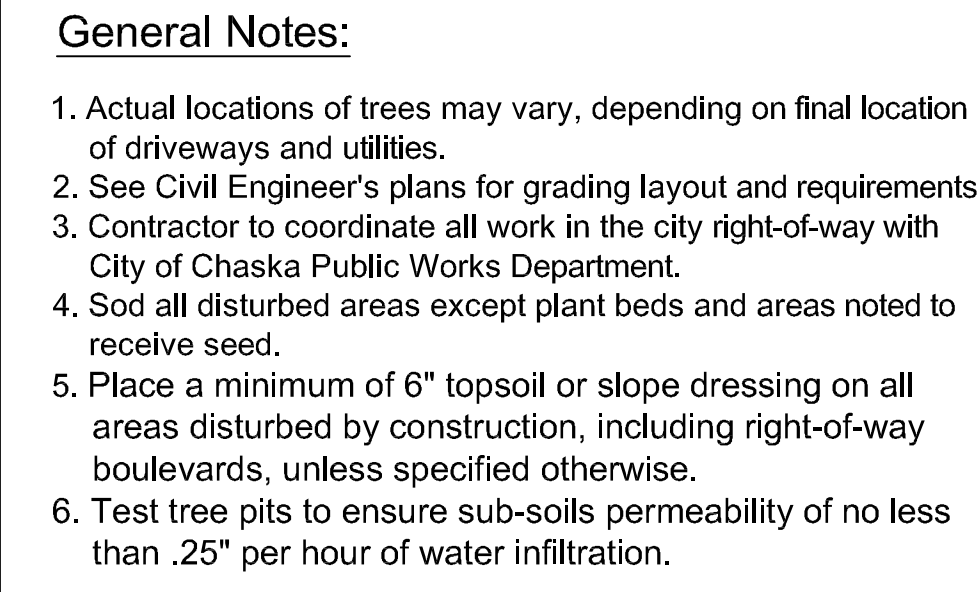
- 123
BAS 12.5
- REMOVE TREE

N

SCALE IN FEET
0 60 120 180
1 inch = 60 feet

ALL TREES

TREE #	TREE TYPE	DIA. (IN.)	REMOVE	TREE #	TREE TYPE	DIA. (IN.)	REMOVE	TREE #	TREE TYPE	DIA. (IN.)	REMOVE	TREE #	TREE TYPE	DIA. (IN.)	REMOVE	TREE #	TREE TYPE	DIA. (IN.)	REMOVE	TREE #	TREE TYPE	DIA. (IN.)	REMOVE	TREE #	TREE TYPE	DIA. (IN.)	REMOVE	TREE #	TREE TYPE	DIA. (IN.)	REMOVE	TREE #	TREE TYPE	DIA. (IN.)	REMOVE
1	Maple, sugar	19.5		51	Oak, bur	24.5	X	101	Oak, bur	24.0	X	151	Oak, red	21.0		201	Maple, sugar	15.0		351	Maple, sugar	21.0	X	401	Maple, sugar	12.5		451	Basswood	23.0		501	Maple, sugar	22.0	X
2	Basswood	24.0		52	Basswood	18.0	X	102	Oak, bur	14.0	X	152	Oak, red	27.0		202	Basswood	38.0		352	Basswood	27.0	X	402	Elm, American	13.5		452	Basswood	14.5		502	Maple, sugar	13.5	X
3	Basswood	33.5		53	Basswood	19.0	X	103	Maple, sugar	12.5	X	153	Maple, sugar	17.0		203	Basswood	39.5		353	Basswood	25.0	X	403	Basswood	32.0		453	Basswood	17.5		503	Basswood	18.5	X
4	Basswood	33.5		54	Maple, sugar	18.5	X	104	Maple, sugar	15.5	X	154	Maple, sugar	16.0		204	Maple, sugar	11.5		354	Basswood	25.0	X	404	Maple, sugar	16.0		454	Basswood	15.0		504	Maple, sugar	12.0	X
5	Basswood	26.0		55	Maple, sugar	20.0	X	105	Maple, sugar	17.5	X	155	Elm, American	15.0	X	205	Maple, sugar	14.5		355	Basswood	31.5	X	405	Maple, sugar	12.5		455	Basswood	24.0		505	Basswood	21.0	X
6	Maple, sugar	13.0		56	Maple, sugar	21.0	X	106	Oak, bur	22.5	X	156	Basswood	28.5	X	206	Maple, sugar	21.0		356	Maple, sugar	12.0	X	406	Elm, red	12.5		456	Basswood	20.5		506	Hackberry	13.5	X
7	Oak, bur	32.5		57	Maple, sugar	19.5	X	107	Maple, sugar	13.5	X	157	Basswood	20.5	X	207	Maple, sugar	12.0		357	Maple, sugar	22.0	X	407	Hickory, bitternut	13.0		457	Basswood	12.5		507	Basswood	37.0	X
8	Maple, sugar	16.5		58	Maple, sugar	13.0	X	108	Maple, sugar	16.5	X	158	Basswood	18.0	X	208	Maple, sugar	18.0		358	Oak, red	24.5	X	408	Maple, sugar	19.0	X	458	Basswood	13.0		508	Maple, sugar	12.0	X
9	Maple, sugar	12.5		59	Maple, sugar	16.0	X	109	Oak, bur	22.5	X	159	Oak, bur	23.0	X	209	Maple, sugar	19.0		359	Basswood	34.5	X	409	Basswood	19.0	X	459	Maple, sugar	20.5		509	Ash, green	19.5	X
10	Oak, red	27.5		60	Maple, sugar	16.0	X	110	Maple, sugar	16.5	X	160	Basswood	24.0	X	210	Maple, sugar	17.0	X	360	Basswood	18.5	X	410	Maple, sugar	19.0	X	460	Elm, red	18.0		510	Maple, sugar	16.5	
11	Basswood	47.0		61	Basswood	80.0	X	111	Maple, sugar	16.0	X	161	Basswood	19.0	X	211	Basswood	17.5	X	361	Oak, red	21.0	X	411	Maple, sugar	22.5	X	461	Basswood	12.5		511	Maple, sugar	12.5	
12	Basswood	17.0		62	Basswood	17.0	X	112	Basswood	10.0	X	162	Oak, bur	17.0	X	212	Basswood	19.5	X	362	Oak, red	17.0	X	412	Maple, sugar	22.5	X	462	Maple, sugar	15.5		512	Basswood	12.5	
13	Oak, white	27.0		63	Basswood	12.0	X	113	Maple, sugar	15.0	X	163	Maple, sugar	15.0	X	213	Basswood	35.0	X	363	Ash, green	12.5	X	413	Maple, sugar	12.5	X	463	Maple, sugar	14.5		513	Maple, sugar	13.5	
14	Basswood	13.0		64	Basswood	15.5	X	114	Basswood	39.0	X	164	Basswood	13.5	X	214	Basswood	18.0	X	364	Basswood	20.0	X	414	Basswood	18.0	X	464	Maple, sugar	16.0		514	Maple, sugar	15.0	
15	Basswood	28.0		65	Basswood	27.0	X	115	Ash, green	15.0	X	165	Basswood	34.0	X	215	Maple, sugar	19.5	X	365	Oak, red	15.5	X	415	Basswood	20.5	X	465	Maple, sugar	13.5		515	Maple, sugar	14.0	
16	Maple, sugar	20.0		66	Oak, bur	31.0	X	116	Hickory, bitternut	12.5	X	166	Basswood	15.0	X	216	Maple, sugar	22.0	X	366	Basswood	24.0	X	416	Basswood	19.0	X	466	Maple, sugar	12.5		516	Oak, bur	21.5	
17	Maple, sugar	22.0		67	Maple, sugar	19.0	X	117	Basswood	25.5	X	167	Maple, sugar	14.0	X	217	Maple, sugar	12.0	X	367	Ash, green	15.5	X	417	Basswood	30.5	X	467	Basswood	16.5		517	Maple, sugar	13.5	
18	Basswood	26.5		68	Oak, bur	13.5	X	118	Oak, red	26.0	X	168	Maple, sugar	28.5	X	218	Maple, sugar	19.0	X	368	Basswood	21.0	X	418	Basswood	30.0	X	468	Maple, sugar	18.0		518	Basswood	20.0	
19	Maple, sugar	18.5		69	Oak, bur	17.0	X	119	Oak, bur	20.5	X	169	Basswood	45.5	X	219	Oak, bur	19.0	X	369	Maple, sugar	21.0	X	419	Basswood	14.0	X	469	Maple, sugar	14.0		519	Elm, American	15.5	X
20	Basswood	16.0		70	Maple, sugar	12.5	X	120	Maple, sugar	20.5	X	170	Ash, green	14.5	X	220	Basswood	56.0	X	370	Oak, red	33.0	X	420	Basswood	14.0	X	470	Maple, sugar	18.5		520	Basswood	14.0	X
21	Basswood	49.0		71	Basswood	23.0	X	121	Ash, green	19.0	X	171	Ash, green	19.0	X	221	Basswood	14.0	X	371	Maple, sugar	15.0	X	421	Maple, sugar	12.5	X	471	Maple, sugar	15.0		521	Maple, sugar	21.5	X
22	Maple, silver	12.0		72	Oak, bur	18.0	X	122	Maple, sugar	15.0	X	172	Elm, red	15.0	X	222	Oak, red	64.0	X	372	Basswood	31.0	X	422	Oak, red	25.5	X	472	Basswood	19.0		522	Oak, red	40.0	X
23	Maple, sugar	18.5		73	Basswood	21.0	X	123	Maple, sugar	12.5	X	173	Maple, sugar	22.0	X	223	Oak, red	41.0	X	373	Basswood	15.0	X	423	Basswood	18.0	X	473	Maple, sugar	12.5		523	Basswood	19.5	X
24	Maple, sugar	21.5	X	74	Maple, sugar	20.0	X	124	Maple, sugar	13.0	X	174	Maple, sugar	16.5	X	224	Oak, red	39.5	X	374	Maple, sugar	15.5	X	424	Basswood	15.0	X	474	Maple, sugar	15.5		524	Oak, red	22.0	X
25	Maple, sugar	12.5	X	75	Maple, sugar	19.5	X	125	Oak, bur	21.0	X	175	Maple, sugar	18.5	X	225	Maple, sugar	17.5	X	375	Basswood	21.5	X	425	Maple, sugar	14.5	X	475	Maple, sugar	18.0		525	Elm, American	12.0	X
26	Maple, sugar	15.0	X	76	Oak, bur	33.5	X	126	Basswood	22.5	X	176	Basswood	21.5	X	226	Elm, American	13.0	X	376	Oak, red	24.0	X	426	Basswood	26.5	X	476	Maple, sugar	14.5		526	Ash, green	23.0	X
27	Oak, bur	24.0		77	Oak, bur	17.0	X	127	Maple, sugar	24.5	X	177	Maple, sugar	18.5	X	227	Elm, American	22.0	X	377	Maple, sugar	17.0	X	427	Basswood	12.5	X	477	Maple, sugar	15.0		527	Ash, green	13.5	X
28	Maple, sugar	19.5		78	Maple, sugar	22.5	X	128	Maple, sugar	18.5	X	178	Maple, sugar	15.5	X	228	Basswood	16.5	X	378	Basswood	28.0	X	428	Basswood	24.0	X	478	Maple, sugar	12.0		528	Basswood	23.0	X
29	Maple, sugar	17.0		79	Basswood	18.0	X	129	Maple, sugar	16.0	X	179	Maple, sugar	17.0	X	229	Maple, sugar	18.0	X	379	Basswood	25.0	X	429	Elm, American	12.0	X	479	Maple, sugar	14.0		529	Basswood	26.0	X
30	Maple, sugar	16.5		80	Basswood	14.5	X	130	Maple, sugar	17.0	X	180	Basswood	28.5	X	230	Maple, sugar	20.5	X	380	Basswood	61.0	X	430	Maple, sugar	15.5	X	480	Maple, sugar	15.5		530	Hackberry	17.5	X
31	Maple, sugar	15.5	X	81	Maple, sugar	20.0	X	131	Maple, sugar	23.0	X	181	Maple, sugar	16.0	X	231	Maple, sugar	19.5	X	381	Maple, sugar	15.0	X	431	Basswood	15.0	X	481	Maple, sugar	19.0		531	Oak, bur	22.0	X
32	Maple, sugar	16.5		82	Maple, sugar	14.0		132	Maple, sugar	21.5		182	Maple, sugar	16.5	X	232	Basswood	17.0	X	382	Maple, sugar	18.0	X	432	Oak, red	13.5	X	482	Maple, sugar	18.0		532	Ash, green	23.0	X
33	Maple, sugar	20.0	X	83	Basswood	21.5		133	Basswood	14.0		183	Maple, sugar	15.5	X	233	Basswood	42.0	X	383	Maple, sugar	13.5	X	433	Ash, green	30.5	X	483	Basswood	14.0		533	Ash, green	20.5	X
34	Hackberry	14.0		84	Basswood	18.5		134	Maple, sugar	17.5		184	Maple, sugar	14.0	X	234	Basswood	12.0	X	384	Maple, sugar	13.0	X	434	Oak, red	30.0		484	Oak, red	35.0		534	Basswood	50.0	X
35	Maple, sugar	18.0		85	Elm, red	15.0		135	Basswood	38.0		185	Maple, sugar	26.0	X	235	Maple, sugar	12.0	X	385	Basswood	16.0	X	435	Basswood	20.0		485	Basswood	34.0		535	Ash, green	12.5	X
36	Oak, bur	21.5		86	Maple, sugar	14.0		136	Maple, sugar	12.0		186	Basswood	19.5		236	Maple, sugar	17.0		386	Maple, sugar	14.0		436	Basswood	36.5		486	Maple, sugar	13.5		536	Ash, green	19.5	X
37	Basswood	20.5	X	87	Maple, sugar	14.0		137	Maple, sugar	17.5		187	Maple, sugar	16.5		237	Oak, red	26.5		387	Elm, red	15.5	X	437	Basswood	28.0		487	Maple, sugar	15.5		537	Maple, sugar	13.5	X
38	Basswood	51.0	X	88	Maple, sugar	12.0	X	138	Maple, sugar	13.5		188	Oak, red	19.0		238	Maple, sugar	12.0		388	Maple, sugar	19.0	X	438	Maple, sugar	19.5		488	Maple, sugar	17.5		538	Ash, green	50.0	X
39	Oak, bur	20.0	X	89	Maple, sugar	14.0	X	139																											



See Sheet 6.3 for Planting Details, Notes, and Requirements

DRAWN BY BH	
DATE 7/2/18	
REVISIONS	
7/25/18	LAYOUT REVISIONS
8/16/18	ADDITIONAL SCREENING
9/8/18	FINAL PLAN ISSUE
CAD FILE 23473-L	
PROJECT NO. 23473	
161	

SAGEWOOD
CHASKA, MINNESOTA

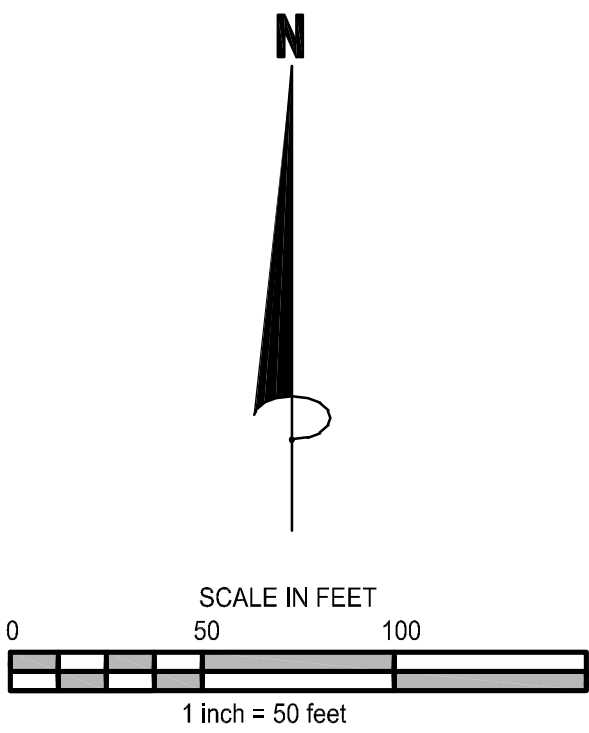
FINAL LANDSCAPE PLAN

FOR
D.R.HORTON, INC. – MINNESOTA
20860 KENBRIDGE CT, #100, LAKEVILLE, MN 55044



1. Actual locations of trees may vary, depending on final location of driveways and utilities.
2. See Civil Engineer's plans for grading layout and requirements
3. Contractor to coordinate all work in the city right-of-way with City of Chaska Public Works Department.
4. Sod all disturbed areas except plant beds and areas noted to receive seed.
5. Place a minimum of 6" topsoil or slope dressing on all areas disturbed by construction, including right-of-way boulevards, unless specified otherwise.
6. Test tree pits to ensure sub-soils permeability of no less than .25" per hour of water infiltration.

LANDSCAPE LAYOUT PLAN - SOUTH:



CITY OF CHASKA LANDSCAPE REQUIREMENTS:	
Single Family Home Sites:	1 Tree Per Lot & 1 Tree per 50 Feet of Street Frontage
Number of Lots Proposed:	50
Total Lot Trees Required:	50
Number of Lot Trees Proposed:	81
Number of Street Trees Proposed:	64
Number of Outlot Trees Proposed:	47
Total Trees Proposed:	192

See Sheet 6.3 for Planting Details, Notes, and Requirements

CALYX DESIGN GROUP
Landscape Architecture • Planning
475 Cleveland Avenue N. | Suite 307 | St. Paul, MN 55104
telephone: 651.788.9018
internet: www.calyxdesigngroup.com

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Landscape Architect under the laws of the State of MINNESOTA.

Print Name: Benjamin D. Hartberg, RLA

Signature: *B.D. Hartberg*

Date: 09/07/2018 License No. 480684

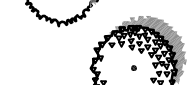
SAGEWOOD
CHASKA, MINNESOTA

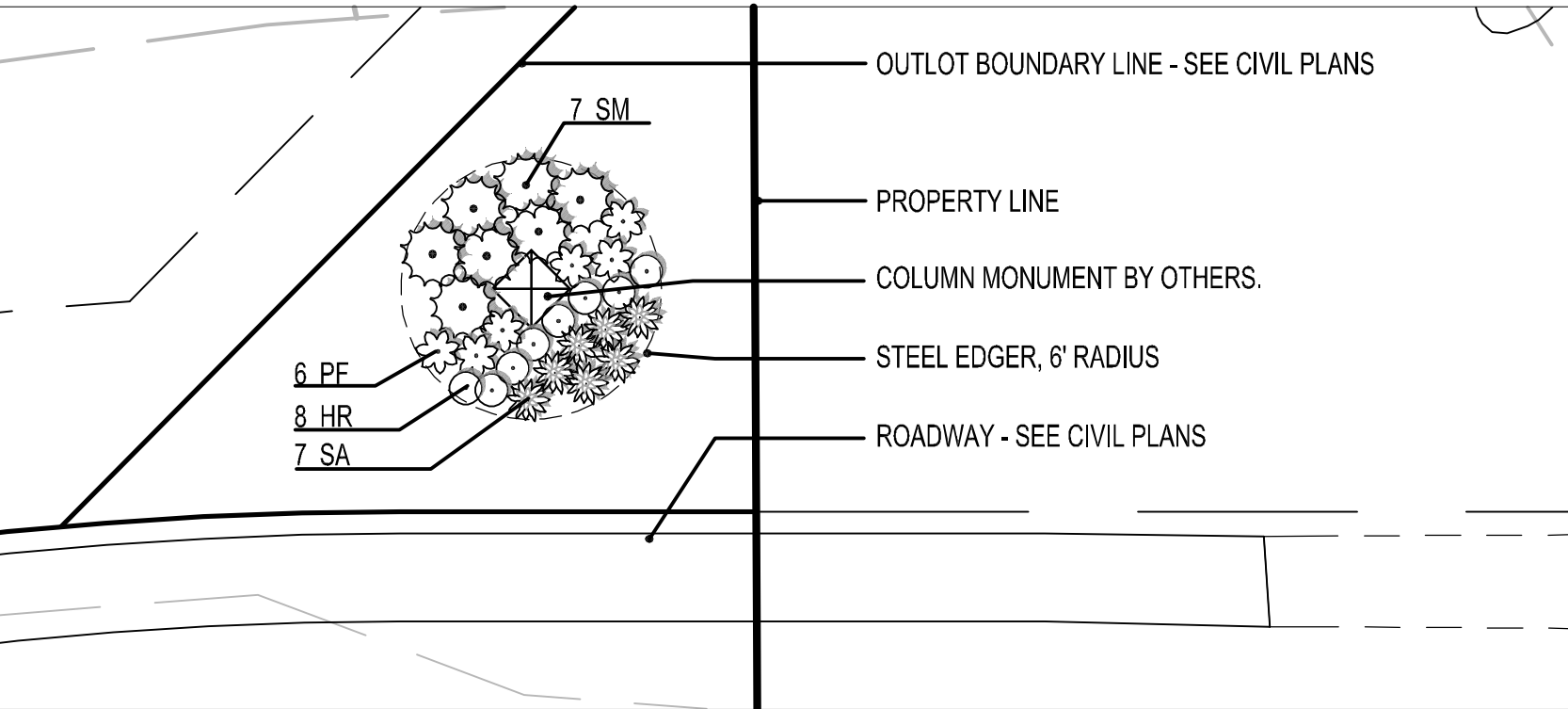
FINAL LANDSCAPE PLAN

FOR
D.R.HORTON, INC.—MINNESOTA
20860 KENBRIDGE CT, #100, LAKEVILLE, MN 55044

DRAWN BY BH	
DATE 7/2/18	
REVISIONS	
7/25/18	LAYOUT REVISIONS
8/16/18	ADDITIONAL SCREENING
9/6/18	FINAL PLAN ISSUE
CAD FILE 23473-L	
PROJECT NO. 23473	
L6.2	

PLANT SCHEDULE

TREES	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY
	AS	Acer x freemanii 'Sienna'	Sienna Glen Maple	2.5" Cal.	B&B	13
	BR	Betula nigra	River Birch	2.5" Cal.	B&B	8
	CO	Celtis occidentalis	Common Hackberry	2.5" Cal.	B&B	12
	GK	Gymnocladus dioica	Kentucky Coffee Tree	2.5" Cal.	B&B	12
	MP	Malus x 'Prairifire'	Prairifire Crab Apple	1.5" Cal.	B&B	23
	OV	Ostrya virginiana	American Hophornbeam	1.5" Cal.	B&B	20
	PD2	Picea glauca 'Densata'	Black Hills Spruce	10' Ht.	Machine Spade	14
	PD	Picea glauca 'Densata'	Black Hills Spruce	8' Ht.	B&B	45
	PR	Pinus resinosa	Red Pine	8' Ht.	B&B	7
	QR	Quercus rubra	Northern Red Oak	2.5" Cal.	B&B	11
	SI	Syringa reticulata 'Ivory Silk'	Ivory Silk Japanese Tree Lilac	2" Cal.	B&B	19
	TT	Thuja occidentalis 'Techny'	Techny Arborvitae	8' Ht.	B&B	18
	TS	Tilia americana 'Sentry'	American Linden	2.5" Cal.	B&B	11

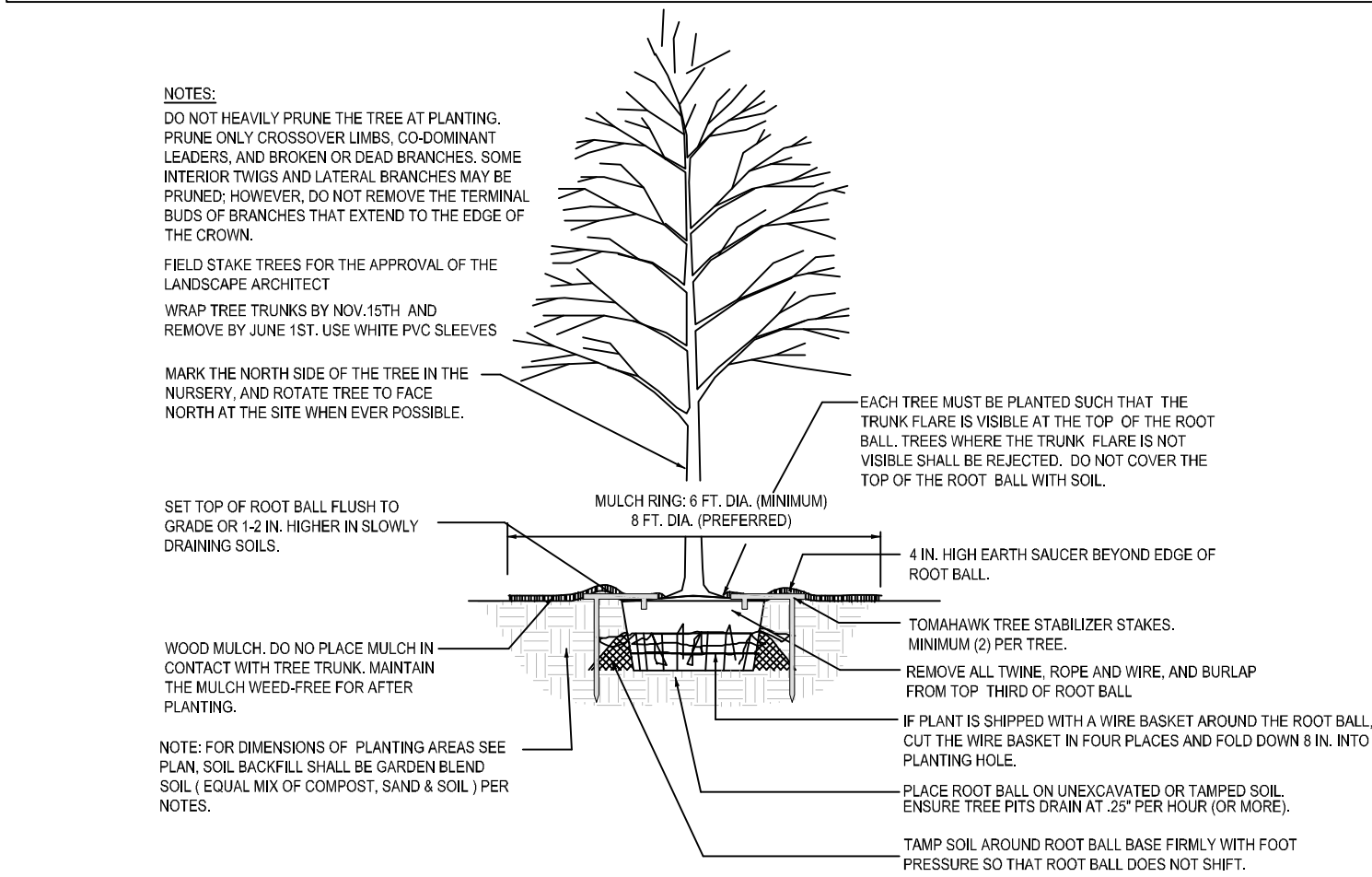


TYPICAL COLUMN MONUMENT PLANTING ENLARGEMENT:

PLAN NOT-TO-SCALE - SEE LANDSCAPE PLAN FOR LOCATIONS.

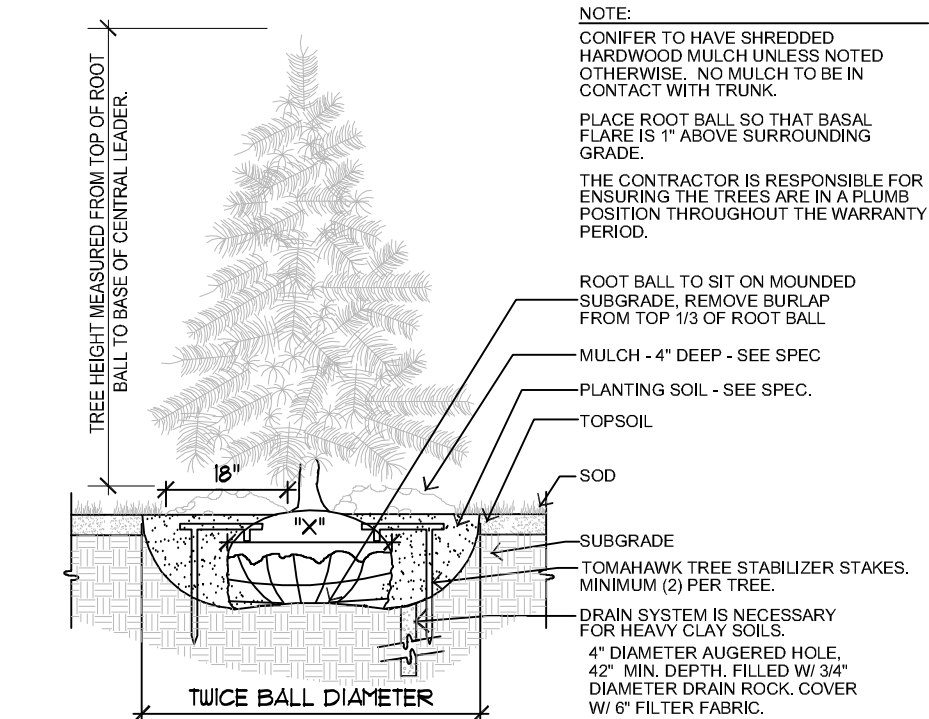
SHRUBS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY
	HR	Heemerocallis x 'Red Hot Returns'	Red Hot Returns Daylily	1 gal.	Pot	16
	PF	Perovskia atriplicifolia 'Filigran'	Russian Sage	1 gal.	Pot	12
	SM	Schizachyrium scoparium 'Minnblue A'	Blue Heaven Little Bluestem	1 gal.	Pot	14
	SA	Sedum x 'Autumn Joy'	Autumn Joy Sedum	1 gal.	Pot	14

COLUMN MONUMENT PLANT SCHEDULE (TYP. OF 2)



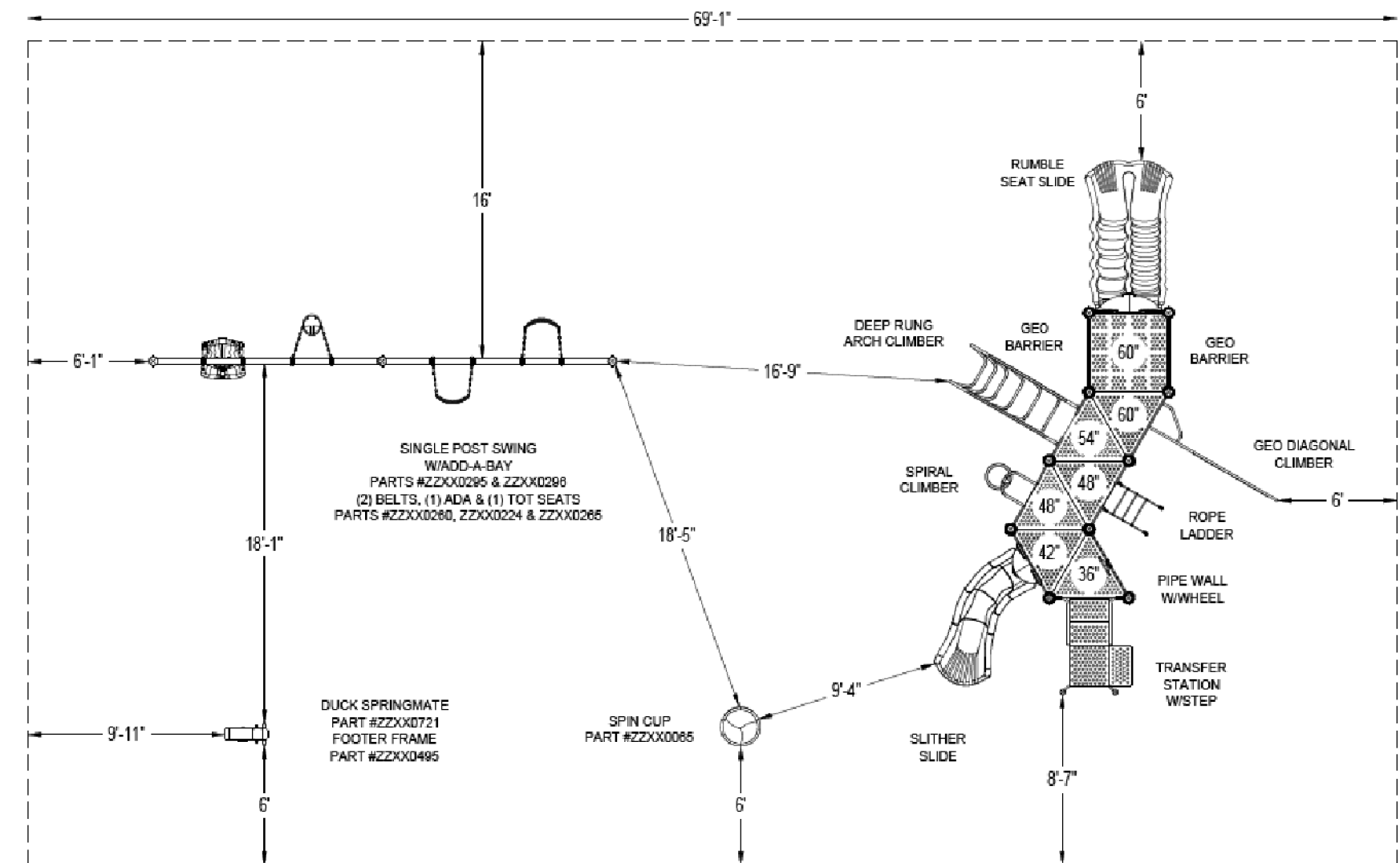
2 CONIFEROUS TREE PLANTING - SECTION

NOT TO SCALE



Landscape Notes:

- Tree saucer mulch to be four inches (4") depth natural single-shred hardwood mulch for trees outside of a plant bed. Install per tree planting detail.
- Refer to civil plan sheets for grading, drainage, site dimensions, survey, tree removal, proposed utilities & erosion control.
- All plant material shall comply with the latest edition of the American Standard for Nursery Stock, American Association of Nurserymen. Unless noted otherwise, deciduous shrubs shall have at least 5 canes at the specified shrub height. Plant material shall be delivered as specified.
- Plan takes precedence over plant schedule if discrepancies in quantities exist.
- All proposed plants shall be located and staked as shown.
- Adjustment in location of proposed plant material may be needed in field. Should an adjustment be required, the client will provide field approval. Significant changes may require city review and approval.
- The project landscape contractor shall be held responsible for watering and properly handling all plant materials brought on the site both before and after installation. Schedule plant deliveries to coincide with expected installation time within 36 hours.
- All plant materials shall be fertilized upon installation as specified.
- The landscape contractor shall provide the owner with a watering schedule appropriate to the project site conditions and to plant material growth requirements.
- If the landscape contractor is concerned or perceives any deficiencies in the plant selections, soil conditions, drainage or any other site condition that might negatively affect plant establishment, survival or guarantee, they must bring these deficiencies to the attention of the landscape architect & client prior to bid submission. Plant bed drainage concerns during plant installation shall be brought to the attention of the Owner and General Contractor immediately.
- Contractor shall establish to his/ her satisfaction that soil and compaction conditions are adequate to allow for proper drainage at and around the building site.
- Contractor is responsible for ongoing maintenance of all newly installed material until time of owner acceptance. Any acts of vandalism or damage which may occur prior to owner acceptance shall be the responsibility of the contractor. Contractor shall provide the owner with a maintenance program including, but not limited to, pruning, fertilization and disease/pest control.
- The contractor shall guarantee newly planted material through one calendar year from the date of written owner acceptance. Plants that exhibit more than 10% die-back damage shall be replaced at no additional cost to the owner. The contractor shall also provide adequate tree wrap and deer/rodent protection measures for the plantings during the warranty period.
- This layout plan constitutes our understanding of the landscape requirements listed in the ordinance. Changes and modifications may be requested by the city based on applicant information, public input, council decisions, etc.
- The landscape contractor shall be responsible for obtaining any permits and coordinating inspections as required throughout the work process.
- Plant size & species substitutions must be approved in writing prior to acceptance in the field.
- The landscape contractor shall furnish an Irrigation Layout Plan for head-to-head coverage of all tree, turf and shrub planting areas. Use commercial-grade irrigation equipment and provide product cut-sheets and (4) copies of the proposed layout plan to the landscape architect for review and approval. Coordinate irrigation connection point, controller, back-flow, rain sensor, sleeving, and valve locations with the general contractor.
- All edger shall be professional grade black steel edger, 1/8" Thick, 12" straight lengths (if noted). Anchor every 18" on-center (minimum). Submit sample.
- Landscape Contractor is responsible for coordination with the General Contractor, to protect the new improvements on and off-site during landscape work activities. Report any damage to the General Contractor immediately.
- Unless otherwise noted/indicated, plant beds shall receive 4" depth single-shred hardwood mulch over fabric weed mat, per detail. Submit mulch sample for Owner approval. Do not install weed mat under perennials, with the exception of ornamental grasses.
- Rock mulch for shrub planting areas (if noted) shall be 3/4" dia. inch limestone rock mulch. Submit mulch samples for approval.
- All planting, seeding, and sodded areas shall be prepared prior to installation activities with a harley power box rake or equal to provide a firm planting bed free of stones, sticks, construction debris, etc.
- Turf installation activity shall conform to all rules and regulations as established in the MnDOT Seeding Manual, 2014 edition, for turf bed preparation, installation, maintenance, and warranty.
- The Landscape Contractor shall furnish samples of all landscape materials for approval prior to installation.
- The Landscape Contractor shall clear and grub the underbrush from within the work limits to remove dead branches, leaves, trash, weeds and foreign materials. Remove trees where noted on the plan, including the stump to 30" below grade.
- The landscape contractor shall contact Gopher State One Call no less than 48 hours before digging for field utility locations.
- The landscape contractor shall be responsible for the removal of erosion control measures once vegetation has been established to the satisfaction of the municipal staff. This includes silt curtain fencing and sediment logs placed in the landscape.
- The landscape contractor shall be responsible for visiting the site to become familiar with the conditions prior to bidding and installation. Coordinate with the general contractors on matters such as fine grading, landscaped area conditions, staging areas, irrigation connection to building, etc.
- See Site and Civil plans for grading, utilities, and additional information regarding the project.
- All sub-cut areas of the site that are designated on the site plan as open space for landscape shall have no less than 6" of imported, pulverized topsoil. Slope away from building.
- Landscape contractor must prove the open sub-grade of all planting areas after their excavation is capable of infiltrating a minimum requirement of 1/4-inch of water per hour prior to installation of plant materials, topsoil, irrigation, weed mat, and mulch. Planting areas not capable of meeting this requirement shall have 4" diameter X 48" depth holes augured every 36" on-center and filled with MnDOT Free-Draining Coarse Filter Aggregate. Re-test sub-grade percolation for compliance to infiltration minimum requirement.
- Fencing (if noted) per Architect's Plans and Specifications.
- Landscape contractor shall coordinate tree removal activities and ensure all trees designated for removal are gone before start of landscape installation. Grind stump to 30" below grade and back-fill with topsoil.
- All disturbed areas are to receive turf sod or seed to establish final vegetation.
- Retaining walls and stairs (if noted) require structural engineering, by others.
- Native Seed Areas: Prairie seed contractor is required to include a 3 year warranty with maintenance in base bid. Prairie contractor shall provide the Owner with a proposal for (2) additional years of prairie maintenance, in addition to the (3) year warranty. It shall be the Owner's option to continue maintenance of the native prairie areas after the 1 year warranty expires. Maintain under warranty per MnDOT Seeding Manual, 2014 edition. Warranty includes seeding contractor on-site maintenance visits for mowing, weeding, spot-spraying invasives, garbage removal, and re-seeding bare areas larger than 6'X6". Ensure cover crop achieves 80% germination and erosion is not evident. Maintenance requires no less than 4 visits for warranty work per year. An acceptable stand of seeding is full, lush, and free of invasive plants & weeds.



Playground Notes:

- EQUIPMENT AND LAYOUT SHOWN IS CONCEPTUAL. ACTUAL EQUIPMENT, LAYOUT, INFILL MATERIAL, BORDER, ETC. BY SELECTED EQUIPMENT VENDOR.
- PLAY AREA SHALL INCLUDE A PAVED ACCESSIBLE ROUTE FROM THE PAVED TRAIL. ACCESSIBLE EVENTS AND TRANSFER PLATFORM(S) ARE TO BE ACCESSED VIA ADA APPROVED SURFACE.
- EQUIPMENT VENDOR TO ENSURE IMPACT ATTENUATION MEETS NATIONAL PLAYGROUND SAFETY INSTITUTE (NPSI) STANDARDS AND CITY OF CHASKA REQUIREMENTS FOR PUBLIC PLAYGROUND AREAS.
- EQUIPMENT VENDOR TO POST HOURS OF OPERATION AND SAFETY NOTICES AT ENTRANCE TO PLAY AREA.
- COLORS OF EQUIPMENT TO BE EARTH-TONES.

LANDSCAPE DETAILS, NOTES, AND SCHEDULES:

PLAYGROUND EQUIPMENT LAYOUT PLAN:

CALYX DESIGN GROUP
Landscape Architecture - Planning
475 Cleveland Avenue N. | Suite 307 | St. Paul, MN 55104
651.788.9018
www.calyxdesigngroup.com
cdg

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of MINNESOTA.
Benjamin D. Harberg, RLA
Signature: [Signature]
Date: 09/07/2018
License No. 48094

SAGEWOOD
CHASKA, MINNESOTA
FOR
FINAL LANDSCAPE PLAN
D.R. HORTON, INC. - MINNESOTA
20860 KENBRIDGE CT, #100, LAKEVILLE, MN 55044

DRAWN BY
BH
DATE
7/2/18
REVISIONS
7/25/18 LAYOUT REVISIONS
8/16/18 ADDITIONAL SCREENING
9/8/18 FINAL PLAN ISSUE
CAD FILE
23473-L
PROJECT NO.
23473
L6.3

Chaska Park Board
Meeting Minutes
August 13, 2018

1. Call to Order

The August meeting of the Chaska Park Board was called to order by Chairman Grau at 7pm in the Council Chambers at City Hall.

2. Roll Call

Present: Grau, Roan, Downs, Mihajlov, Wittrock, Branch, Flaherty-Wilcox.

Absent: Ruiz Gutierrez, Ives, Olsen

Staff Present: Marshall Grange, Mary Monteith, Jeff Isaacson

3. Adopt the Agenda

Motion by Downs, second by Mihajlov to approve the August Agenda. Motion carried.

4. Visitor Presentation

None

5. Approve Meeting Minutes

Correction to the July meeting minutes, David Downs was present at the meeting.

Motion by Wittrock, second by Flaherty-Wilcox to approve the Chaska Park Board minutes of July 9th, 2018 with revision that David Downs was at the July meeting. Motion carried.

6. Old Business

A.) Curling Night in America

Curling Center Manager, Jeff Isaacson, was present to update the board on various exciting news from the curling world. The upcoming Curling Night in America, which will occur at the Curling and Event Center, is August 27-29. Countries participating in addition to the USA, are: China, Japan, Italy. A total of nine games will be taped and aired on NBCSN in the fall.

Ticket sales have been great, all evening draws are sold out (250 tickets). We are working to fill the seats for the morning and afternoon draws with AOA's, students, sponsors etc.

Chaska Curling Center will also play host to the U18 Championship in March 2019. Last year Bemidji hosted 24 teams.

Curling staff are currently working with USA Curling to become a National training site. This would be great for the community. The Curling Center would host training camps, as well as

individual and team practices. Staff will work to find a good balance with ice time for both training and members.

Isaacson also shared current membership numbers at 1,324 and corporate curling events at 190 so far this year. The Fire and Ice Bonspiel was a huge success, with 48 teams participating from all around the globe. They joined in with many others, enjoying the great ice, bands and fireworks!

B.) Lion's Park Off-Leash Dog Area (OLDA) Update

Grange updated the Board on current activity happening at the OLDA.

Park crews were busy today with taking down hockey boards and electrical poles around the rink 2 area. Crews will then focus on addressing the turf needs. Site furnishings will be ordered this week as well as work started on the bathrooms. Timeframe still allows for opening late October/early November contingent on good weather.

Staff will keep updating the public on site progress via social media avenues to keep the buzz going.

C.) Carver Trails/MnDOT LUP Update

Grange gave an update on the Carver Trails mountain bike trail project. MnDOT turned over a portion of their right of way to Carver County and since the proposed trails fall within that area, the City of Chaska will need to obtain a permit from Carver County in addition to the Limited Use Permit from MnDOT specific to the right of way they own. Grange will continue to work with MnDOT and Carver County to obtain the appropriate permits with the intent to bring to City Council for their approval.

D.) Veteran's Park Update

Grange is attending weekly on-site construction meetings. Things are really starting to come together. Concrete on the back side of the park is complete. Benches are in, the archery shooting deck is done and the add on to both sides of the shelter are complete. Even with starting later than planned this past spring due to weather, the goal is still to be done November 11th, Veterans Day.

E.) Grange updated board on progress with the 2040 Plan. Staff continue to work with Hoisington on research and organizing data. Community surveys will be out this week to Chaska residents via Facebook, email and twitter, with the hope of gathering additional feedback to use in the plan. They will be open to the public for the next 2/3 weeks. One thing to note, that in the 2030 Plan, it showed a regional trail along Highway 41. Current talk has been to re-align this trail into the current trail system over by the railroad tracks off Pioneer Trail, then coming south along existing trails. Staff would look at Federal funding over next couple years to help make this happen. Updates to come next month.

7. Other Business

- A.) Director's Update-Grange covered many of the Parks and Recreation events happening throughout Chaska this month.

The September 10th Park Board meeting conflicts with the Council meeting that night, so Park Board will be doing a work session and tour of parks. More to come!

8. Roundtable

Mihajlov-Incredible summer with Fire and Ice as well as getting the dog park approved!
Grau-Asked about iPads for board members, no decision made at this time yet.
Roan-Felt the proclamation for Nick Mason done by the Mayor and Council was very nice.
Wittrock-Thank you to those who help pick up trash around our community.

9. Adjourn

Motion to Adjourn by Roan, second by Wittrock

- MINUTES -
CHASKA ECONOMIC DEVELOPMENT AUTHORITY
JULY 16, 2018

1. Call to Order

President Windschitl called the meeting to order at 8:28 pm.

2. Roll Call

Roll call was taken. Present: Commissioners Geisler, Schulz and President Windschitl.

Absent: Commissioners Boe and Rohe.

Also Present: Nate Kabat, Assistant Executive Director and Matt Podhradsky, Executive Director.

3. Agenda

Motion by Commissioner Geisler, second by Commissioner Schulz, to adopt the agenda as presented.

Motion carried.

4. Minutes

Motion by Commissioner Schulz, second by Commissioner Geisler, to approve the minutes of the June 18, 2018 EDA meeting.

Motion carried.

5. Consent Items

Motion by Commissioner Geisler, second by Commissioner Schulz to approve the Consent Items A and B:

- A. Adopt Resolution EDA 2018-11, Brewery Project - Resolution Approving and Authorizing the Execution of an Amended and Restated Purchase Agreement and an Amended and Restated Purchase and Development Agreement

Motion to adopt Resolution No. 2018-11 approving and authorizing the execution of an amended and restated purchase agreement and an amended and restated purchase and development agreement.

- B. Adopt Resolution EDA 2018-12, Formacoat Project - Resolution Approving the Execution and Authorization of a First Amendment to Development Agreement

Assistant Executive Director Kabat presented the item to the Commission.

Motion to adopt Resolution No. 2018-12 authorizing the execution of a first amendment to the development agreement.

6. Other Business

The Commissioners agreed that there are a lot of great projects happening right now.

Executive Director Podhradsky estimated it would be the end of July.

7. Adjourn

Motion by Commissioner Schulz, second by Commissioner Geisler to adjourn the meeting at 8:32 pm.

Motion carried.

**- MINUTES -
CHASKA CITY COUNCIL
JULY 16, 2018**

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 Schulz, Geisler, and Mayor Windschitl.
Absent: Councilmembers Boe and Rohe.

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

4. Adopt the Agenda

Motion by Councilmember Schulz, second by Councilmember Geisler to adopt the agenda as presented.
Motion carried.

5. Visitor

5.A. Proclamation – Myrtle Klemp 103rd Birthday

Mayor Windschitl read a proclamation in recognition of Myrtle Klemp's 103rd birthday on July 12, 2018.

Ms. Klemp said a few words and expressed enjoyment in the neighbors they have had over the years.

6. Approve Previous Meeting Minutes

Motion by Councilmember Geisler, second by Councilmember Schulz to approve the minutes of the June 18, 2018 City Council meeting.
Motion carried.

7. Consent Agenda

Councilmember Schulz referred to Item 7.L. and recognized Nicholas Mason's dedication to the Park & Recreation Board and to the City of Chaska. He expressed his thanks for Mr. Mason's service.

Councilmember Geisler and Mayor Windschitl also recognized the work and service Mr. Mason has done over the years and expressed gratitude for his service.

City Administrator Podhradsky noted that Mr. Mason will be at one of the next meetings as the dog park will be discussed and he will be recognized for his service.

Motion by Councilmember Schulz, second by Councilmember Geisler to approve the Consent Agenda Items A through W:

- A. Adopt Resolution 2018-87, Approving Solicitor Permits for Custom Remodelers Inc.
Motion to adopt Resolution 2018-87 approving Solicitor Permit Nos. SOL.18-38 through SOL.18-46, for the above representatives of Custom Remodelers, Inc., located at Apollo Dr., Lino Lakes, Minnesota, 55014, for the period of July 16, 2018, through December 31, 2018.
- B. Police Auction
Motion to approve the auction/sale of items by the Chaska Police Department.
- C. Adopt Resolution 2018-88, Appointment of Election Judges for 2018 Primary Election
Motion to adopt Resolution No. 2018-88 appointing those persons listed on Exhibit A as Judges of Election for the Primary Election, Tuesday, August 14, 2018.
- D. Approving Temporary On-Sale Intoxicating License for Guardian Angels Church
Motion to approve Temporary On-Sale Intoxicating License TWSB.18-03 for Guardian Angels Church, allowing them to serve intoxicating beverages at the AngelFest Celebration, effective September 29, 2018.
- E. Adopt Resolution 2018-94, Approving the Final Site & Building Plan and Final Plat for Formacoat/Mark Gross/PC #2018-24
Motion to adopt Resolution No. 2018-94 approving the Final Site/Building Plans and Final Plat for Formacoat for Phase II of the Chaska Building Center (PC #2018-24).
- F. Adopt Resolution 2018-93, Approving the Final Site & Building Plan and Final Plat for 650 700 and 710 Chestnut Street North/Alliance Contracting, Inc. and RDS Architects/PC #2018-25
Motion to adopt Resolution No. 2018-93 approving the Final Site and Building Plan and Final Plat for 650, 700 & 710 Chestnut Street North (PC#2018-25).
- G. Adopt Resolution 2018-92, Approving the Conditional Use Permit for Two Solar Panels at Clover Ridge Elementary School/ISD #112/PC #2018-26
Motion to adopt Resolution No. 2018-92 approving the Conditional Use Permit (CUP) to construct two solar panels on the Clover Ridge Elementary School site (PC #2018-26).
- H. Adopt Resolution 2018-89, Transient Permit - Cooper's Food
Motion to adopt Resolution No. 2018-89 approving Transient Permit No. TRA.18-06 for Gary Cooper of Cooper's Foods, located at 710 Walnut Street, Chaska for July 28, 2018.
- I. Consider City Administrator Performance Based Salary Adjustment
Motion to approve administrator goals for 2018, and adjust City Administrator's annual salary with a 4.5% performance increase retroactive to January 1, 2018.
- J. Approval of Liquor Licenses for Red Bench Bakery
Motion to approve an On-Sale Wine and On-Sale 3.2 Malt Liquor Licenses for Andrew Mooney and Lyle Aske of Red Bench Bakery of Chaska, located at 500 N Chestnut St, Chaska.
- K. Adopt Resolution 2018-90, Transient Permit - Margaret Kinder
Motion to adopt Resolution No. 2018-90 approving Transient Permit No. TRA.18-07 for Margaret Kinder of 42893 198th St DeSmet, South Dakota, 57231 to sell snow cones in the parking lot at Cooper's Foods, located at 710 Walnut Street, Chaska for the month of August.

- L. Accept Nicholas Mason's Resignation as Commissioner on the Park & Recreation Board
Motion to accept Nicholas Mason's resignation from the Parks & Recreation Board thereby appointing alternate #1 Commissioner Jason Branch to fill his seat on the Board and to serve as the City Square West task force representative for the Board.
- M. Chaska Creek Center - Financial Sureties
Motion to approve the public improvements in Chaska Creek Center as complete and accept those as municipal facilities and release the financial surety in its entirety.
- N. Adopt Resolution 2018-95, Approving the Lot Split for Formacoat
Motion to adopt Resolution No. 2018-95 approving the Lot Split.
- O. Adopt Resolution 2018-96, Interfund Tax-Increment Project Financing
Motion to adopt Resolution No. 2018-96 providing for interfund loans for tax increment project financing.
- P. Transient Accommodations Licenses
Motion to approve transient accommodations licenses for the following establishments DBA Super 8, Norwood Inn and Oak Ridge Hotel and Conference Center effective July 16, 2018 through April 30, 2019.
- Q. Approving the Trail Easement Agreement for Hazeltine Plaza 2nd Addition
Motion to approve the Trail Easement Agreement.
- R. Adopt Resolution 2018-98, Approving the Plat Correction for Chaska Bluffs
Motion to adopt Resolution No. 2018-98 approving the correction to the plat of Chaska Bluffs.
- S. Adopt Resolution 2018-100, Formacoat Project - Resolution Approving and Authorizing the Execution of a First Amendment to Development Agreement
Motion to approve Resolution No. 2018-100 authorizing the execution of a first amendment to the development agreement.
- T. Adopt Resolution 2018-101, Rejecting Bids for the Formacoat Site Demolition Project and Authorizing Advertisement for New Public Bids
Motion to adopt Resolution No. 2018-101 Rejecting All Bids Received on July 13, 2018, for the Formacoat Site Demolition Project and Authorizing Solicitation of New Bids.
- U. Adopt Resolution 2018-102, Brewery Project - Construction Plans for Utility Extensions
Motion to adopt Resolution No. 2018-102 approving the Construction Documents for the utility extensions to the former Carver County Garage and Authorizing the Solicitation of Public Bids.
- V. Adopt Resolution 2018-103, Accepting Feasibility Study for Chaska Creek Way and Chaska Creek Boulevard Phase II
Motion to adopt Resolution No. 2018-103 accepting the Feasibility Study for Chaska Creek Way and Chaska Creek Boulevard Phase II, Authorizing Plans and Specifications and Scheduling a Public Improvement Hearing for August 20, 2018.
- W. Adopt Resolution 2018-104, Approving Solicitor Permits for the Fund for the Public Interest
Motion to adopt Resolution No. 2018-104 approving Solicitor Permit Nos. SOL.18 48 through SOL.18-67, for the above-referenced representatives of The Fund for the Public Interest, located at 615 First Avenue NE, Ste 335, Minneapolis, Minnesota, 55413, for the period of July 16, 2018, through August 16, 2018.

Councilmember Schulz noted that there is a lot to the agenda and he is pleased all these items are moving forward.
Motion carried.

8. Action Items

8.A Adopt Resolution 2018-99, Brewery Project - Resolution Approving and Authorizing the Execution of an Amended and Reseated Purchase Agreement and an Amended and Restated Purchase and Development Agreement

Assistant Administrator Kabat introduced the item to the Council.

Alex Young introduced Aaron Schram and Brad Kerber and explained each of their roles in this project.

Mr. Schram expressed his enthusiasm in getting this business up and going in Chaska and noted that he will tie in some of Chaska's history into the establishment. He thanked the Council for giving him this opportunity.

Councilmember Geisler commented that she is grateful Mr. Schram could step up at the time that the other business couldn't go forward.

Councilmember Schulz stated that he is pleased Mr. Schram is bringing his business to Chaska and a known following along with it.

Councilmember Geisler stated that the beer and wine combination will be a quite unique.

Mr. Schram informed the Council that State laws will not allow him to do wine as he does not have ten acres at this site, so this business in Chaska will just be a brewery.

Mayor Windschitl echoed the sentiments of the Council and stated that he is really excited for this brewery to open. He asked Mr. Schram to estimate his opening date.

Mr. Schram stated the loose date is early 2019, the first quarter. He stated there will likely be a firmer date within the next two months.

Mayor Windschitl stated that the project is pretty much set up and now things just need to go to bid.

Mr. Schram noted that the major goal is to get the exterior work done before the snow flies. Mr. Kerber explained that they are trying to get the plans done through the architect and submit them to the City and be able to get the exterior done before the weather hits, and reiterated they hope to be open in the first quarter of 2019.

Mr. Schram asked the Council to let him know of anyone who could help him obtain more information or history for Chaska and stated he would love to bring an old Chaska brew back if he can find recipes.

City Administrator Podhradsky made note of the water used to brew beer, and Mayor Windschitl inquired if they are going to keep the well up there.

Mr. Schram stated that they are trying to and if it works to get it tested and certified, they will use it.

Mr. Young also announced that Engler Health Center will be having an open house on 7-17-18 from 5-8 pm.

Councilmember Geisler asked if they are seeing patients yet.

Mr. Young stated that they are and this allows folks to see the new extension.

Motion by Councilmember Schulz, second by Councilmember Geisler to adopt Resolution No. 2018-99 approving and authorizing the execution of an amended and restated purchase agreement and an amended and restated purchase and development agreement.
Motion carried.

8.B Adopt Resolution 2018-97 and Ordinance 951, Approving the Preliminary Plat and Rezoning for Harvest West/Traditions Development/PC #2018-20
City Administrator Podhradsky introduced the item to the Council.

City Planner Hanson presented the item to the Council.

Mayor Windschitl asked City Planner Hanson to explain the difference between the cottage lots and village lots.

City Planner Hanson explained that the cottage lots are the detached townhome-type product and are single-level, and the village lot is a typical single-family product on a smaller scale.

Mayor Windschitl inquired if it was smaller to the east.

City Planner Hanson confirmed this was so and went on with her presentation of the item.

Mayor Windschitl asked City Planner Hanson to clarify the wetland issue.

City Planner Hanson stated that the adjacent property owner had issue with how the wetland on the east end of the site was delineated and what the actual history has shown in terms of its size. She mentioned there is history with a drain tile and how it has affected this wetland. City Planner Hanson then continued her presentation of the item.

Mayor Windschitl inquired if the detached cottage lots will have a homeowner's association.

City Planner Hanson stated that the whole neighborhood will, and there will likely be a sub-association for the lots.

Mayor Windschitl inquired if these smaller village homes are a new concept.

City Planner Hanson confirmed it is and will be a new product that is introduced to Chaska.

Mayor Windschitl inquired how many bedrooms these homes have.

City Planner Hanson stated that they range from two-to-three bedrooms and that the applicant could speak more to their different make-ups. She stated that they are traditional single-family units, just on a much smaller scale than what you see across the street.

Mayor Windschitl asked if there were slab-on-grade or if there are basements.

City Planner Hanson stated there are basements with those, and went on to present the item.

City Administrator Podhradsky inquired if it was fair to say they are an example of what is in the south end of the Clover Ridge neighborhood.

City Planner Hanson stated that was a fair comparison and continued her presentation of the item.

City Administrator Podhradsky commented that the process of waiting to receive input from the residents who move in to these homes regarding the design of the neighborhood park is similar to what has been done before in Chaska.

City Planner Hanson continued the presentation of the item.

Mayor Windschitl looked to confirm that the requirement for higher level windows did not come from the City.

City Planner Hanson stated that was the conclusion of the noise study.

Councilmember Schulz confirmed that it would be done to perform some sort of noise mitigation with the construction itself to comply with the results of the noise study.

City Planner Hanson clarified that in order to stay within state noise standards they have to implement this certain type of window. She then continued her presentation of the item.

Pat Rossi with Tradition Development described the timeline since they were last before the Council and stated that they are now going with their internal builder Robert Thomas Homes. Mr. Rossi discussed the layout and size of the cottage lot homes and stated that they have two different styles: front-loading with a two-car entry, and side-loading option with a three-car garage. He stated there are 29 front-load units and 20 side-load units. Mr. Rossi also

described the layout of the village lot homes. He explained they have been working to confront the challenges there with respect to right-of-way, site setbacks, and the noise issue. The president of their building company gave the okay to put the higher insulation-level windows in throughout the first two rows of homes along the highway to meet the nighttime noise threshold. Mr. Rossi also informed the Council that they had a third-party consultant conduct an enhanced wetland study and provided the initial report to the City, and stated they are happy to do whatever they can do to address the issue with Mr. Taylor's concerns regarding the wetland.

City Administrator Podhradsky inquired of Staff if getting the wetland to meet the technical evaluation panel standards is a condition in the approvals.

Staff confirmed that it was.

Mr. Taylor stated that he raised his objections regarding the wetland delineation to the Planning Commission, who stated that it would be better suited to discuss these here with the City Council. He stated that since this is the preliminary plat, he believes it is an opportune time to make sure this situation is addressed. Mr. Taylor gave a brief history of the site and informed the Council of the drain tile that had been broken in the past by the applicant's company. He explained that this was not repaired properly and resulted in water issues on his property, and as a result he objected to the wetland delineation done for the proposed development. Mr. Taylor stated that earlier today, City Engineer Clark informed him that a state agency has agreed that this water level is higher than what it should. He commented that he is recommending a no-vote on this preliminary proposal until they fix the problem.

Mayor Windschitl stated that it is in the condition of approvals that this issue must be resolved for the item to move forward. He clarified that if it isn't resolved, the proposal does not move forward, so for the Council to vote no does not fix the problem. He explained it is far better for the Council to vote yes and now it's part of the conditions for approval of this development.

Councilmember Geisler inquired if this recently became a condition.

City Administrator Podhradsky stated that it was discussed at the Planning Commission.

City Planner Hanson stated that the condition was added during the Planning Commission meeting.

Mr. Taylor stated that his understanding was that there would be more investigation into the delineation of the wetlands and was not under the impression that it was a condition of approval, but that he is good with that.

Mayor Windschitl asked Staff to clarify that this is a condition.

Staff confirmed it was so.

Councilmember Schulz inquired if there is further investigation going on for this.

City Engineer Clark stated that Staff will be working with all of the agencies who identify the wetlands and do the determinations and inform Mr. Taylor what the outcomes are before Council sees that again.

Councilmember Geisler restated the issues Mr. Taylor brought up regarding the destruction of the drain tile, and stated that the bigger concern for her is how quick it can be resolved because he has a mound septic system.

Mr. Taylor interjected that the waters have subsided but the area in the delineation contains standing water. He stated that this has been a very aggravating experience for both his wife and him. He explained that he wanted it fixed and fixed appropriately.

Councilmember Geisler stated that is understandable, especially with his septic system.

Mayor Windschitl stated that with the storm sewer going in there allows for a better chance of fixing it now because now they can take it right into the storm sewer.

Mr. Taylor mentioned that adding a large hard surface runoff area that will be dumping water into this lowland could potentially exacerbate what is going on.

City Administrator Podhradsky stated that if the system is designed right it shouldn't do that.

City Engineer Clark stated that in the City's stormwater review processes, the wetlands that are there essentially take the amount of water that is coming to them today so that the wetlands remain intact, but the City is not adding to the wetlands beyond what is there today.

Mayor Windschitl stated that resolving this issue is one of the conditions to have this item approved and explained to Mr. Taylor that he is far better off having the Council vote yes than vote no.

City Administrator Podhradsky stated that this is part of the planning process, to identify issues like these and put conditions on those items that need to be addressed.

Councilmember Schulz stated that he is hopeful this can be resolved because it seems like there have been some short cuts that have been taken here in trying to remedy the situation. He stated that moving forward, he is hopeful this can be taken more seriously and addressed in a more serious nature. He stated that water issues are tough and if it is not addressed up front and addressed properly it is just transferring that aggravation onto the residents who have no course of action in the future.

Motion by Councilmember Geisler, second by Councilmember Schulz to adopt Resolution No. 2018-97 approving the Harvest West Preliminary Plat for a 129-lot subdivision on 57 acres of land in the SW Chaska Growth Area (PC #2018-20).

Mayor Windschitl stated that it is very clear that this is a real concern here and that it needs to be resolved before it gets brought back to the Council.

Councilmember Geisler stated that it is in Mr. Taylor's favor that he brought it now so it is on the record should it not actually become a permanent fix.

Motion carried.

Motion by Councilmember Schulz, second by Councilmember Geisler to adopt Ordinance No. 951 approving the rezoning from Open (O) to Planned Residential District (PRD-72).
Motion carried.

9. Bills

9.A. AP Council Roster 7-16-18

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

Motion carried.

10. Other Business

10.A. City Administrator's Report

10.A.i Biweekly Report 6/18/2018

10.B. Other Reports

10.B.i. May 2018 Financial Reports

10.C. Other Meeting Minutes

10.C.i. Park & Rec Meeting Minutes 6-11-2018

10.C.ii. Receive the minutes of the June 13, Chaska Planning Commission Meeting.

10.C.iii. Receive the minutes of the June 28, 2018 Human Rights Commission Meeting.

Councilmember Geisler:

- Noted that Fire and Ice is coming up July 20-22, 2018 and recommended looking up the event list on the Park and Recreation website to see the details of the events. Councilmember Schulz summarized the event as: bands, food, beverages, fireworks, bonspiel. A Staff member noted that the website is fireandicebonspiel.com.
- Noted that River City Days is also coming up on July 27-29, 2018. She encouraged everyone to attend these events. Assistant Administrator Kabat stated that a schedule will be going out so Councilmembers can sign up for their time for the City booth. Councilmember Schulz encouraged residents to come out and chat with them at the City booth. Assistant Administrator Kabat stated that the focus will be discussion on City Square West redevelopment and stated there will also be a booth for discussions of City Square West at the Fire and Ice event.

Councilmember Schulz:

- Noted that in a development area in the Clover Ridge Neighborhood, the weeds are getting pretty tall and there has been some washout of dirt over the sidewalk there.

Assistant City Administrator Kabat:

- Noted that there are some work sessions coming up on August 6 and 20, 2018.
- Noted there is a Council meeting scheduled for July 30, 2018.
- Stated there will be some security changes in the near future at the front desk for City Hall. He explained the accordion doors will be removed and a permanent door will be put in with a keyed entry.
- Notified the Council that there will likely be an update on the dog park at the July 30, 2018 meeting. Mayor Windschitl inquired if the clearing of that area would be hired out. Assistant Administrator Kabat explained that it could largely be handled by Brian's staff.
- Noted there is an EDA meeting tonight after this meeting. Also noted that Formacoat will close on Wednesday, July 18. He explained that in the consent agenda tonight there was an item to deny all bids received for the site clearance due to a technicality and they will reopen that bid immediately. On July 26, 2018 they are set to close on the former Hot Spot site. Finally, August 16, 2018 is the projected closing date for the brewery. Mayor Windschitl inquired if there is a known start date on the Aldi complex. Assistant Administrator Kabat stated that they have everything they need lined up to pull their building permit but they haven't quite done that yet and Staff is expecting them to pull that permit sometime in August/September. He stated that they way their building is designed, it should be a fairly quick build

Mayor Windschitl:

- Extended congratulations and thanks to the public works department for their hard work after all the rain last week.

11. Adjourn

Motion by Councilmember Schulz, second by Councilmember Geisler to adjourn the meeting at 8:24 pm.

Motion carried.

- MINUTES -
CHASKA CITY COUNCIL
JULY 30, 2018

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 Schulz, Boe, Rohe, Geisler, and Mayor Windschitl.
Absent:

Also Present: Kevin Ringwald, Community Development Director; Liz Hanson, City Planner; Luke Melchert, City Attorney; Nate Kabat, Assistant Administrator; Brian Jung, Public Works Superintendent and Marshall Grange, Parks and Recreation Director.

4. Adopt the Agenda

Motion by Councilmember Schulz, second by Councilmember Boe to adopt the agenda as presented.

Motion carried.

5. Visitor

5.A. Presentation of Proclamation and Certificate of Appreciation Honoring Nicholas Mason of the Chaska Park Board

Mayor Windschitl read a Proclamation honoring Nicholas Mason's service to the City of Chaska through his role with the Chaska Park Board and presented him with a Certificate of Appreciation.

Mr. Mason expressed his gratitude to this Council and past councils for appointing him to the Park Board. He also thanked the members of the Park Board he served with, and City Administrator Podhradsky for selecting Marshall Grange as the Parks and Recreation Director.

Mr. Mason, 1888 White Oak Drive, received permission to speak at this time regarding item 8.B. He stated that the proposal and location for the Dog Park are far superior to the proposals previously submitted to the Council, and acknowledged those who prepared and submitted the proposal. He also noted that Marshall Grange and his staff have done an excellent job of reaching out to the community and soliciting public input. Mr. Mason spoke of the quality facilities, tremendous structured programs, and scores of activities people can make use of that the leadership the current and past council has provided, and noted the only missing amenity expected from such a broad array of recreational services is a dog park. He expressed gratitude that this proposal is here for Council review tonight, and opined that approval (and opening) of a dog park is a politically popular decision for elected officials to make. Mr. Mason asked that they Council approve the proposal from Item 8.B. tonight, and authorize Mr. Podhradsky and Staff to open the dog park this year, if necessary.

Mayor Windschitl asked if Mr. Mason thought they could get it done this year.

Mr. Mason stated that he hoped so.

Councilmember Boe thanked Mr. Mason for his time, effort, and expertise and the well-researched questions he would ask.

Councilmember Rohe stated that he recalls Mr. Mason as a hard-nosed reporter asking him a lot of questions and stated that those were the good ole days.

Mayor Windschitl joked that he was glad they had sent Mr. Mason to report over at Carver.

Councilmember Geisler thanked Mr. Mason for all the years he has given to Chaska as he made a huge difference, and stated that she is grateful he is her neighbor.

Mayor Windschitl thanked Mr. Mason for his comments regarding Item 8.B. and agreed that this is the best proposal moving forward and he feels positive that this will go well. He also thanked the members in the audience from the Park Board who came to support Mr. Mason.

Councilmember Schulz mentioned he had worked with Mr. Mason on the Community Task Force and stated that he always appreciated the conversations they had and the straight feedback and direct dialogue. He thanked him that he could always ask questions and receive a thoughtful, straightforward answer, and said he would miss him serving on the Park Board.

Mayor Windschitl recalled that he when he first became mayor, he would have coffee at the Community Center, as was a tradition, and his only guest was Mr. Mason. He thanked Mr. Mason for coming in tonight and that he could be a part of this.

David Roan, 1840 Parkridge Drive, recalled the process of writing the proclamation for tonight, and that the Park Board had a difficult time knowing how to go about writing it and joked that they should have Mr. Mason write it. He stated that one of the great contributions Mr. Mason made to the Park Board was his ability to clearly articulate and word-smith motions they wanted to send to the Council and that they will sure miss him and all his contributions.

Marshall Grange, Chaska Parks and Recreation Director, thanked Mr. Mason and stated that he was the first Park Board member to seek him out when he first began his role as director and expressed his gratitude to Mr. Mason for all he has done.

Mr. Mason stated that he had scheduled that meeting with Mr. Grange to be a half and hour, and it turned into an hour and twenty minutes.

5.B. Chaska High School Baseball

Craig Baumann, Head Coach of the Chaska High School Baseball Team, expressed thanks on behalf of the team to the City, the Parks and Recreation Board, and Public Works for the great facility they provide for the team. He thanked Public Works for getting the team onto the field

in a very quick fashion this year and noted that other teams have commented on what a great facility the team gets to play and practice in.

Scott Gerber also added they brought a letter to have on record, and thanked the City for the partnership they have with the school.

Mayor Windschitl invited the baseball team members present to introduce themselves.

Team members gave their name, grade, and position. Mr. Gerber also introduced Brandon Arnold, assistant coach.

Mayor Windschitl clarified for anyone who didn't know that the City put a berm in about three years ago to prevent flooding. He thanked the coaches and players for coming tonight.

5.C. Chaska Historical Society Update

Lisa Oberski, 322 W First Street, President of the Chaska Historical Society, presented the Council with an update on the Chaska Historical Society (CHS) and their goals. She gave a brief history of the CHS, and listed several notable developments. She also recognized the work and service the volunteers with the CHS do, and gave an overview of the current projects the CHS is working on. Ms. Oberski then listed the goals of the CHS to help them meet their mission, and asked what the CHS could do to help the Council achieve the goal of making Chaska the best small town in Minnesota.

Mayor Windschitl stated that the membership for the CHS is very reasonable, and it is a great contribution to help the CHS do what they do.

Ms. Oberski stated that membership rates may be going up in the fall, so to act now to get them at their current rate.

Mayor Windschitl stated that it is the very work of the CHS that helps to make Chaska great and thanked Ms. Oberski for what they do.

Councilmember Rohe noted that he saw the Chaska History Books at a booth at City Square West and asked for clarification on the date range for the newest book.

Ms. Oberski explained the second book will be 1950-2000.

Councilmember Rohe stated he may not be around for the third volume as it is for the time period 2000-2050.

Mayor Windschitl stated that donations to the CHS are tax-deductible as it is a 501(c)3.

Ms. Oberski explained a membership form can be downloaded from the CHS website and mailed in or dropped off at the History Center Tuesdays through Fridays 1-4pm. She also noted they are hoping to get more volunteers in order to offer a Saturday time as well.

Mayor Windschitl inquired how long the displays will be up.

Ms. Oberski replied they will be up until mid-November.

Councilmember Geisler inquired if the CHS is cataloging these old photos and artifacts electronically.

Ms. Oberski explained that they are caught up with all the photographs and artifacts, and they are in the process of putting subject files into the index as well to facilitate easy searching.

Councilmember Geisler asked if the CHS was able to get photos of the underground tunnel that was discovered in Fireman's Park.

Ms. Oberski replied that Mark Olson took wonderful photos of that and they are on display at the History Center. She commented that it is fun to see history rear its head, referring to the tunnel and objects found when a man used a metal detector.

Councilmember Boe commented that he is so glad for all the CHS does and that they are embracing new technology and scanning and digitizing these so they are easier for folks to find.

Ms. Oberski stated that it is a challenge as they do not have a ton of volunteers who have that expertise, but do have some, and many who are willing to learn and that's all they can ask.

Councilmember Schulz commented that this must have been a ton of work.

Ms. Oberski replied that it was fourteen years of constant work. She said to thank the volunteers.

Councilmember Boe commented that volunteers drive the organization.

Mayor Windschitl noted that he had forgotten to mention when the baseball team was here that the Chaska VFW Baseball Team went 4-0 in their regions and are going to the state tournament.

6. Minutes

Motion by Councilmember Geisler, second by Councilmember Rohe to approve the minutes of the July 16, 2018 City Council meeting.

Motion carried.

7. Consent Agenda

Motion by Councilmember Boe, second by Councilmember Rohe to approve the Consent Agenda Items A through D:

- A. Adopt Resolution No. 2018-105 Acceptance of Gifts and Donations
Motion to Adopt Resolution No. 2018-105 acknowledging and accepting gifts to the City of Chaska received during the period April 01, 2018 through June 30, 2018.
- B. Temporary On-Sale 3.2% Malt Liquor Licenses for the Chaska Lions Club

Motion to approve Temporary On-Sale 3.2% Malt Liquor License T32.18.04 for Flags in Honor of MN Car, Bike & Tractor Show, August 11, 2018, on behalf of the Chaska Lion's Club.

- C. Lake Hazeltine Tap Easement (Tract A & O, Registered Land Survey No. 51, Carver County, Minnesota)

Motion to authorize execution of easement with Norther States Power Company.

- D. Adopt Resolution No. 2018-106 2018 Budget Amendment

Motion to Adopt Resolution No. 2018-106 amending 2018 Fund Budgets.

Motion carried.

8. Action Items

8.A. Letter of Intent – Purchase of Property at 3690 Creek Road

Assistant Administrator Kabat introduced the item to the Council.

Councilmember Geisler inquired what the size of the property is.

Assistant Administrator Kabat stated that the 0.4 is the piece they would sell, next to that is the steep slope area, and the part of the property adjacent to the road is a couple of acres.

Councilmember Geisler also asked if the creek goes right through the property.

Assistant Administrator Kabat confirmed that it does.

Councilmember Geisler asked if there is a risk of flooding as expensive equipment would be stored in the pole barn.

Assistant Administrator Kabat explained that in 2014 when that area flooded, the part of the property containing the pole barn stayed high and dry.

Councilmember Geisler inquired if the area with the pole barn is elevated compared to the creek.

Assistant Administrator Kabat confirmed that it is and described the topography and vegetation of the site a bit more.

Councilmember Rohe stated that when an opportunity like this comes up, especially with the existing pole barn, it makes sense to move forward with this.

Assistant Administrator Kabat explained Staff has been out there to look at the site and confirm that the condition of the pole barn is excellent.

Mayor Windschitl inquired if there is power there.

Assistant Administrator Kabat confirmed that there is currently no power to the site and explained that for the immediate proposed storage for the City, power is not essential, but is something they would perhaps look at in the future.

Mayor Windschitl asked how big the pole barn is.

Assistant Administrator Kabat replied that it is 20ft x 40ft.

Mayor Windschitl commented that he is concerned that for the price, the site has a lot of slope which makes it difficult to put anything on it, and asked if the property is being over-valued. He went on to say that if you look at the property, there is nothing else that could be done beyond where the pole barn is situated.

Assistant Administrator Kabat commented that part of the reason for that value could just be the sheer size of the parcel and stated Staff could contact the County Assessor and have her verify that assessed value and see if there is a point of revision to be had there.

Councilmember Schulz inquired if the value listed tonight came from the assessed value.

Assistant Administrator Kabat replied that it did.

Councilmember Rohe stated that often times assessed value is lower than market value.

Assistant Administrator Kabat agreed.

Councilmember Boe commented that the only thing that keeps it from being higher is it is not a buildable parcel.

Mayor Windschitl asked what the acreage of the parcel is.

Assistant Administrator Kabat stated it is 6 acres.

Mayor Windschitl stated he is concerned with the narrow roadway and moving equipment like lawn mowers or golf carts when residents are on the road commuting to work.

Public Works Superintendent Jung mentioned that this was one of his concerns when he first looked at the site, but that it will be transitional/seasonal storage and not visited on a daily basis.

Mayor Windschitl explained that he understood it differently because he thought it was storage for equipment needed for downtown and asked for clarification that it would just be put away for the winter.

Public Works Superintendent Jung replied that it would primarily be used as seasonal storage.

Mayor Windschitl commented that he has understood that differently and looked for clarification.

Public Works Superintendent Jung explained that it would free up some space in the Pine Street garage, but will not be used on a daily basis.

Mayor Windschitl inquired if the other one they are planning to build was more for storage initially.

Public Works Superintendent Jung stated that this parcel fits a niche and has a pole barn built, and eventually the sewer has to go up Creek Road, and at that time they would more than likely be acquiring the land, and if it changed hands, they may not get it at the assessed value.

Mayor Windschitl asked who owns the parcel to the north.

Assistant Administrator Kabat stated that he does not know who the owner is but it is something they could take a look at.

Mayor Windschitl commented that he was not sure it made a difference but because of the slopes and the price, he just feels it is high for no utilities and the lack of buildability.

Councilmember Geisler inquired of the value of the pole barn.

Assistant Administrator Kabat stated that it would be accounted for in the assessed price.

Mayor Windschitl stated that you could not build a pole barn in Chaska, and this one is grandfathered in, so it would be hard to compare the price of a similar sized, but differently constructed structure.

Motion by Councilmember Rohe, second by Councilmember Boe to accept the letter of intent to Mr. Jerry Bontrager and direct staff to draft a purchase agreement between the City and Mr. Bontrager to acquire the property at 3690 Creek Road.

Councilmember Boe noted that he looked on the Carver County GIS and the parcel to the north is owned by the City of Chaska.

Motion carried.

8.B. Lions Park Off-Leash Dog Area (OLDA)

Assistant Administrator Kabat introduced the item to the Council.

Parks and Recreation Director Grange presented the item to the Council.

Mayor Windschitl inquired if there are set open and close hours for the park.

Parks and Recreation Director Grange replied that they are proposing within their rules the open time at 7am, and 10pm. He explained 7am is taken from the established Noise Ordinance and 10 pm from the established park closing time in the Park Ordinance.

Mayor Windschitl looked to confirm that since the park is not locked, self-policing is required and expected for following the open/close times.

Parks and Recreation Director Grange stated that if there were issues brought forth by neighbors finding other residents not following the open/close times, they could bring that forward and the City would handle that.

Mayor Windschitl also asked if there would be a light in the dog park.

Parks and Recreation Director Grange replied that there would not be. He then continued presenting the item.

Councilmember Geisler inquired where the small dog off-leash location would be.

Parks and Recreation Director Grange pointed out on the map where the off-leash dog areas would be. He then continued with his presentation.

Mayor Windschitl inquired what the concrete pad by the gates would be for.

Parks and Recreation Director Grange explained that it creates more stability at those entry gates and provides easy access for folks to get on the trails who may have a wheelchair. He then continued his presentation.

Councilmember Schulz inquired what the use of the park shelter building will be in the summer months.

Parks and Recreation Director Grange stated primarily for restroom use.

Councilmember Rohe asked if there would be any efficiency in upgrading the shelter in Lion's Park as well, since there would be people doing the work for the dog park shelter.

Parks and Recreation Director Grange explained they had not included that in their budgeting.

Several members of the Council agreed that it might be nice to take advantage of having contractors already doing the work at the dog park to also work on the shelter at Lion's Park.

Assistant Administrator Kabat stated that it is something they could take a look at and that from his understanding, there have been broader discussions about how that could be funded, for example getting the Lion's Club involved.

Mayor Windschitl commented that he had a conversation with City Administrator Podhradsky about the same thing. He agreed that it needs upgrading and said he thought there was a plan to replace all the fixtures and do an overhaul.

Councilmember Geisler mentioned that she had thought the Council had discussed adding the upgrades to the Lion's Park shelter to the dog park project, from a "while we are at it" point of view.

Mayor Windschitl stated he didn't think it was for this project as he had his discussions with City Administrator Podhradsky prior to this project, but that his issue has been talked about for several years and the Council and Staff should keep it on their radar.

Assistant Administrator Kabat noted that in regards to the dog park shelter, the fixtures need cleaning and refurbishing, but would remain, which does provide some cost savings. He also mentioned the partitions are in good shape too.

Mayor Windschitl suggested looking into some kind of locking mechanism for the shelter for after-hours to reduce the chance of vandalism.

A member of the Council inquired if there would be any surveillance cameras at the park.

Parks and Recreation Director Grange stated they would not initially. There will be lighting features to detract people, like motion lights, and they are also proposing additional street lights at the end of the trails. He commented that spurring more activity to this side of the park will hopefully deter some of the bad behavior that may be out there today. He then went on with his presentation.

Councilmember Boe inquired if park of the dog licensing process through the City includes verifying current vaccinations.

Parks and Recreation Director Grange replied that they do.

Councilmember Boe commented that for dogs from Chaska, you would know they are current but might not know about a visiting dog.

Parks and Recreation Director Grange agreed and stated that is why they are leaning on the rabies tag requirement.

Councilmember Boe asked if both the large dog area and small dog area are off leash.

Parks and Recreation Director Grange stated that they are, but it is required to leash your dog prior to leaving those areas.

Councilmember Boe commented that he was glad to hear that as there is a trail running through the park and he'd hate to see someone on a bike knocked over by a dog that is off-leash.

Councilmember Schulz commented that there are already lots of dogs off-leash on the trails.

Parks and Recreation Director Grange suggested even strategically placing a sign leading up to that trail informing them there is a dog park up ahead.

Councilmember Schulz stated there should be a sign in the off-leash areas reminding users to leash their dogs prior to leaving the area.

Parks and Recreation Director Grange continued his presentation.

Mayor Windschitl inquired if this is a bid project.

Brian Jung replied that most of the items can be quoted for the fencing.

Councilmember Schulz looked to clarify that certain aspects of this project will be done in-house.

Mr. Jung confirmed this was so, that City Staff will be doing a lot of the concrete work, but they did obtain cost estimates from a local concrete contractor for the remaining work and he came back with very fair pricing.

Councilmember Schulz asked what the trail bed in the larger area is made from.

Mr. Jung stated that it is hard to define at this point. The plan is to go in and do buckthorn removal, hazard tree removal, and then assess the rest of the trees in the area so there would be a lot of woodchips down on the ground in there. They are hoping to get grass growing in there, but their thoughts are to let people dictate if there will be trails in there but they may just be natural trails that will flow.

Assistant Administrator Kabat explained that the trails depicted on the concept plan are conceptual.

Assistant Administrator Kabat referred to Mayor Windschitl's inquiry about putting things out to bid and stated there was a recent change in the statute/requirement threshold for a project to need go out to bid bumping up to \$175,000. He stated that since they will be able to do significant portion of the work in-house, they fall below that threshold.

Mayor Windschitl commented that he had just been looking to clarify if any of the work would be going out to bid.

Parks and Recreation Director Grange continued his presentation of the item.

Mayor Windschitl referred to the budget of the project being \$142,000 and inquired if that is available right now.

Councilmember Boe stated that this is exciting and they have been talking about this for a very long time.

Councilmember Schulz commented that seeing this proposal makes him glad that they rejected some of the other proposed sites as this looks to be head and shoulders above those.

Mayor Windschitl agreed and stated that he liked that even though the location is not central, it is central to a lot of locations and has easy access.

The Council agreed and added that the trails are beneficial as well.

Motion by Councilmember Schulz, second by Councilmember Geisler to approve the recommendation made by the Chaska Parks and Recreation Board to implement the proposed Off-Leash Dog Area and Improvements at Lions Park.

Councilmember Schulz suggested directing Staff to look into the other facilities within Lion's Park and how to potentially implement improvements within those within the same project. He suggested getting a game plan for that as it has been talked about for a long time.

Councilmember Boe thanked everyone for their work on this and for avoiding naming the park Chaska Canine Center as there are already several CCC names utilized.

Mayor Windschitl stated that there may have been some challenges when the other sites brought forward were rejected but believes this site is by far better than the other sites that were proposed. He thanked Staff for finding this location and the Park Board for being patient.

Councilmember Geisler commented that even though the other one seemed like the right site, this one really is the right site.

Motion carried.

9. Bills

9.A. Accounts Payable Council Roster 7-30-18

Motion by Councilmember Rohe, second by Councilmember Boe to approve the bills as presented. Roll call was taken. Voting aye: Councilmembers Schulz, Boe, Rohe, Geisler, and Mayor Windschitl. Voting nay: None
Motion carried.

10. Other Business

10.A. Other Reports

10.A.i. June 2018 Financial Reports

10.A.ii. 2Q-2018-Investment Report

10.B. Other Meeting Minutes

10.B.i. Receive the minutes of the July 9, 2018 Park Board Meeting.

10.B.ii. Receive the minutes of the July 11, Planning Commission Meeting.

Councilmember Geisler:

- Referred to the events of the past two weekends and stated that this is the best Fire and Ice event since she has lived in Chaska, and by far the best River City Days event. She was impressed by the turnout, bands, and fireworks for Fire and Ice. Councilmember Boe stated that he heard feedback that moving the firework location was desired, and he heard good feedback about where it was this year. The Council further discussed the benefit of the firework location this year. Councilmember Geisler stated that River City

Days is totally a volunteer-run event and that it was packed, the bands were well received, the food was great, the layout great, lots for kids to do. She thanked everyone for their work. The Council discussed how great the weather was for these events. Councilmember Geisler stated that it was the longest parade for this event that she had seen. The Council agreed. She thanked Mike Lindell for his generosity supporting his community, and stated the whole event was well organized and the breakfast was fantastic. She again thanked everyone who had a part in this event and asked if it was the first year for the climbing wall. The Council wasn't sure but thought it might have been the first year. The Council thanked the Lion's for their work in getting the bands there. Mayor Windschitl thanked Tim Sebenaler, Bob Snyder, and Cindy and Bob Hall for all their work. Councilmember Boe stated they have already signed the first contract for a band to play next year. The Council again discussed their positive experience of the event and the good luck with the weather.

Councilmember Schulz:

- Thanked Assistant Administrator Kabat for getting the tall grass taken care of on Clover Ridge Drive. He asked if there is a plan to get repairs done for the sidewalk there. Assistant Administrator Kabat said he would look in to that.

Councilmember Boe:

- Noted that several residents have talked with him about the construction hours for Hwy 41 stating that it beginning too early on weekends and ending too late. He inquired if there is any way to work with that, while understanding the project schedule is the driving force. Assistant Administrator Kabat explained that the project was designed with the goal of minimizing traffic closure as much as possible and so the crews are really trying to push and maximize their time out there in order to keep the length of the project as short as possible. He stated that if residents do have concerns, and since it is a County project, there is a website specifically for the project and to look at that or let the County know. The Council noted the significant progress crews are making and that the coming school year is a big motivation.
- Mentioned the Chaska Cubs ended their regular season with a win, despite of the rain, and was well attended. Mayor Windschitl stated that playoffs begin Tuesday.

Councilmember Rohe:

- Referred to the parade and said he had been critical of the parade in the past and thanked those involved and said that he thinks they are really getting into the groove with it. He stated it was the best parade so far. Councilmember Boe added that they did a great job of it despite the altered route due to construction.
- Noted that the Kohl's parking lot is terrible with the weeds and such.
- Stated that he believes there needs to be education or enforcement regarding the HAWK system on Chaska Boulevard. He said he thinks the flashing red light is throwing people off and inquired if they could have it be solid red, so that it would either be solid red or off. Assistant Administrator Kabat stated he believes they can take a look at the timing and the amount of time allotted for those different phases and how those phases are communicated as well. Councilmember Rohe pointed out that most drivers know that when a stop light is flashing red, they are to stop, and then go, and this may be throwing

them off regarding the HAWK system. The Council agreed as a whole they have all seen issues with drivers not understanding this. Assistant Administrator Kabat stated the enforcement and education is important as to how to use, he explained how each light phase is to work. He again said they could look at the amount of time dedicated to those phases, but that drivers should know there is a consequence to not following it properly. He suggested he and Kevin go out and make a demonstrational video to post online as they had done some education when the system was first put in place, but maybe it is time for a refresher.

- Noted that there are ruts that have developed in the roundabout on Pioneer and Bavaria that are causing cars to slip when there is substantial rainfall.
- Mentioned that the sound wall on Hwy 41 is big and very noticeable and has really changed that whole area, not in a positive way. He stated he is glad they didn't put one on the other side because it would have looked unbelievable. He said he hopes they'll dress it up or do something.

City Attorney Melchert:

- Stated he did not have anything but joked that the Council is a typical Council allowing a 9-item agenda to take two and a half hours.

Assistant City Administrator Kabat:

- Noted there is a work session at 6 pm on August 6th, 2018 prior to the Council Meeting.
- Informed the Council that on August 20, 2018 there will be a 5:30 pm work session for the 2019 budget and tax levy.
- Noted that Peter Leatherman will likely be on the agenda for the August 20, 2018 Council meeting to discuss the results of the community survey.
- Mentioned that on August 7, 2018 Art Space is coming to do an open house from 7-9pm at the Event Center.
- Noted the City Square West Task Force will be meeting up again on August 15th, September 19th, and October 3rd, with an open house around August 22, 2018.
- Mentioned that Lakeview Industries will be doing a project in Carver. He noted that the City did work with them and try to find locations for them, as well as innovative approaches to try to make some sites work for them, but they were looking for a lot of property, about 40 acres, which narrowed the scope of options within Chaska. He gave some of the locations the City suggested to them, but they did not feel these would meet their needs within the timeframe they needed.

Mayor Windschitl:

- Inquired when work will begin on the Aldi project. Assistant Administrator Kabat stated that he believes they are still intending to move forward with the project this year, but they are at a point where they need to pull their building permit, and it is in their court to move forward at this point. Mayor Windschitl noted that this same discussion was had with regards to Hy-Vee and hopes they will also be on schedule for 2019. Councilmember Rohe wondered how much SUPERVALU's acquisition and the stuff around CUB will push them into moving quicker.
- Inquired if Staff could check where the Plex and Pascale Monument project is.

Keith Roberts, 625 Creek Road, is a mechanic and is trying to put up a shop on the west end of town as there are several customers coming from out of town and there is nothing for them to do at his current location at the east end of town. He asked if there is any site on the west end of town for him to put up a shop.

Mayor Windschitl advised Mr. Roberts make an appointment with Assistant Administrator Kabat as he and City Administrator Podhradsky know about things the Council does not and are the right people for him to sit down with to discuss this.

Mayor Windschitl thanked Mr. Roberts for coming in.

11. Adjourn

Motion by Councilmember Rohe, second by Councilmember Schulz to adjourn the meeting at 8:35 pm.

Motion carried.

**- MINUTES -
CHASKA CITY COUNCIL
AUGUST 6, 2018**

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 Schulz, Boe, Rohe, Geisler, and Mayor Windschitl.
Absent: None.

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

4. Adopt the Agenda

Motion by Councilmember Geisler, second by Councilmember Boe to adopt the agenda as presented.

Councilmember Boe inquired why the Agenda is marked as revised.

Mayor Windschitl replied that the numbers for the Formacoat bid were added after the Agenda was published.

Motion carried.

5. Visitor

None.

6. Minutes

Previous meeting minutes were not presented for approval.

7. Consent Agenda

Councilmember Schulz referred to Item B and noted that it is the volunteers who make these commissions happen and thanked Ellen Bean for taking on this role. The Council all agreed she will be an excellent addition to the Human Rights Commission.

Motion by Councilmember Schulz, second by Councilmember Boe to approve the Consent Agenda Items A through E:

- A. Adopt Resolution No. 2018-107 Approving Site Assessment Agreement for Chaska Creek Way Street and Utility Expansion Project at Chaska Creek Center

Motion to Adopt Resolution No. 2018-107 Approving and Authorizing Staff to fully execute the Site Assessment Agreement related to the Chaska Creek Way Street and Utility Extension Project.

B. Human Rights Commission Appointment

Motion to appoint Ellen Bean to the Alternate 2 position on the Human Rights Commission for the term August 6, 2018 to December 31, 2020.

C. Adopt Resolution No. 2018-108 Award Bid for West Creek Substation Bus 2 Construction

Motion to adopt Resolution No. 2018-108 to award the bid for the West Creek Substation Bus 2 construction to M.J. Electric for the amount of \$694,061.00.

D. Minnesota Municipal Utilities Association MMUA Delegate Appointment

Motion to appoint Toby Saxon as the primary delegate for MMUA and Andrew Romine and Jack Worm as alternates.

E. Adopt Resolution No. 2018-109 Awarding Bid for the Formacoat Site Demolition Project

Motion to adopt Resolution No. 2018-109 Awarding the Bid for the Formacoat Site Demolition Project to DRC Inc. in the low bid amount of \$139,000.

Councilmember Schulz inquired if the bids on the Formacoat site came in as expected.

Assistant Administrator Kabat replied that the initial low bid was readjusted to better accommodate the project, and went up from the original bid but was still the low bid overall. He stated the bid is below the City's projected cost so the City is in a good position with that project.

Mayor Windschitl looked to clarify that the City is confident everything is in the bid that should be and they wouldn't get a lot of add-on.

City Engineer Clark indicated this was so.

Mayor Windschitl inquired if the contractor knows the project is on a tight timeline and that the whole site will be done.

Assistant Administrator Kabat stated that they did and that the whole site will be cleared. He explained they will put priority on the Formacoat side getting cleared first so they can get moving on their project.

Motion carried.

8. Action Items

8.A. Financial Reports 2017

Administrative Services Director Graczyk presented the City of Chaska 2017 Comprehensive Annual Financial Reports (CAFR) and the Fire Relief Reports to the Council.

Bill Lauer with Malloy, Montague, Karnowski, Radosevich & Co (MMKR) reviewed the role of the auditor and presented the findings from their audit reports.

Mayor Windschitl commented that as they have gone through this previously, a lot of the Council's questions have been answered.

Administrative Services Director Graczyk highlighted the details of the Certificate of Achievement for Excellence in Financial Reporting program contained within the CAFR.

Councilmember Geisler commented that they remain in good shape and have healthy funds.

Administrative Services Director Graczyk agreed that the City is continuing in healthy financial positions and stated that this report becomes the baseline for looking at funding needs going into the 2019 budget. He mentioned that the City continues to issue debt, has a strong bond rating and received a clean opinion from MMKR.

Councilmember Geisler commented that an AA rating saves a lot of money.

Administrative Services Director Graczyk agreed. He also acknowledged the work that Jay Tobin, Lisa Nelson, and Aaron Sharpie have done for the financial reports, and thanked the rest of the Finance Staff and all the City Staff for the team effort necessary for supporting them in the financial reporting process.

Councilmember Schulz commented that they were clear reports and that it is evident there is a well-functioning team with the financial side of things and without that support, things would come to a screeching halt quickly. He said they did a great job with the finances and working the numbers and presenting these reports, which is proven by 28 years of receiving the Certificate of Achievement for Excellence in Financial Reporting and congratulated them for that award.

Mayor Windschitl referred to MMKR's report and noted that having a consistent year with no changes in staff has made the audit smoother and easier to do and tells you everyone is working together. He stated this is a long and tedious project and thanked everyone for their role in this report, and reiterated that the audit shows everything is good and the City is looking healthy.

Motion by Councilmember Boe, second by Councilmember Geisler to accept City of Chaska 2017 Comprehensive Annual Financial Reports and Chaska Fire Department Relief Association 2017 Annual Financial Reports. Motion carried.

9. Bills

9.A. AP Council Roster 8-6-18

Motion by Councilmember Rohe, second by Councilmember Schulz to approve the bills as presented. Roll call was taken. Voting aye: Councilmembers Schulz, Boe, Rohe, Geisler, and Mayor Windschitl. Voting nay: None
Motion carried.

10. Other Business

10.A. City Administrator's Report: Not available

Councilmember Boe:

- Reminded folks of Night to Unite tomorrow. Mayor Windschitl mentioned that there is more activity out and about because of this and thus drivers should use caution.
- Noted that tomorrow there is also the Art Space Open House at the Event Center downtown from 7-9pm, put on by the Art Consortium of Carver County. Assistant Administrator Kabat mentioned that there are a number of activities planned with this open house including performers and vendors. He also gave more details of what the Art Consortium does and stated that the open house is being held to see if there is a market in Chaska to support this type of project. Mayor Windschitl commented that this is partially driven via the Task Force that the City is using on the redevelopment of City Square West to look at different buildings around town that may to this group.

Councilmember Geisler:

- Noted Pasta Zola is still collecting school supplies for kids in need and the last collection day is Saturday, August 12.
- Reminded folks of the farmers market on Wednesday from 3-7pm on August 8th. Councilmember Boe commented that there are two farmers markets on Wednesday—one in the Government Center from 10am-1pm, and one in the afternoon at City Square Park. He also noted that there has been at least one food truck at the Courthouse every day.
- Mentioned that the Clayhole Concerts are winding down; there is one scheduled on August 8th and August 15th.
- Noted that Flags of Honor Car and Bike Show is planned for Saturday August 11th at City Square Park, and commented that if you want to register for it it's 9am-12pm, with the car show running from 10am-2pm. Mayor Windschitl mentioned that this event benefits the veterans that need any help and urged residents to please support the event.
- Informed the Council that Touch a Truck is at the Community Center on Thursday, August 16 at 5pm.
- Mentioned she viewed a television show called TKO that had Chaska residents on it.

Assistant Administrator Kabat:

- Reminded the Council of the Work Session on August 20th from 5:30-7pm.
- Informed the Council that there are two proposals submitted to the City for projects to be done on the remainder of the site where Formacoat is building. Councilmember Schulz inquired how the City determines which to pick. Assistant Administrator Kabat explained they will look at which match the goals the City has for that site, how quickly the projects could be actuated on, how feasible do they feel they are, what are the number of jobs to be created and the wages those would produce, and the scale of the facility being proposed. He stated Staff hopes to have determinations and more information to share by the next Council Meeting. The Council shared their pleasure that this site is seeing so much attention after sitting for so long.
- Councilmember Geisler asked Assistant Administrator Kabat how Veteran's Park is coming along. He explained the project is continuing to move and they are having

progress there with some structures are coming up, with real visible progress on the shelter. Mayor Windschitl described some of the progress he saw there. Councilmember Rohe inquired if there was to be a September dedication date. Mayor Windschitl stated that the VFW would really like to do something, but the word from Public Works Director Jung is that Veteran's Day may be a better time as they are further behind than anticipated. He opined that it would be nice to have everything done, down to the grass, prior to having the dedication, even if it meant not dedicating it until next year on Memorial Day or something.

Mayor Windschitl:

- Noted that City Square West Task Force meets August 15th.
- Mentioned the Chaska VFW baseball team will be going to the State for the first time.
- Gave an update on the Chaska Cubs game and stated they will be going to State.
- Noted that there are City elections this year, and that there are a number of positions open and that the filing period opened last Tuesday and runs through Tuesday, August 14th.
- Encouraged residents to get out and vote at the Primary Election on August 14th as there are a lot of important positions coming out of there.

11. Adjourn

Motion by Councilmember Geisler, second by Councilmember Schulz to adjourn the meeting at 8:02 pm.

Motion carried.

- MINUTES -
CHASKA CITY COUNCIL AUGUST 20, 2018

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 Schulz, Boe, Rohe, Geisler, and Mayor Windschitl. Absent: None.

Also Present: Kevin Ringwald, Community Development Director; Liz Hanson, City Planner; Larry Harris, Attorney; Nate Kabat, Assistant Administrator; Matt Clark, City Engineer; and Matt Podhradsky, City Administrator.

4. Adopt the Agenda

City Administrator Podhradsky informed the Council that Item 8.C. will be moved to the September 10, 2018 City Council Meeting, and that Items 8.A. and 8.B. should be one Item. He explained the new agenda system puts ordinances as separate items, so that needs to be adjusted.

Motion by Councilmember Rohe, second by Councilmember Boe to adopt the agenda as amended.

Motion carried.

5. Visitor

Ed Driscoll, 2500 Christian Drive, informed the Council of noise issues in his neighborhood from the construction of Hwy 41 and that the berm and vegetation the residents were expecting has not been constructed. He asked how they could best constructively engage the Council, or County and State if necessary, to make sure that berm and vegetation get installed.

Councilmember Rohe interjected that in conversations with his neighbors, he explained why they would not be getting a wall there, but told them he was assured a berm and ample vegetation would be installed, and that is where this is coming from.

City Administrator Podhradsky explained that this is going to happen. He explained there is a different contract for berming and landscaping, and the work is set to begin this fall. He suggested a member of the neighborhood be a part of the group that determines where to place or adjust the planned landscaping. He inquired if Mr. Driscoll would be willing to be the contact person from the neighborhood for that.

Mr. Driscoll replied that he would be happy to do that.

Mayor Windschitl commented that the construction traffic is likely louder than the future traffic use.

Mr. Driscoll responded that they can hear the conversations of the workers when the CATs are turned off and that the State had explained that there would be amplified sound there.

Councilmember Geisler mentioned that the Carver County website regarding the construction has posted that once construction is done, which should be soon, the landscaping and path connections will begin. She recommended Mr. Driscoll monitor that.

The Council thanked Mr. Driscoll for coming in.

6. Minutes

Motion by Councilmember Geisler, second by Councilmember Rohe to approve the minutes of the July 30, 2018 and August 6, 2018 City Council meetings.

Motion carried.

7. Consent Agenda

Motion by Councilmember Geisler, second by Councilmember Schulz to approve the Consent Agenda Items A through F:

- A. Adopt Resolution 2018-113, Awarding Bid for Utility Extension to Former Carver County Public Works Site to Service a Brewery
Motion to Adopt Resolution No. 2018-113 awarding the contract for the Extension of Utilities to the former County Public Works site to the low bidder, G. F. Jedlicki, in the amount of \$377,582.00, and authorize the City Administrator to execute said contract.
- B. Adopt Resolution 2018-114, Approve the Final Plat for Savanna Estates 2nd Addition
Motion to adopt Resolution No. 2018-114 approving the Final Plat for Savanna Estates 2nd Addition.
- C. Adopt Resolution 2018-115, Approve the Final Plat for Clover Field 7th Addition/Fieldstone Family Homes
Motion to adopt Resolution No. 2018-115 approving the Final Plat for Clover Field 7th Addition (PC #2018-27).
- D. Authorize Chaska Community Center Hockey Locker Room Remodel
Motion to authorize City Administrator, Matt Podhradsky, and Mayor, Mark Windschitl, to execute the necessary contracts to award bids for the CCC Locker Room Addition project.
- E. Adopt Resolution 2018-119, Approve the 2019 Carver County Assessment Agreement
Motion to adopt Resolution No. 2018-119 supporting the 2019 County Assessment Agreement and authorizing the Mayor and City Clerk/Administrator to sign the 2019 Assessment Agreement with Carver County.
- F. Authorize Purchase Agreement - Property at 3690 Creek Road
Motion to authorize the Mayor and City Administrator to execute the purchase agreement with Mr. Jerry Bontrager to acquire the property at 3690 Creek Road.

Councilmember Boe stated that he has heard some concern from neighbors of the Clover Field how the changeover from townhomes to single-family homes will blend with the townhomes on the west side of Clover Field Drive.

City Administrator Podhradsky explained that Staff believes this will fit in nicely.

Community Development Director Ringwald commented that from a land-use perspective, the transition works out nicely. He commented that the homes will not really have a rear so they look as nice on the alley side as on the street side, so the view from the homes behind will be good. He also noted that single-family homes are moving faster than townhomes, and from Staff's perspective, it finishes out the neighborhood well.

Councilmember Boe inquired if the setbacks between the homes would be similar to the other homes in Clover Field.

Community Development Director Ringwald indicated that they would.

Councilmember Boe asked how much infrastructure expense there is in changing over to single-family as he is aware the water and sewer for townhome use is already in.

Community Development Director Ringwald replied that he does not know, but there is some cost to it.

Councilmember Boe stated that north of the roundabout will blend well, and it will be nice to see these pieces fill in.

Community Development Director Ringwald agreed and noted that these are the last remaining lots near the school so it is nice to finish off that portion of the neighborhood.

Mayor Windschitl inquired if the homes are similar in style to the ones on Faulkner.

Community Development Director Ringwald explained that they are bigger.

Mayor Windschitl agreed and commented that it will transition nicely.

City Administrator Podhradsky pointed out that the extension for the brewery is visible on the Old Carver County Public Works Site, and that they closed on that last week so improvements on the building will be notable quite quickly.

Motion carried.

8. Action Items

8.A. Adopt Resolution 2018-118 Approving the Final Site & Building Plan for Biolyph at 4275 Norex Drive/PC #2018-23, and Adopt Ordinance No. 954, Approving Rezoning from PID-2 to PID-8/City of Chaska/PC #2018-28 and Ordinance No. 955, Zoning Ordinance Amendment to Sections 4.4.3.2D/PC #2018-23 and PC #2018-28

City Administrator Podhradsky reminded the Council that this is Item A and B together from the original agenda and introduced the Item to the Council.

City Planner Hanson presented the Item to the Council.

City Administrator Podhradsky gave further detail on the planning process for the industrial businesses in Chaska that took part in a tax increment assistance program in 1985.

City Planner Hanson continued with her presentation of the Item.

City Administrator Podhradsky provided additional clarity regarding original owner putting some of the property in a conservation easement.

Mayor Windschitl inquired if the conservation easement was done with the County and not the City.

City Administrator Podhradsky explained that the County requires the City to be a named party in the easement.

Councilmember Geisler looked to clarify that the conservation easement stayed with the property in the sale of the property to Biolyph, and so the conservation easement should have remained intact.

City Administrator Podhradsky replied that they will get to that and there are some exhibits to show in regards to that.

Councilmember Geisler noted that there was not document that countered what the conservation easement document dictated.

City Administrator Podhradsky stated that the conservation easement follows the property.

City Planner Hanson continued her presentation of the Item.

City Administrator Podhradsky gave further detail on the Chanhassen 2030 Comprehensive Plan.

City Planner Hanson went on presenting the Item.

Mayor Windschitl looked to clarify that the existing building is indicated by the hatched-out lines in the diagram.

City Planner Hanson confirmed this was so.

Mayor Windschitl then asked if the area to the north and west is all conservation easement.

City Planner Hanson responded that it was, and the grassy area to the south as well.

Councilmember Boe inquired if the portion of the proposed building expansion in the north is within the conservation easement.

City Planner Hanson confirmed that a portion of it is.

Councilmember Geisler looked to clarify that at the time of the approval the setback from the municipal border was 20-feet.

City Planner Hanson confirmed this was so.

City Administrator Podhradsky provided additional clarity on the setback from 1986 in regards to the future-use plan of the Chanhassen property to the east.

City Planner Hanson continued her presentation of the Item.

Mayor Windschitl referred to the proposed site plan and looked to clarify that the northern portion of the expansion is not within the conservation easement.

City Planner Hanson confirmed it was not within the conservation easement, and went on presenting the Item.

Mayor Windschitl inquired where the entrance to the building was located.

City Planner Hanson pointed it out on the proposed site plan diagram.

City Administrator Podhradsky pointed out that the coniferous trees being put in are significantly bigger than what is typically used and that the size shown on the landscaping model is the actual size.

Councilmember Boe inquired where the property line is in relation to the coniferous trees.

City Planner Hanson showed the property line on the photo, and continued her presentation of the Item.

Mayor Windschitl referred to the white house in the oblique image and asked if it was staying.

City Planner Hanson stated that it is as of right now.

Councilmember Geisler asked if it was used for storage.

City Planner Hanson confirmed that it was storage and was part of the previous owner's business use. She then went on presenting the Item.

Councilmember Boe commented that the lighting is fairly directional shining downward.

City Planner Hanson confirmed that they are downward-facing fixtures, and continued her presentation of the Item.

Mayor Windschitl commented that the generator would only be for emergency use and it is the same generator that is already there.

City Planner Hanson responded that he was correct.

Councilmember Geisler commented that with the building expansion wrapping around the generator, it should direct the noise in the opposite direction.

City Planner Hanson agreed and said concealing it more should help with noise mitigation.

The Council asked how often it runs or is tested.

The applicant stated it is tested weekly for thirty minutes.

Councilmember Geisler commented that even then, it should be more muffled with the building wrapping around.

City Planner Hanson went on presenting the Item to the Council.

Councilmember Boe inquired when Section 4 of the Zoning Ordinance came to be.

City Planner Hanson responded that it was pre-1986. She then continued with her presentation of the Item.

Councilmember Boe inquired what occurs going from PID-2 to PID-8.

City Planner Hanson explained that she would get in to that soon, and continued her presentation.

Councilmember Boe commented that a new PID is being created at this point.

City Planner Hanson confirmed this and stated that it is purely to make everything more direct. She went on with her presentation of the Item.

City Administrator Podhradsky provided additional clarity about the proposed zoning amendment.

Mayor Windschitl commented that to him it would have made sense for Chanhassen to put a buffer in since they were building next to commercial, and not houses all the way back.

City Administrator Podhradsky agreed and pointed reiterated the timing of the Chaska industrial use versus the Chanhassen residential use and that a buffer should have probably been installed on the Chanhassen side since the industrial use was already up on the Chaska side.

Councilmember Geisler agreed and stated that removing a couple of the homes from the residential planning would have provided room for the buffer and they wouldn't be having this issue.

City Administrator Podhradsky agreed and provided another option Chanhassen could have taken.

Councilmember Geisler stated that by not doing that, the residential use is now right up at the border of the cities.

Councilmember Boe inquired if Chanhassen's Zoning Ordinance says that their setbacks of 100-feet are only for adjacent Chanhassen residents.

City Administrator Podhradsky confirmed this was so and stated that Attorney Harris could speak more to that as he did the research on it.

Attorney Harris explained that the Chanhassen Ordinance is not as succinct as Chaska's, but the end result is the same in that the protective setback in Chanhassen applies only to Chanhassen residential districts.

Councilmember Geisler asked if, per Chanhassen's Ordinance, larger setbacks would have been applied to any commercial use that surrounded their residential neighborhood, but that this could not have applied to the shared border with Chaska. She asked if the area to the south of the Chanhassen residential neighborhood is commercial use.

City Administrator Podhradsky confirmed it was and that everything on the west side of Galpin is commercial.

Councilmember Geisler stated that they would have applied their ordinance to their commercial, probably, with their setback.

Attorney Harris noted that he cannot speculate on how Chanhassen would have reacted to it or what they would have done, but that is what their code says.

Mayor Windschitl also stated that if it would have said from any residential, then officially it would have had to move 100-feet away, possibly.

Attorney Harris reiterated that he did not recall Chanhassen's exact setback distance but that the analysis is the same as Chaska's in that it only applies to districts in their community.

City Administrator Podhradsky stated that they need to be clear that these are only speculations, and that they did not know Chanhassen's thought process when they put the residential in. He went on to say that what was guided around that property, and what actually ended up being built, does not fit with what other land uses exist over there.

Councilmember Rohe looked to clarify that Chaska had all its zoning and industrial all in place prior to Chanhassen putting the residential use in.

City Administrator Podhradsky confirmed this was all in place in 1986 and that the site and building plan had actually put the square for the future use in three years before this neighborhood was built.

Councilmember Rohe then asked if it would be reasonable to say that Chanhassen Staff and City Council, when they went ahead with this in the early 90s, were well aware of what Chaska had going to the west.

City Administrator Podhradsky agreed and stated primarily because the building was already built.

Councilmember Rohe reiterated that Chanhassen was very well aware of what was there on Chaska's end so this is no surprise.

City Administrator Podhradsky clarified that the only thing that was built at that time was the building as exists now, but the square that was on the plan showing where the future addition would be was approved in 1990.

Councilmember Boe inquired when the conservation easement was put in place.

City Administrator Podhradsky responded that it was put in in 2005.

Councilmember Boe also asked if the conservation easement is located on this parcel only.

City Administrator Podhradsky stated that the conservation easement does not exist on any other industrial property, it is solely on this parcel, and at the initiation of the property owner.

Mayor Windschitl asked if it can ever go away.

City Administrator Podhradsky stated that it can if the City and the property owner would have to mutually agree to do so.

Councilmember Rohe asked if they both did that, could the conservation easement be swapped to the east and allow the development to take place on the north.

City Administrator Podhradsky stated that it is probably a bigger issue of how the building lays out for the operations within. He said that conceptually, that works, but that the applicant has indicated that the building is being laid out as proposed from an operational standpoint. He also noted that what the applicant is doing is allowed by what the City has in place now.

Councilmember Boe stated that he is troubled by changing the verbiage in Section 4.4.3.2d to insert the word 'Chaska', albeit less troubled after hearing this is the verbiage Chanhassen uses,

as it is that concept of changing the rules of the game in the middle of the game did strike him as unfair.

City Administrator Podhradsky stated that when this site plan was approved with the addition on there, the addition set where that building was going to be. He explained that someone could have look at the approved plans and see exactly where that addition was going to be, and reiterated that it was set with the notion that there was going to be industrial next to it. He opined that the sequence of events with this means more than anything else because it sets in motion who made decisions at what time. He also noted that this issue illustrates the importance of Comprehensive Plans so surrounding communities to know what is being proposed.

Councilmember Boe stated that the bottom line is the conflict developed when Chanhassen allowed residential to come in adjacent to the industrial when Chaska assumed it was industrial behind that area, so the 20-foot setback would have been in affect rather than the 100-foot.

City Administrator Podhradsky explained he believes the conflict exists because of that and because they never created a buffer between the residential homes on the Chanhassen side and the industrial that was already built in Chaska.

Councilmember Geisler added that the 20-feet was only applicable if it was industrial backed to industrial, but with this, it is saying that if industrial was backed to residential it is 100.

City Administrator Podhradsky responded that is true only if it is in Chaska. He noted that if this was Chaska coming in after the fact and building an industrial next to an existing residential neighborhood that was in Chanhassen, this discussion would be entirely different. He explained that the applicant bought the property with these facts in place, and the conservation easement on the property limits where the addition can go, but this is what is approved and what he is basing his purchase of the site on. He explained that now the applicant is coming back after the fact and looking at how he can be a good neighbor, but there is only so much he can do within the constraints of the property. City Administrator Podhradsky stated that the question to be asked is if some of that burden could have been taken by the Chanhassen side during the development of this neighborhood so that this would not have been as big of an issue as it is now.

Councilmember Geisler inquired about the windows on the eastside of the building addition and asked if there is a second story to the building with offices that would look out the windows, or if they are just higher windows for natural lighting in the building. She asked if there was a way to move them higher.

City Administrator Podhradsky stated that there is a second floor in there and the way the windows are designed are to allow more for natural light to enter there. He noted as the elevation of the building gets closer to that side, one could probably see out of the first story window, but most of them you'd have to be really stretching to see out. He said City Planner Hanson had said they are four-feet on the south side and get up to something taller than him on the north side.

Councilmember Boe inquired if he was referring to the first-floor windows.

City Administrator Podhradsky stated he was.

Councilmember Geisler explained she was asking about the second-floor windows.

City Administrator Podhradsky responded that they are pretty high, definitely higher than someone sitting at a desk.

Councilmember Schulz inquired if someone was sitting on the inside of the building looking out those windows, would they only see tops of trees and sky.

City Administrator Podhradsky stated that is how they are designed. He asked City Planner Hanson if they show the actual elevation.

City Planner Hanson stated she would rather have the architect comment on that.

Martin Woody, architect for the applicant, explained that the windows on the second level are just to let light in. He noted that there is a second floor, and the windows are typically 4-feet off the floor, but with the use of the building, there will not be office spaces looking out the windows.

City Administrator Podhradsky stated that the offices are on the far west side of the building.

Mr. Woody explained that the windows on the east are there to break up the massing and let natural light in, and that the second level is used for storage.

Councilmember Geisler stated that the reason she asked was for privacy reasons for the residents on the other side. She stated that it makes sense to match the look of the building.

Councilmember Boe asked if the trees located in the conservation easement are still there or if some have been removed.

City Planner Hanson stated that they have stayed outside the conservation easement with where they have dug out or graded so far.

City Administrator Podhradsky pointed out that the applicant is proposing additional plantings inside the conservation easement as well to fill in the blanks between deciduous trees.

Councilmember Geisler noted that trees were also removed and not just buckthorn, but that the additional planting will put more in than was ever there.

City Administrator Podhradsky explained that unless it is surveyed, the lines are hard to distinguish, but if anything encroached into it, it is a matter of a couple of feet and not 20-feet.

Councilmember Boe noted the row of existing evergreens and inquired if those would be lost.

City Planner Hanson stated that those are all going to be removed or relocated on site, and what can be saved will be placed along the edge on the eastern edge.

City Administrator Podhradsky referred to the landscaping plan and stated the applicant is trying to be more strategic with where they put the landscaping.

City Planner Hanson agreed and pointed out where the more significant plantings will occur.

Councilmember Geisler asked if it was possible in the east end of the back parking lot if a few of those spaces could be moved to the beginning of the parking lot to continue the shade trees and not have that divot there.

Timothy Percy, owner and applicant, stated that it is possible, but it does not help them operationally or functionally. He stated that he has done a lot to help already, including sacrificing two parking spaces for additional screening. He noted that there are 28 proposed spaces, and for every space they do not have there, employees will be walking 400-500 feet to get to the building, and that is not within reason to him.

Councilmember Geisler stated she did not mean to move the entire parking to the other location. She referred on the diagram where she meant, and reiterated just moving a couple spaces over.

Mr. Woody stated that they could not be moved without adding another drive or another row of parking.

Staff commented off-mic.

City Administrator Podhradsky restated Councilmember Geisler's question about moving a couple of parking spaces to the west in order to provide additional space for landscaping.

Councilmember Schulz added his thoughts about how to move those spaces and add landscaping.

Mr. Percy referred to a diagram showing the possibilities for parking with a 40-foot, 50-foot, and 60-foot setback. He explained he thought those setbacks for parking are bizarre.

Mr. Woody referred to the same diagram and showed the changes from the original parking plan that they have made. He explained he is not sure if moving those few spaces west would gain much.

Mr. Percy discussed the impact of reducing the 28 parking and the subsequent addition of landscaping and screening.

Councilmember Rohe commented that this is the final plan and this stuff is getting a little nit-picky versus being in the preliminary process.

Mayor Windschitl stated that they weren't suggesting that they remove spaces, but shift them, if that is a possibility. He asked if the colored diagram they were just looking at shows the gain of 10 feet that resulted from dropping the one parking space.

City Administrator Podhradsky asked if this colored diagram had changed since the Planning Commission saw it.

Community Development Director Ringwald stated that the changes occurred to it before it went to the Planning Commission, and so what the Council is seeing now is what is being proposed.

Mayor Windschitl looked to clarify that the eastern most two spaces have been taken away.

This was confirmed.

Councilmember Schulz asked City Planner Hanson to breakdown the parking numbers.

City Planner Hanson stated that the City's parking standards depend upon what type of use that is going in a building. She explained that in this case, the applicant is required to provide 237 spaces based on the square footage of the existing and future space, as well as the use. She went on to say that the City does not want them to construct all of those if they are not going to use them, and they are proposing 28 constructed parking spaces as part of the building expansion. The rest they have to show as proof of parking to show that they can meet the 237 spaces.

Councilmember Schulz inquired if the 237 number is for if they fully expanded.

Community Development Director Ringwald explained that it is for if a different user came in that had a higher head count as every industrial user is not the same, there is space for future parking. He noted that applicants are to plan for what is required in the code, but to only build what they need.

City Administrator Podhradsky added that showing it as proof of parking also prohibits them from building in those areas in the future.

Councilmember Boe asked if it would be acceptable to take the windows from the eastern exposure and moving them to the northern exposure to break up the mass of concrete, since they are intended to provide natural light.

City Planner Hanson stated that she would rather the applicant answer that.

Mr. Percy explained that the future expansion is to the north, so they would not put windows where they will be adding on in the future.

Councilmember Boe looked to clarify that the expansion to the north can happen as there is land that is not within the conservation easement.

Mr. Pearcy responded that it is limited, but they can.

Councilmember Boe stated he is still trouble by inserting "Chaska residents" into the verbiage of the zoning ordinance, and it sets up the possibility for future Chaska users to question why they have to do 100-feet and this use only has to do 30-feet. He explained that he would like it to be consistent throughout the community as this is setting up a different scenario that won't exist in a lot of locations in Chaska.

City Administrator Podhradsky explained that the challenge with that is the expectations were set back in 1990 when the footprint of the building was put using standards assuming there was going to be adjacent industrial use. He stated that he cannot think of another area in town where industrial has been put up against residential that is on the city border. He commented that it is difficult to not do that, and remain consistent with the expectations that were created for the property owner when he bought the property.

Councilmember Geisler asked if he meant they are not setting a precedent or possibility of liability at some future point.

City Administrator Podhradsky said that they are looking at this as a whole and not just one spot.

Attorney Harris explained that the changed to 4.4 is a change that applies around the entire periphery of the City; it applies around Chaska's entire corporate boundary it doesn't apply to any particular parcel.

City Administrator Podhradsky commented that the majority of stuff that will pop up in the future will be on the west end of town, and if Carver, Chaska, and Victoria stick to their Comprehensive Plans, he doesn't believe they will run into an issue like this. He stated the issue is making sure the City deals with its zoning issues and stays consistent with the expectations it created a long time ago.

Councilmember Boe noted that 4.4.3.2 was in place but did not apply because they thought it was going to be industrial use. He commented that another business in town with residential behind them could point to this case and question why they only had to give 30-feet when they have to give 100-feet.

City Administrator Podhradsky stated that his response would be that this case in question is unique because they never anticipated Chanhassen to put residential use there. He also noted that another industrial use in Chaska would have the same setbacks as this case if they were adjacent to another industrial use.

Councilmember Rohe mentioned that this is also different because an approval for expansion was already made, and that also makes this case unique.

City Administrator Podhradsky explained that the pertinent issue is how to stay consistent with the expectations Chaska created in the past. He noted that the Chaska is distinguishable from

other cities from an economic development perspective because they can sit down with businesses and create a future for them, and that is why so many businesses stay because they have the room to expand onsite. He commented that it would be troublesome if the City creates expectations, and don't hold to them in the future.

Councilmember Geisler noted it would be by someone else's actions, too.

City Administrator Podhradsky agreed and stated that they can't control the actions of Chanhassen and it would not be good, by someone else's actions, to not pull through with Chaska's commitments.

Councilmember Rohe stated that this is absolutely right. He referred to a past development on the border of Chanhassen and stated that he has to make decisions as a Councilmember based on what is best for Chaska, and their businesses. He wants to be sensitive to things, but thinks the applicant is going above and beyond with this. He agreed that Chaska cannot control what Chanhassen had done by putting the residential use next to established industrial, and a lot has been done to make this the best project possible and mitigate as much as they can to the Chanhassen neighbors to the east. He stated he is in support of moving this item forward.

Councilmember Boe inquired if they need to make that verbiage change, or if the applicant is in effect grandfathered in by the conditions that were in place in 1990.

City Administrator Podhradsky responded that he thinks they need to make that change.

Councilmember Boe commented that he is still uncomfortable with the change, but the rest of it he understands and he applauds and encourages the applicant's expansion and is glad to see that.

Councilmember Schulz stated that it is an important change as it also adds a level of protection in the future as well.

Councilmember Boe said that it creates a double standard in his mind with the situation that is on the municipal boundary versus not.

Mayor Windschitl commented that he looks at it as Chanhassen had the opportunity to put that buffer in on their side and they looked at Chaska's industrial and didn't see the importance of it.

Councilmember Boe stated that he does not disagree with that.

Councilmember Schulz noted that this will be important if Carver or Victoria throw residential housing up against Chaska industrial use.

City Administrator Podhradsky interjected that they need to know they are not protected and that Councilmember Schulz makes an important point that if neighboring communities are going to differ in their plans, they need to know what the consequences are. The consequences would

be that if Chaska can't guarantee they are provided a buffer, the neighboring community needs to provide that buffer. He reiterated that the future expansion for this building was clearly designated and created as clear of an expectation as possible, and also that it is not Chaska's responsibility if neighboring communities veer from their comprehensive plans.

Councilmember Geisler stated that by adding the word "Chaska", which she also was not comfortable with, it is actually making it less ambiguous to any future situation.

City Administrator Podhradsky confirmed that this was so and provides expectation.

Councilmember Rohe agreed and stated that it is incumbent upon the community that veers from comprehensive plans to get the proper setbacks and not expect another community to step in and make that decision, as Chanhassen has done with this issue.

City Administrator Podhradsky noted that Chanhassen thirty years ago did that. He explained that these are decisions that were made a long time ago, and Staff is trying to follow through with the expectations that were created.

Councilmember Boe asked if this change now allow Chaska to put industrial up against an existing residential neighborhood in Victoria, for example, and not have to have the 100-feet.

City Administrator Podhradsky stated that he thinks it would but made the argument that if Chaska is going to be good neighbors, they would not do that.

Councilmember Boe explained that is why he still questions the verbiage because it allows that kind of verbiage to occur.

City Administrator Podhradsky reiterated that the timing in this is everything. The sequence of how these events happened is critical. The applicant is trying to be a good neighbor, but there is only so much they can do within the context that was already approved. He stated that if they were starting from scratch thirty years ago and Chaska and Chanhassen were both developing these properties at the same time, it would look different.

Councilmember Geisler commented that in all her years on Council, this is the first time she has seen plans go from a dotted proposed expansion to final; that she is used to seeing a concept plan, a comment period, a process.

City Administrator Podhradsky noted that there was a concept and a preliminary, and this is the final. The difference is that the concept and preliminary were done by somebody way back when.

Mayor Windschitl noted that Southwest Christian addition was another one like that. When they put on the addition, it was the final.

Councilmember Rohe commented that Ridgeview was the same, that the expansion was approved years ago.

City Administrator Podhradsky stated that this is very consistent with how they have dealt with this in the past.

Mayor Windschitl noted that this is not a public hearing and that public comment is not required, but out of courtesy to all present in the audience, he stated if one person wanted to come up and share anything they could. He asked they keep it to one person, two at maximum and that they not repeat themselves.

Bryant Tchida, 2503 Bridle Creek Trail, Chanhasen, thanked the Council for their time and for listening to their concerns. He stated that the 1990 site plan did not say proposed expansion and was not proposed or approved, that it was a dotted line and it was probably future expansion. He stated that Councilmember Geisler was right that there was no site plan and it was not addressed in any meaningful way.

Councilmember Geisler explained that they did not see the process, but there was a process then.

Mr. Tchida passed out copies of the 1990 site plan and stated that the dotted line showing the expansion is a ghost drawing and that this site plan was never approved. He stated that if it had been approved, they wouldn't be going through a proposal and approval right now. He read a portion of the document. He referred to the notion that there was not a buffer in place, and showed before and after photos of what he stated was in fact a robust buffer. He stated that the building will come within 30-feet from his property and that he does appreciate the proposal to add thick cover within the conservation easement, but the 120-feet of trees that were there did in fact act as a buffer. He reiterated that the residential houses to the east did not exist in 1990, but that there was no site plan approval for that and today, industrial is being built next to residential. Mr. Tchida commented that the reason they are amending Section 4 of the Zoning Ordinance is because it applies to planned industrial districts specifically, and includes a 100-ft setback from residential uses and zoning purposes. He argued if this had all been approved before, there would be no need to amend that ordinance and that it is being amended to solely benefit this project. He explained that he believes spot zoning is something that is raised by what is happening here in the amendment to add the Chaska language. He asked for clarification where in the Chanhasen ordinance he could find provision regarding the 100-foot setback provision only applies to Chanhasen properties. He read what he had found regarding 100-foot setbacks from Article 22 of the Chanhasen Code and asked where is stated it applies only to Chanhasen properties.

Councilmember Rohe asked Staff to answer that question now.

Attorney Harris replied that it is found in the definitional section of the Chanhasen Code, within the definition of residential districts in section 1-2.

Mr. Tchida thanked Larry for the clarification. He argued that they should be making decisions based on the facts as they currently are and stated this has been very hard on him and his family. He stated that the 100-foot separation exists so that you can do more landscaping in between, including berming. He referred to the berm that exists between residential and

industrial uses to the south and how effective it is for screening. He argued that berming is the right way to do things, stated that he did not believe this expansion was approved, and asked that the Council apply the standards as they are today to the residential houses that are back there today. Mr. Tchida said it isn't fair to justify this based on what happened 28 years ago. He suggested looking at other options, including moving the parking lot to the south and adding berming, and to stick to the 100-foot setback.

Councilmember Rohe looked to clarify that there is nothing stopping the home owner from making investments in their backyard, including berming, trees, a fence.

Staff confirmed that there is not.

Mr. Tchida commented that he understands that and it is a fair point but the building coming that close is so extreme industrial and selling a house would be difficult. He stated you can mitigate to a degree, but without a substantial berm with the right vegetation on top, it is severe industrial back there.

Councilmember Geisler referred to her previous comment about the dotted line and clarified that City Administrator Podhradsky addressed that and she understands how they did it then, and how it is currently being done, for example Southwest Christian.

City Administrator Podhradsky explained that how this was done is very typical to how they did industrial back then and now in that they encourage people to plan their addition to set out their maximum boundary for where they can go. He noted that if this would have been guided for, or actually had been, residential back then, there would have been the 100-foot setback but it was set with a 20-foot setback because the use was supposed to be industrial.

Councilmember Rohe commented that it is consistent and referred to the approved future expansion of Ridgeview and how the neighbors will feel. He stated that if they do not provide businesses to plan for future expansion, they would have to take their business elsewhere to accommodate growth. He asked Mr. Pearcy if that was the case.

Mr. Pearcy said he would not have purchased the property if the ability for future expansion had not been approved.

Councilmember Geisler stated that while there is the process for concept plan, preliminary, and final in other situations, the City allowed industrial owners to designate possible expansion in their approvals.

City Administrator Podhradsky clarified that they do that now, too.

Councilmember Schulz commented that the term 'possible' can be confusing, but it just means that they may expand if needed, that they have the opportunity to do so, but they may not actually expand. He added that when you approve a plan like this, you are approving that expansion as well.

City Administrator Podhradsky looked to add that it does not mean they have to expand, but that they are approved to do so if needed and to the known constraints.

Councilmember Rohe mentioned that it can come back to bite the Council and referred to the expansion proposed by Ridgeview Medical Hospice out on the lake.

Mr. Tchida stated that the problem is the houses weren't there at the time, but they are now, so the setbacks have to be dealt with. The setback was not an issue back then.

Councilmember Rohe asked if Mr. Tchida understands City Administrator Podhradsky's point about the importance of the timeline of events with this and what Chanhassen, at that time, given the known industrial use on the Chaska side, could have done. He agreed that time has moved forward, but Mr. Percy predicated the purchase of this building with the future expansion option if needed. He explained that as a member of this Council, it makes it very hard to go back and try to second guess or change something a previous Chaska Council did, but he has no control over what the City of Chanhassen does.

Mr. Tchida explained that he understands that point, but when Biolyph bought the property, it was known that there were houses there and that would have been an opportunity to look closely at the 100-foot setback. He commented that there is a set of residential folks on the other side, who when they purchased their homes, the buffer of trees was so thick and the business isn't really noticed. He stated that from their perspective, the expectation that it would come that close to the property line just was not there.

Jeff Sebenaler, 2499 Bridle Creek Trail, Chanhassen, stated that the two homes that were there when the use was agricultural and are still part of the Chanhassen development, preceded Home Time and Biolyph and to him, that is a residential community. He stated Chaska build next to two homes. He mentioned that prior to the use to the south becoming business, it was proposed high density housing before it ever became industry. He explained that the suggestion they brought to the Planning Commission, to move the parking lot to the south, moves it toward industry. He stated that he believes Mr. Percy's argument that his employees would then have to walk 400 feet to the building is a weak argument. He stated that if the parking lot goes where proposed on the east side, they would walk 200 feet. He explained that to him, putting the parking lot to the south is a better idea. He noted that he does like the landscaping plan that is in place, but revisiting the parking lot issue would go a long way.

Mayor Windschitl commented that the applicant has reissued it, he has gained another ten feet and asked how much is needed between a parking lot and residential. He said with that 10-feet, it is now at 40-feet, and if you fill that in with trees, that is a pretty good buffer. He explained that he feels that the applicant has gone out of his way and heavily into the screening part of it, and that maybe in the short term while the vegetation grows, a fence could be installed by the property owners. He commented that good strides have been made by the applicant in moving things and they Council needs to respect how he lays out his property. He explained that he does really feel for those affected, but Mr. Percy is not violating any of Chaska's ordinances, he is not asking for a variance, and he is staying within the conservation easement.

Mayor Windschitl stated he is not sure what else can be done as Mr. Percy has gone pretty far forward to help buffer as much as possible.

Mr. Sebenaler asked what significant trees can be put in the four feet between the wall of the new building and the conservation easement to the north, and the seven feet between the corner of the building and the conservation easement to the south end.

Alan Kirkman, 2510 Bridle Creek Trail, Chanhassen, stated he appreciated the attempt to make this a better situation, but adding 25-30 trees will do nothing to screen compared to the size of the building. He explained that over 57 trees had been removed from the site, which were in the approved site plan.

Councilmember Schulz explained that the site plan defines the outline of the building footprint, not the placement of the trees and the landscaping.

City Administrator Podhradsky noted that the landscaping plan was not the trees Mr. Kirkman is referring to but the 47 trees that were around the building, and it was clear from the original approvals that those trees were not protected by an easement and were not going to permanent.

Mr. Kirkman stated that the landscaping plan talked about the overcover of those trees.

City Administrator Podhradsky explained that the trees that were cut down were not a part of the landscaping plan. The landscaping plan that was approved for the building was trees that occurred out on Norex, in front of the building, other places other than that area there.

An audience member stated that there were trees cut out of the conservation easement.

City Administrator Podhradsky noted that they have shown the line on the conservation easement and Staff would disagree with that, and that it should be noted that Mr. Percy is putting more trees into the conservation easement than ever existed there before.

Mr. Kirkman argued that they cut trees from within the conservation easement. He thanked the Council for their time and asked them to do the right thing.

Community Development Director Ringwald noted that a portion of the line is missing.

Councilmember Rohe asked City Planner Hanson to put the action item back on the screen.

Councilmember Geisler asked Community Development Director Ringwald to address the machine that could be used to minimize damage to a large oak.

Community Development Director Ringwald explained that using a vibratory plow to cut the edge to minimize damage to the roots of the oak tree in one of the backyards would be something the applicant could provide as part of the installation of their landscaping.

Community Development Director Ringwald pointed out that one of the conditions from Planning Commission was to have Staff look more with the applicant at the landscaping around the parking lot and to look at considering if other parking stalls could be moved. He explained Staff worked extensively on the landscaping and the applicant did move two parking stalls. He noted that if the Council was to approve this plan as is, they would need to remove condition 18.

Community Development Director Ringwald stated that there was not a specific number or distance or dimension attached to it.

City Administrator Podhradsky stated that if the Council feels comfortable with it, to remove it, but if not, do what they think they need to do.

Attorney Harris explained the importance of the order of the motions.

Motion by Councilmember Rohe, second by Councilmember Schulz to adopt Ordinance No. 955 approving the Zoning Ordinance Amendment (ZOA) to Section 4.4.3.2d to include the following language:

d) From adjoining Chaska residential uses or residential zoning districts in Chaska:.....100 feet;

Attorney Harris stated that three actions need to be considered tonight, and due to the nature of this item, it is important that they designate the record on which the Council is making its decisions. He noted that the Council Packet, the PowerPoint presentation by City Planner Hanson, the copy of the May 21, 1990 agenda item, the City Code, and the presentations, drawings, diagrams, and comments of the people who came forward, all of which exist in video or another form, are all part of the record and that the Council designates that as the record on which they are making their decisions tonight.

Councilmember Rohe amended his motion to include the statement that the matters which Attorney Harris read constitute the record on which the Council is making its decision. Amended motion carried 3/2 (Boe, Geisler).

Motion by Councilmember Rohe, second by Councilmember Schulz to adopt Ordinance No. 954 approving the rezoning from Planned Industrial District No. 2 (PID-2) to Planned Industrial District No. 8 (PID-8) for all of Blocks 1-2 in Arbor Park, Blocks 1-2 in Arbor Park 2nd Addition, Blocks 1-2 in Arbor Park 3rd Addition, Blocks 1-2 in Arbor Park Final, and Block 1 in Chaska Business Lofts, noting that the Council Packet, the PowerPoint presentation by City Planner Hanson, the copy of the May 21, 1990 agenda item, the City Code, and the presentations, drawings, diagrams, and comments of the people who came forward constitute the record on which the Council is making their decisions. Motion carried.

Motion by Councilmember Rohe second by Councilmember Schulz to adopt Resolution No. 2018-118, approving the Final Site and Building Plan for Biolyph at 4275 Norex Drive (PC #2018-23) with the removal of condition 18 and noting that the Council Packet, the PowerPoint presentation by City Planner Hanson, the copy of the May 21, 1990 agenda item, the City Code, and the

presentations, drawings, diagrams, and comments of the people who came forward constitute the record on which the Council is making their decisions.

Councilmember Schulz stated that he seconded this motion, but he does have concerns about what was removed from the conservation easement and would like that to be looked into as he does not feel that has been addressed properly. He suggested they discuss this further.

City Administrator Podhradsky stated that they can make that a condition of the approval.

Councilmember Rohe amended his motion to include the condition that Staff look further into what was removed from the conservation easement and provide more detail to Council.

Councilmember Geisler noted that she was thinking the same thing.

Councilmember Boe stated that he shares those same thoughts and that the Council has spent a lot of time over the years having people stand behind those easements.

Councilmember Rohe asked Attorney Harris if that does anything to the motion.

Attorney Harris explained that it is within the Council's prerogative to revise the form of the resolution that is before them, but suggested they clarify exactly that they want to require and expect the applicant to do.

Councilmember Rohe stated it might be better to approve the motion as is and to direct Staff if a separate situation.

Substitute motion by Councilmember Rohe second by Councilmember Schulz to adopt Resolution No. 2018-118, approving the Final Site and Building Plan for Biolyph at 4275 Norex Drive (PC #2018-23) with the removal of condition 18 and noting that the Council Packet, the PowerPoint presentation by City Planner Hanson, the copy of the May 21, 1990 agenda item, the City Code, and the presentations, drawings, diagrams, and comments of the people who came forward constitute the record on which the Council is making their decisions.

The Council agreed that this is a tough one.

Councilmember Schulz stated that going forward is the right direction to go but it is hard as it will leave the neighboring residents upset.

Councilmember Boe agreed and said they love to see their businesses expand and it is unfortunate the situation developed as it did over the years because of decisions made out of the Council's hands.

Councilmember Geisler also agreed and commented that it is great to see businesses grow, but it is hard because she understands the impact it is having but they are due to decisions the Council had nothing to do with.

Mayor Windschitl reiterated that it is a challenging spot, but the Council has to look at the greater good of their community but also look at their neighbors just as importantly, but they want to be consistent in how they do their business and they strive in being consistent. He stated they are following Chaska's ordinances the way they believe they are set up to be, and this will be a challenge for someone, however the vote goes. He noted that the building owner made some concessions and done things to make this work a little better. He recognized the head shaking in the audience and said he understood that but this is something they are making their best judgment on. He thanked everyone for being there.

Substitute motion carried.

City Administrator Podhradsky noted that Staff will come back and give a report on the conservation easement.

8.C.—POSTPONED--Presentation of Community Survey Results

8.D. Adopt Resolution 2018-110 and Ordinance 952, Approve the Preliminary Plat and Rezoning for Sagewood/PC #2018-30

City Administrator Podhradsky introduced the Item to the Council.

City Planner Hanson presented the Item to the Council.

Mayor Windschitl asked if it was possible to make a field road off of West Creek Boulevard and asked where the creek is that they can't cross.

Community Development Director Ringwald explained that it is the outlot of the wetland that goes to West Creek.

City Planner Hanson noted the location of the site on the map.

Mayor Windschitl asked if the dark line on the left is the municipal boundary.

City Planner Hanson confirmed that it is.

Mayor Windschitl commented that they shouldn't be leaving sections like this open because now the City has to carry the burden of fixing these roads after the construction traffic is through and why he struggles with fill-in neighborhoods.

Councilmember Boe agreed and said that is why Clover Ridge Boulevard had to be redone sooner than planned.

Mayor Windschitl explained that as long as Staff did their due diligence about looking at coming through there and made sure that is not a possibility, then he takes their recommendation for that.

City Planner Hanson continued presenting the Item to the Council.

Councilmember Boe inquired which outlot is the designated park space.

City Planner Hanson pointed it out on the proposed site plan and continued her presentation of the Item.

Mayor Windschitl asked for further detail regarding the annexation.

City Planner Hanson stated it is future annexation area.

Mayor Windschitl inquired if a temporary cul-de-sac would be put in there.

City Planner Hanson confirmed this was so, or whatever satisfies the fire department for turn around.

Mayor Windschitl commented that it wouldn't just be for fire trucks but maintenance vehicles, plows, etc.

Councilmember Boe asked where the three lots that were removed were located.

City Planner Hanson referred to the site plan diagram to show their former location, and continued with the Item.

Councilmember Boe inquired if the park going in would be a city park.

City Planner Hanson explained it would be owned and maintained by the homeowner's association (HOA).

Councilmember Boe looked to confirm this development would have its own HOA.

City Planner Hanson confirmed this was so, and went on presenting the Item.

Mayor Windschitl asked if they were 2-4-bedroom homes.

City Planner Hanson stated they range in room count, and 2-4 is accurate and they have one rambler style as well as the two-story homes.

Councilmember Boe inquired if there was a full basement on all of them.

City Planner Hanson responded that there is.

Councilmember Rohe looked to clarify this development will have its own HOA.

City Planner Hanson again confirmed it will have its own HOA, and continued presenting the Item to the Council.

Councilmember Boe asked for clarification that there are a fair number of new trees planted to the north of the eastern cul-de-sac.

City Planner Hanson explained that it is not seen on this drawing but they will be added coniferous and deciduous trees on that northern edge.

Councilmember Schulz stated that he appreciates the changes and adjustments that were added after Council comments.

Councilmember Boe noted he was happy about that as well and has heard there is less of a concern now from the adjacent neighbors and thanked the developers.

Councilmember Rohe mentioned that there are positive changes and he is pleased with that.

Ryan Melville, 2750 Clover Preserve Drive, asked that the developer considered smaller monument signage and that having two seemed excessive.

The Council agreed that two would be excessive and asked for that to be pointed out in the photos.

City Planner Hanson explained that they are allowed two monument signs on one entrance and restricted to 80-square feet total for both signs, but what they are proposing is 5-foot by 2.5-foot.

Mayor Windschitl asked what the signs would say.

City Planner Hanson responded they would say the development name Sagewood of Clover Preserve.

Mayor Windschitl asked if that was a requirement of the City or the developers.

City Planner Hanson replied that it is not a requirement but an allowance they are able to do as any new residential subdivision.

Councilmember Boe supposed it was to differentiate them from the existing development. He asked if two are encouraged and that he can't think of a neighborhood that has more than one.

City Planner Hanson stated that Harvest has two and that Sagewood's are minimal comparatively and pointed out where they would be located within their own outlots.

Community Development Director Ringwald noted that Staff just looks at it as it relates to code.

Councilmember Boe asked if there will be nighttime illumination.

City Planner Hanson explained they cannot have internal illumination but may have external light shining on the main part.

Deb Ridgeway with DR Horton explained that the monuments are more of a marketing thing that they are directed internally to make room for. She stated that they would like the opportunity to be able to do two, but they may do one or none. She also noted they are not internally illuminated but, in the past, have done a smaller up-light that goes on the sign.

Mayor Windschitl asked if there could be one sign with two faces as it seems overkill since the City only uses one street sign for location.

Councilmember Schulz noted that they are within their allowances.

Councilmember Boe indicated it was similar to when Clover Field put their own entrance in off of Hundertmark.

Mr. Melville asked the developer to consider one smaller sign and requested that the developer abide by whatever is approved.

Mayor Windschitl noted that signs are watched closely, and suggested the developer consider one sign/one pillar.

Mr. Melville offered that they could do something temporary for three years while they sell homes, and then consider something else more permanent after.

Councilmember Boe stated they got good feedback from the neighbors.

Mayor Windschitl agreed that is nice and it is great when the developer listens to that feedback as well.

Motion by Councilmember Boe, second by Councilmember Rohe to adopt Resolution No. 2018-110, approving the Sagewood Preliminary Plat for a 55-lot subdivision on 28 acres of land in the Clover Ridge development (PC #2018-30).

Motion carried.

Motion by Councilmember Boe, second by Councilmember Geisler to adopt Ordinance No. 952 approving the rezoning from Rural (R) to Planned Residential District (PRD-73).

Councilmember Boe inquired if there is a timeframe for the annexation and completion of the loop around.

City Administrator Podhradsky stated that the earliest it could have been was 2010 but it was clear there was no incentive to do it yet and the consensus was to wait until there was something driving the decision. He estimated it is at least a decade out.

Motion carried.

8.E. Adopt Resolution 2018-111, Approve the Lot Split for Sagewood on the Kelzer Site
City Administrator Podhradsky introduced the Item to the Council.

Mayor Windschitl asked if the area of the Kelzer site that is coming in later as industrial has a 100-foot buffer.

City Administrator Podhradsky stated they have a 300-foot buffer.

Motion by Councilmember Geisler, second by Councilmember Schulz to adopt Resolution No. 2018-111 approving the Lot split.
Motion carried.

8.F. Adopt Resolution 2018-112, Approve the Conditional Use Permit for Residential Facility at 320 Walnut Street/PC #2018-29
City Administrator Podhradsky introduced the Item to the Council.

City Planner Hanson presented the Item to the Council.

Councilmember Boe commented that he was surprised this was zoned residential and thought it was business/office.

Community Development Director Ringwald noted in that zoning district it allows on the east side of Walnut Street special use permits, light commercial/light office to occur.

Councilmember Boe stated he was thinking they would have to rezone as he didn't know it was already residential.

City Planner Hanson continued her presentation of the Item.

Mayor Windschitl inquired what sides the fire exit stairways on located on.

City Planner Hanson responded that they are on the east and south sides and continued the presentation of the Item.

Mayor Windschitl inquired if they'd be consistent with parking if another business came in there.

City Planner Hanson stated that future use would need to provide their own onsite parking to accommodate their use.

Mayor Windschitl inquire if visitor parking would be ok on the street and if they are being consistent if this was a different type of business.

City Planner Hanson explained that the applicant has indicated to Staff that visitors are not all coming at one given time, so Staff did not see an issue with the parking.

Jason Vanderscoff, 3421 Lakeshore Cove, introduced himself.

Councilmember Boe inquired what the length of time they anticipate most residents staying.

Mr. Vanderscoff responded that is usually 35-40 days and mentioned that visiting hours are Wednesday evenings and Sunday, and there are not more than 5-6 families visiting typically, and on holidays, residents are given passes to be with family.

Councilmember Boe noted there is no one left in the crowd to voice displeasure with the proposal and asked if any notice was mailed out to nearby residents.

Community Development Director Ringwald explained that this is a CUP and was a public hearing at the Planning Commission and thus a notice was mailed out to anyone within 350-feet.

Councilmember Boe asked if anyone attended the Planning Commission to speak regarding this item.

Mr. Vanderscoff commented that no one was here, but that role was called at 12:10am. He did say a gentleman was there that owns the Klein Mansion and he was able to speak with him before he left. Mr. Vanderscoff noted that he has received zero complaints.

City Administrator Podhradsky noted that he spoke to the police department and they indicated that it really is not even on their radar as far as issues.

Councilmember Geisler inquired if there would be any issues during snowfalls for clearing roads or having anyone park in the way of snowplows.

Mr. Vanderscoff explained that as there are five parking spots and six employees and that they will utilize parking in front of the building during the day hours, and the overnight staff will park in the lot.

City Administrator Podhradsky stated the City does the downtown maintenance from 2-6 am.

Mayor Windschitl commented that while he understands this and gets this, he struggles with the use of the site and has had this conversation with the owner, Mr. Ford, but feels that now the block across from the city park and it is an institution and not his vision of what you want to see in that location. He noted that he felt these things last time with the other site. He explained that he needs to know why there are so many of these institutions in Chaska, and struggles with the location across from the city park.

Mr. Vanderscoff stated that this is a question that has been asked of him in the past, that Chaska does a lot of work with mental health and chemical dependency. He noted that he is working on a project in Shakopee and are now venturing out of the City of Chaska for future expansion.

Councilmember Schulz looked to clarify they are taking over the entire building.

This was confirmed.

Mayor Windschitl commented that this is a longer-term lease as there are some major modifications that need to be done with the site, so it isn't a two-year lease. He asked how long the lease is.

Mr. Vanderscoff responded that it is a ten-year lease.

Mayor Windschitl also asked where the City is at on their lease with the former Peacock.

Mr. Vanderscoff replied that they are in the second of five years.

City Administrator Podhradsky explained that it was a five-year with a one option of additional five-years.

Mr. Vanderscoff confirmed this was so and they had changed the terms of the lease as far as payment arrangement.

Mayor Windschitl stated that it is not about Mr. Vanderscoff being a bad businessman, but that he just struggles with that beautiful building and changing the usage for that. He said he understands the owners desire to rent it as it is vacant, but it is hard.

Mr. Vanderscoff explained they were grateful to the owner because it is right up against the Klein Mansion where they operate so it gives them an additional layer of support for that mansion, and increasing in staff in that area helps the women with their medical needs. He noted there are no other women's facility of this nature in Carver County at this time and there is a need for helping the women.

Mayor Windschitl said he understands that but Chaska seems to be the host for those. He asked what comments the owner of the other Klein Mansion that attended the Planning Commission meeting had.

Mr. Vanderscoff responded that he was interested in how the operation would function and asked some questions about if he was outside, would he see the women walking around and Mr. Vanderscoff explained that it is a residential facility and not a locked facility so they cannot contain the women, but the majority of their programming is inside, and any transportation would be done with their company vehicle.

Mayor Windschitl asked if they would be going to the sugar site.

Mr. Vanderscoff stated that site is strictly male and another reason they like this location as there is the male and female separation.

Councilmember Boe asked if there is any interplay between these two buildings now.

Mr. Vanderscoff explained they are looking into providing food service to the women in the Klein Mansion as right now they provide their own meals.

Mayor Windschitl asked where they would be transported to with the bus.

Mr. Vanderscoff responded that males go to the community center three times a week.

Mayor Windschitl asked if the women would be taken there as well.

Mr. Vanderscoff stated that is something they are exploring but is something that would have to be discussed with the City. He explained they also provide transport to medical appointments the women have.

Councilmember Geisler looked to confirm that primarily the residents are there voluntarily; they are not forced to be there but want to be there.

Mr. Vanderscoff confirmed this is so.

Councilmember Geisler inquired what their chemical of choice is.

Mr. Vanderscoff explained that alcohol is number one, and that opiates have surpassed marijuana in the State.

Councilmember Geisler commented that they are not out wandering at night.

Mr. Vanderscoff stated it is better that they are residence than out wandering.

Motion by Councilmember Rohe, second by Councilmember Geisler to adopt Resolution No. 2018-112 approving the Conditional Use Permit for a residential facility at 320 Walnut Street.

Councilmember Schulz stated that in a way he agrees with Mayor Windschitl in that he would like to see there not be such a concentration in Chaska but if not here, then where? He stated the dual location will work well for the use and the have proven the facilities they run are top notch and there have not been any complaints. He referenced the situation with the Peacock, and stated that he believes in supporting this new building as it will be a valuable asset. Motion carried.

8.G. Adopt Resolution 2018-116, Public Improvement Hearing to Consider Chaska Creek Way Phase II Improvements

City Administrator Podhradsky presented the Item to the Council.

Councilmember Boe noted this would open up the way for Hy-Vee as well.

City Administrator Podhradsky agreed and stated that it meets the connection they were looking for. He continued with the Item presentation.

Councilmember Boe asked if approval was given from the Corps to go over the creek.

City Administrator Podhradsky confirmed this and said they are good to go with the project.

Mayor Windschitl asked why the piece they are extending up on the top wouldn't have been done already.

City Administrator Podhradsky explained that they are responsible for the entire cost of that as it is their service road to service their next properties. They wanted to build as little as possible at first, but are now going through the closing of one of those lots to sell it and need to provide the access now.

Mayor Windschitl asked if the sewer line is already brought in as it is so short.

City Administrator Podhradsky confirmed it was already brought in.

Mayor Windschitl asked where it is going to be as it is almost finished off.

City Administrator Podhradsky replied that it isn't and still needs to be pushed back.

Mayor Windschitl pointed out on the diagram what he was referring to.

City Administrator Podhradsky stated that the one on the bottom is water.

Mayor Windschitl explained that he understood that but wanted to know where it will go as it shows it is already in the site plan of Engler Medical Building.

Councilmember Boe commented that it was extended along that way, already there.

Mayor Windschitl stated he was confused and asked if they are doing it or not if it is already done.

City Administrator Podhradsky responded that they are extending it as it only went as far as the medical building and now they are taking it to the west because it needs to serve two additional lots.

Mayor Windschitl noted that it is stopping in the middle of the medical building that is currently there.

City Administrator Podhradsky explained they will add additional in the future and they are only taking it as far as the lots they have commitments on and will have to extend it in the future as the industrial to the south gets developed.

Mayor Windschitl noted that he was looking at the wrong building.

Councilmember Boe asked how signage will be done with multiple streets coming in.

City Administrator Podhradsky stated that a good example of that is at Hwy 5 when Bavaria Road goes to the south and Rolling Acres goes to the north. He stated there will be two signs, one to the north and one to the south.

Mayor Windschitl opened the public hearing at 10:38 pm.

Mayor Windschitl closed the public hearing at 10:39 pm.

Motion by Councilmember Boe, second by Councilmember Geisler to adopt Resolution No. 2018-116 Ordering the Chaska Creek Way and Chaska Creek Boulevard Improvements and further, scheduling a Public Assessment Hearing for September 17, 2018.

Motion carried.

8.H. Adopt Resolution 2018-117, Approving Construction Plans for the Chaska Creek Way and Chaska Creek Boulevard Improvements and Authorizing Solicitation of Public Bids
City Administrator Podhradsky presented the Item to the Council.

Motion by Councilmember Rohe, second by Councilmember Schulz to adopt Resolution No. 2018-117 approving the construction documents for the Chaska Creek Way and Chaska Creek Boulevard Improvements and authorizing the solicitation of public bids.

Councilmember Boe noted that the resolution number is not given in the action requested.

Assistant Administrator Kabat noted that it was probably due to the new system.

Motion carried.

9. Bills

9.A. AP COUNCIL ROSTER 8-20-2018

Motion by Councilmember Boe, second by Councilmember Geisler to approve the bills as presented. Roll call was taken. Voting aye: Councilmembers Schulz, Boe, Rohe, Geisler, and Mayor Windschitl. Voting nay: None

Motion carried.

10. Other Business

10.A. City Administrator's Report

10.A.i. Biweekly Report

10.B. Other Meeting Minutes

10.B.i. Receive the minutes of the July 11, 2018 Planning Commission meeting

10.B.ii. Receive minutes of the August 8, 2018 Planning Commission Meeting

10.B.iii. Receive Minutes of the July 26, 2018 Human Rights Commission Meeting

Councilmember Boe:

- Noted that in the digital packets it does not give the agenda item in the upper right-hand corner. City Administrator Podhradsky stated he will talk to Denise about that.
- Reminded the Council about Curling Night in America being filmed August 27-29, 2018. He noted that the community will also be shown in video footage.

Councilmember Rohe:

- Noted he became a grandfather one week ago.

Councilmember Geisler:

- Noted Wally's is closing. City Administrator Podhradsky stated that retail component is closing but the wholesale component will keep going.

Councilmember City Administrator Podhradsky:

- Noted he made a mistake on the biweekly with the Hwy 41 date, he put Thursday, August 31, 2018 and it should be Friday, August 31, 2018. He stated he will follow up with an email, and the location will be in the tunnel where it goes underneath the road.
- Councilmember Boe asked City Administrator Podhradsky when the bulldozer is coming for the Hot Spot. Assistant Administrator Kabat noted that the closing papers are all signed and he is working with them to start the application for the demolition process.

Mayor Windschitl:

- Noted that the closing on the brewery occurred and that is moving forward.
- Reminded the Council the next Council Meetings will be back to back September 10, along with the Decision Resource Meeting and a work session to go over the preliminary budget, and on September 17, 2018.
- Noted there was a task force meeting to discuss possibility of the library locations and there is an open house Wednesday August 22, 2018 to get public input on the possible sites. He noted one of the sites is the easterly half of Guardian Angels, the Norwood Inn, the Carver County License Center, the Moravian Church site, and City Square West.

11. Adjourn

Motion by Councilmember Boe, second by Councilmember Rohe to adjourn the meeting at 10:53 pm.

Motion carried.

- MINUTES -
CHASKA CITY COUNCIL
SEPTEMBER 10, 2018

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 Schulz, Boe, Geisler, and Mayor Windschitl.
Absent: Councilmember Rohe

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

4. Adopt the Agenda

Motion by Councilmember Boe, second by Councilmember Geisler to adopt the agenda as presented.

Motion carried.

5. Visitor

5.A. Proclamation - Mt. Olivet Rolling Acres

Mayor Windschitl read the proclamation in recognition of National Direct Support Professionals Recognition Week.

5.B. Stop Sign Discussion

Kristina Mahler, 4025 Grand Chevalle Parkway, presented some photos to the Council and requested that stop signs be added at two intersections in her neighborhood.

Mayor Windschitl inquired what Staff's recommendation is regarding this.

City Administrator Podhradsky explained that City Engineer Clark, Public Works Superintendent Jung, and patrol have looked at this. He stated that they did not find an issue with speed, and that it does not meet the City's current warrant for stop signs, primarily because it would be stopping traffic on the through street. He noted from a technical standpoint, stop signs do not affect speed and if they are placed where they do not expect them to be, drivers sometimes miss them.

Mayor Windschitl commented that he was concerned about placing stop signs in residential areas where drivers may not expect them.

Ms. Mahler explained that this is not a street non-residents frequent and that the homeowner's association board would let residents know of the addition of the stop signs.

Mayor Windschitl inquired if conversations regarding the issue have occurred with the association board.

Ms. Mahler stated that they had.

Mayor Windschitl explained that he is concerned about adding stop signs where drivers often do not see a lot of pedestrian crossings and therefore become negligent about stopping there in the future.

Ms. Mahler noted that there are five association boards in the neighborhood and that they do not always listen to communication amongst each other. She asked what it would hurt by putting the stop signs in.

City Administrator Podhradsky stated that it could cause issues in that pedestrians could have a false expectation that a driver would stop and they do not. He explained that street signs are put in very deliberate places because psychologically, that is where people expect to see them when they are driving and are more likely to stop. He reiterated that putting stop signs up where they are not expected could create a false of security for pedestrians.

Ms. Mahler commented that she did not think anyone on their street would feel that way considering the way people have been driving around there and how they have been training their children. She noted that to her, it makes more sense increasing the chance that someone will stop rather than not having anything there at all.

Councilmember Schulz inquired if there was more of an issue with northbound versus southbound traffic.

Ms. Mahler stated that it is from both directions and that some people stop at these intersections right now because they seem to think they are supposed to do so.

Councilmember Schulz asked if they could do a reduced speed instead.

City Administrator Podhradsky explained they cannot do a reduced speed there as they are restricted to 30mph roads from State Statute. He noted that an officer did not find that anyone was exceeding the speed; he stated that since it is a residential area, it just feels excessive to the neighborhood.

Ms. Mahler mentioned that it has caused some animosity among neighbors as they address those driving inappropriately there.

Councilmember Geisler commented that this same issue exists in her neighborhood. She stated that it seems to be an issue when there is a long stretch of road.

Ms. Mahler agreed and explained that she will be a squeaky wheel until this gets fixed as they are worried about the kids in the neighborhood.

Mayor Windschitl reiterated that the officer did not find any speed exceedance there but that due to the residential use, the perception that the speeds are higher exists.

City Administrator Podhradsky explained the potential process with this issue going forward for the Council.

Ms. Mahler commented that they have a petition from the neighborhood with 82 signatures as of today.

Mayor Windschitl confirmed that Staff received that petition and then explained that the Council cannot act on a visitor presentation, but can request the issue be brought forward to a later date.

Councilmember Schulz stated that his recommendation would be to take the next step and look at it more closely and move forward from there.

Councilmember Geisler asked what a speed study entails.

City Administrator Podhradsky provided further detail regarding the process for a speed study.

Mayor Windschitl inquired if construction traffic occurs in the morning and evening.

Ms. Mahler explained that construction traffic only accounts for about 25% of the issue, and that delivery trucks and drivers from the neighborhood are the bigger issue.

Councilmember Boe asked if the south intersection is worse than the other one.

Ms. Mahler stated that they both have their own issues.

Mayor Windschitl asked if there was a marked crosswalk at the south intersection.

Ms. Mahler explained that it is not marked and is just an implied crosswalk. She noted that many families and kids cross there to get to the sidewalk on the other side that leads to the park. She also mentioned that a family with a special needs child lives right by the north intersection, have asked the City for special needs signage, and have gotten no response.

Mayor Windschitl asked if the City puts up special needs signage.

City Administrator Podhradsky stated that he thinks they can but cannot think of where they have done it yet.

Mayor Windschitl asked for further information about what kind of signage is being requested.

Ms. Mahler stated that she is just passing on a message and is not sure.

Councilmember Schulz suggested that City Administrator Podhradsky bring something back to the Council on this issue.

The Council agreed.

6. Minutes

Motion by Councilmember Geisler, second by Councilmember Boe to approve the minutes of the August 20, 2018 City Council meeting.

Councilmember Boe pointed out to City Administrator Podhradsky that it would be good to have the vote ratio noted with each motion.

Motion carried.

7. Consent Agenda

Motion by Councilmember Schulz, second by Councilmember Boe to approve the Consent Agenda Items A through B:

- A. Establish a Public Hearing to Consider Approval of the Proposed 2019 Chaska Downtown Special Services District (SSD) Operating Plan and Budget and Imposition of Service Charges

Motion to set the public hearing for October 15, 2018, to review and approve the proposed SSD 2019 operating plan, budget, and service charges, and direct staff to give notice of the public hearing.

- B. Adopt Resolution 2018-120, Solicitor Permit for Edward Jones, Financial Consultants
Motion to adopt Resolution No. 2018-120, approving Solicitor Permit No. SOL.18-68 for Marianne J. Laurent of Edward Jones, 464 Second Street, Suite 209, Excelsior, Minnesota, 55331, effective September 10, 2018, through December 31, 2018.

Motion carried.

8.Action Items

8.A. Accept the Final 2018 Pay Classification Study Results and Approve Implementation

City Administrator Podhradsky presented the item to the Council.

Mayor Windschitl inquired when the last time a Pay Classification Study was done.

City Administrator Podhradsky stated that it was last done in 1986. He explained that maintenance has been done on it over the years, but Staff really wants to use this as a springboard so that the City has a set-in-place process for how to deal with this going forward.

Assistant Administrator Kabat explained that the performance reviews will not only provide feedback to the employee but will also look at the job description and see if the employee's role has changed over the year.

Councilmember Geisler commented that it is difficult to give a performance review if there is not a job description to review that performance against. She also noted that employees that have been working here for years can sometimes not be getting paid what a new person coming in is being paid because their raises over the years did not quite catch up to what the market is.

City Administrator Podhradsky agreed and stated that there are all kinds of issues that can occur with a pay classification that is not up to date. He stated that he feels really good with what is being put down here.

Mayor Windschitl asked if there were budgetary effects at all.

City Administrator Podhradsky replied that they were not huge, maybe between \$10,000 and \$15,000 for the entire organization.

Mayor Windschitl stated that this was obviously long overdue, but someone has been keeping good track of things over the years.

Councilmember Boe noted that he was pleased that given the length of time since this was done, how close they were and that there is very little financial impact to implement this.

Motion by Councilmember Geisler, second by Councilmember Schulz to accept the 2018 Compensation Study results and approve implementation.

Councilmember Boe inquired if this will be implemented with how the study came back or if any adjustments were made.

City Administrator Podhradsky explained that it went through iterative drafts until it reached a point where it feels comfortable from the department, employee, and administration point of view.

Motion carried.

8.B. Presentation of Community Survey Results

City Administrator Podhradsky introduced the item to the Council.

Peter Leatherman, with Morris Leatherman Company, presented the item to the Council.

Councilmember Boe asked what percent answer and participate versus do not.

Mr. Leatherman stated that the overall non-response rate on this was 5.5% and explained that due to the length of the survey, over half of the survey calls were done by appointment. He then went on with the survey results.

City Administrator Podhradsky noted that Staff has internally ranked street repair and maintenance as an area that needs improvement.

Mr. Leatherman stated that the survey results validate that decision. He then continued his presentation of the survey results.

City Administrator Podhradsky commented that it is interesting that people know that the streets take more of a beating and there is more pollution, but the still did not want to do an organized garbage collection.

Mayor Windschitl noted that there are not many local haulers left. He stated that residents would get better customer service calling the City versus calling one of the big haulers.

Mr. Leatherman continued with the survey results.

The Council commented that having a single hauler would be nice, but the results showed the residents are not ready for that.

Mr. Leatherman commented that it is something that warrants conversation.

Mayor Windschitl stated that it is nice to get these results and to see how Chaska sits in the metro area with its ratings. He went on to say that it indicates all the hard work is starting to show and pay off.

Mr. Leatherman agreed and mentioned that the results do validate decisions that were made in the past.

Mayor Windschitl inquired if they will receive any documentation that shows that Chaska rates in the top five cities in the metro, as it would be nice to advertise and mention during employee appreciation events, etc.

Mr. Leatherman explained that this will be included in the summary the City receives from Morris Leatherman Company.

Mr. Leatherman commented that he would be happy to come and share a 15-minute summary presentation with staff if desired.

City Administrator Podhradsky noted that an internal survey would not have been credible and that doing it through Morris Leatherman Company allows the results to speak for themselves.

The Council went on to discuss the benefits of seeing these results.

Councilmember Boe thanked Mr. Leatherman for taking time to describe the nuances and give the comparisons to other cities; he felt it was very helpful.

City Attorney Melchert commented that he thought that having good schools would have ranked higher in the question asking what the people liked about the City of Chaska.

Mr. Leatherman explained that they tell survey participants that they have been retained by the City to conduct this survey, which then tends to cause them to be thinking separately between "city" and "schools". He added that some cities delve deeper into understanding the quality of life aspects, which would include quality of schools, public safety etc., and those two are always at the top of the survey results. He noted that 61% of survey respondents were empty nesters, and reiterated that they code the first response of respondents for the survey.

Councilmember Schulz commented that these results were very interesting and there was a lot of information.

City Administrator Podhradsky stated that is why they have utilized Morris Leatherman Company over the years, because of their quality of work and depth of information. He pointed out that reason they do this survey is to understand what people's perceptions are, what the City needs to improve and focus upon, and both the perception and analytical results are equally important in taking steps to implement future planning.

Councilmember Geisler asked where they get the 400 people that represent a good cross-section of the City.

Mr. Leatherman explained how that process is conducted.

City Administrator Podhradsky described the next course of action to what Mr. Leatherman presented tonight.

The Council thanked Mr. Leatherman for his work.

9. Bills

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

10. Other Business

10.A. City Administrator's Report

10.A.i. Administrator's Bi-Weekly Report

10.B. Other Meeting Minutes

10.B.i. Receive the Chaska Park Board Minutes from August 13, 2018

Councilmember Geisler:

- Commented that she saw Hwy 41 could potentially open tomorrow evening. She noted how great of a job they have done and how much quicker this took than she thought it would.
- Wished Councilmember Boe Happy Birthday.
- Noted there will be an Open House for the public to review the 2040 Comprehensive Plan on Thursday, September 13 from 6-7:30 PM. City Administrator Podhradsky gave further detail on the Parks and Recreation section of the Comprehensive Plan and what the next steps are after the Open House.

Councilmember Boe:

- Noted the Guardian Angels Fall Festival coincides with the Downtown Block Party of Saturday, September 29th.
- Mentioned he was pleased to hear Chaska won the taste test for the Best Tasting Water in Minnesota at the State Fair.
- Asked City Administrator Podhradsky for an update on Dunkin Donuts. City Administrator Podhradsky provided the details on the schedule for that project.

Councilmember Schulz:

- Inquired if there is a target date for completion for Veteran's Park. City Administrator Podhradsky stated that it should be done at the beginning of October. He noted that they are looking to dedicate it on Veteran's Day, and are in discussions about how to utilize the challenge coins.
- Recognized all involved in Curling Night in America and commented that it was a wonderful event.

Assistant Administrator Kabat:

- Noted that the Chaska Fire Explorers took third place in competition at the State Fair. Mayor Windschitl mentioned that this is a nice feeder program into the Fire Department.
- Commented that the Formacoat site is now fully cleared. Councilmember Boe inquired if they will occupy the east or west half of that site. Assistant Administrator Kabat replied that they will be on the west half of the site. Mayor Windschitl asked if Formacoat is going to put a shovel in soon. City Administrator Podhradsky explained that their financing for the building is just finishing up.

City Administrator Podhradsky:

- Noted that former attorney Julius Smith passed away today. The Council expressed their condolences.
- Reminded the Council there is no work session next week but there is a Council Meeting.

- Gave further detail on the Curling Center High Performance Teams that was mentioned in his biweekly report. Councilmember Schulz pointed out that even having these conversations with US Curling is a huge compliment. Councilmember Geisler noted that she spoke with Matt Hamilton and he had high compliments regarding the facility. City Administrator Podhradsky mentioned that the huge crowd on a weeknight was impressive.

Mayor Windschitl:

- Noted that there was a grand opening for Dr. Bhatti's new surgery center.
- Mentioned that the Fire Department had their open house tonight.
- Informed City Administrator Podhradsky that the tree lights in the boulevard on County Road 61 are not working. City Administrator Podhradsky stated he will look in to that.
- Commented that they were starting to lay the granite rings out at Veteran's Park and noted the progress with the pavilion and archery range. City Administrator Podhradsky noted that the Legion is very serious about calling it a service plaza as opposed to a memorial.
- Noted that they are moving dirt up at the Chipotle site.

11. Adjourn

Motion by Councilmember Boe, second by Councilmember Geisler to adjourn the meeting at 9:26 pm.

Motion carried.

**- MINUTES -
CHASKA CITY COUNCIL
SEPTEMBER 17, 2018**

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 Schulz, Rohe, Geisler, and Mayor Windschitl.
Absent: Councilmember Boe

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

4. Adopt the Agenda

Motion by Councilmember Rohe, second by Councilmember Geisler to adopt the agenda as presented.

Motion carried.

5. Visitor

None.

6. Minutes

Previous meeting minutes were not available for approval.

7. Consent Agenda

Motion by Councilmember Schulz, second by Councilmember Rohe to approve the Consent Agenda Items A through B:

- A. Adopt Resolution No. 2018-127, Awarding the Bids for Chaska Creek Way Improvements - Phase 2

Motion to Adopt Resolution No. 2018-127 awarding the bid for Chaska Creek Way Improvements-Phase 2.

- B. Adopt Resolution 2018-124, Land Acquisition for TH 212 Interchange / CSAH 44 Improvements

Motion to Approve Resolution No. 2018-124 authorizing said offer letters to be sent to affected property owners.

Motion carried.

8. Action Items

8.A. Adopt Resolution 2018-123, Public Assessment Hearing to Consider Adoption of Phase 2 of the Chaska Creek Way Street and Utility Improvements Assessment Roll

City Administrator Podhradsky introduced the item to the Council.

Mayor Windschitl looked to confirm that the box culvert would be installed but not take it to the Creek Road.

City Engineer Clark stated this was so and that the developers only petitioned to put the box culvert in to allow site grading.

Mayor Windschitl inquired when that connection would happen.

City Engineer Clark explained that it was contingent upon area development.

City Administrator Podhradsky asked if by connection Mayor Windschitl meant connect to Creek Road.

Mayor Windschitl clarified that he wanted to know when it would be connected to Creek Road and then Creek Road the rest of the way.

City Administrator Podhradsky gave further details on the timing of that process and what it is contingent upon.

Mayor Windschitl asked if that was if the other side coming from the southwest Chaska would be done by Traditions or by Chaska.

City Administrator Podhradsky stated that Chaska is doing that and mentioned that there is some property left to be assessed up there and provided further details regarding what is left to connect.

Mayor Windschitl asked if this would be happening next year.

City Administrator Podhradsky explained it would not but reiterated that the nice thing about having the box culvert in is that it gives them the ability to do it whenever they want to.

Mayor Windschitl asked if they would need to obtain permits for the other side.

City Engineer Clark stated they would have to go through the same process.

Mayor Windschitl then asked if that permit process could start now, or if there is a timeline once the permit process begins.

City Engineer Clark explained that it will be dependent upon area development and noted that it is not immediate as all neighborhood accesses will be able to get out to the interchange.

City Administrator Podhradsky provided further clarity regarding the timing of this plan.

Mayor Windschitl stated that he was under the impression that the Hy-Vee would not happen until the roads go through.

City Administrator Podhradsky explained that the agreement says that when they decide to go, the City has to build it, but if they for some reason decide not to go, after 2020 the City has the ability to pull the trigger themselves and then those assessments automatically go against those properties.

Councilmember Geisler inquired if there are any updates on Hy-Vee.

City Administrator Podhradsky said they had not but referred to an article in the Star Tribune that listed Hy-Vee's upcoming projects next year and Chaska was not on the list. He noted that when Hy-Vee first talked to the City, they had estimated it would not be until 2020.

Councilmember Rohe asked if there is a point the City reaches with them and they reach with the City where it is decided it is time for them to move on.

City Administrator Podhradsky noted that Hy-Vee already purchased the property.

Councilmember Rohe commented that he would hate to see that key piece of property locked up.

City Administrator Podhradsky explained that they paid the assessments on the property and bought the property, so they have a significant investment in that property.

Mayor Windschitl stated that he had asked Hy-Vee initially if they ever buy property just to hold it, and they stated that they do not, that they buy property to build on and not to block others from building.

City Administrator Podhradsky noted that it is a very good location and some strategic reasons why Hy-Vee would want to be there.

Mayor Windschitl opened the public hearing at 7:11 PM.

Mayor Windschitl closed the public hearing at 7:12 PM.

Motion by Councilmember Schulz, second by Councilmember Geisler to adopt Resolution No. 2018-123 adopting the Special Assessment Roll for the Chaska Creek Way Improvements-Phase 2. Motion carried.

8.B. Adopt Resolution 2018-121, Approving the Concept Plan for Pinnacle/Pulte Homes (PC #2018-32)

City Administrator Podhradsky introduced the item to the Council.

City Planner Hanson presented the item to the Council.

Mayor Windschitl asked what would happen if the access is not approved.

City Planner Hanson stated that they developer would not move forward with the project.

City Administrator Podhradsky noted that he had conversations with them and they indicated they would do something and are trying to figure out what that would be.

Mayor Windschitl asked if the pieces of land that they need are encased in this project already.

City Planner Hanson stated that they are not and will have to do a land swap with the Crown of Glory Church site.

Mayor Windschitl inquired how they would swap land.

City Planner Hanson explained the proposed plan for that, and continued with her presentation of the item.

Mayor Windschitl looked to confirm that the old home, new home, pole barn and other outbuildings will be going away.

City Planner Hanson confirmed this was so and stated that they will be raising all the buildings on the site as exists today with the exception of the Hammer Saloon, which is dependent upon what the HPC wants to do. She then went on with the presentation of the item.

Mayor Windschitl asked why the land swap between the developer and the City is a good trade, as they obtain buildable land, and the City obtains unbuildable land.

City Planner Hanson stated that is a valid question and is one that can be discussed tonight.

The Council and Staff then discussed another proposed land swap within the project and the validity of it. City Planner Hanson explained that this one to the northwest would allow continuous connection to another piece of land the City will own.

Mayor Windschitl asked her to clarify what she means by another piece of land the City will own.

City Planner Hanson referred to a photo to clarify the location and the connection piece that would be obtained in the swap.

Councilmember Schulz stated that the piece to the north of the proposed land to swap is owned by the City as well as the piece to the south, so by obtaining that land, there is continuous ownership of that section of land.

City Planner Hanson stated it will provide the opportunity for utilities to be brought to southwest Chaska.

City Engineer Clark provided further detail regarding the utility options to serve that area and stated they have not fully vetted out that process yet.

City Administrator Podhradsky asked Mayor Windschitl if his concern was not that this swap be included in the development but the question of whether there is enough value to the City that they would swap the land as opposed to selling it.

Mayor Windschitl looked to clarify that piece of land off the Creek Road that the City owns is not the same sliver of land being proposed for the swap.

City Planner Hanson used the map to show which two pieces of land to the northwest are being considered for the land swap.

City Administrator Podhradsky commented that he sees that Mayor Windschitl is asking what the value is to the City to allow the land swap. He suggested having Staff do an analysis and coming back during the preliminary process to share the findings.

City Planner Hanson stated that by the preliminary process Staff would know where the wooded slopes are delineated so will have more knowledge on the actual raw acreage.

Mayor Windschitl stated that it just did not make much sense to him.

City Administrator Podhradsky commented that it is a fair concern and Staff will look into it.

City Planner Hanson continued her presentation of the item.

City Administrator Podhradsky provided further clarity on the dedication fee.

Mayor Windschitl asked about the distance from the park for the residents in the south.

City Administrator Podhradsky commented that those residents have other amenities available to them closer to their location.

Community Development Director Ringwald noted that Staff looked at the area and the amenities within and determined they would not put another play structure into this park.

City Planner Hanson continued her presentation of the item.

Mayor Windschitl asked if the slope in the second public park will be going away.

Staff confirmed it will.

Councilmember Schulz inquired if there is any plan for buffers for the residents in the adjoining area.

Community Development Director Ringwald noted that the first property owner on highland drive was at the Planning Commission meeting and requested some level of screening on the west side. He noted that this is a concept plan, so they are merely taking in all the information and including that as part of what the applicant needs to look at when they are doing their preliminary plans.

Mayor Windschitl asked if there will be screening where the lots butt up to the cemetery.

City Planner Hanson stated she is not of any screening proposed there at this time.

Mayor Windschitl suggested Staff have a conversation with the applicant about that being that this is the concept plan.

Paul Hoyer, representative of Pulte Homes, 7500 Flying Cloud Drive Ste. 670, Eden Prairie, introduced himself to the Council. He noted they have been studying the property for about a year and have conducted a lot of research. He gave a presentation to the Council regarding what they are proposing and how they came up with the concept plan, as well as details of the proposed development.

Councilmember Rohe questioned the fact that they are not going to advertise this development as a Del Webb community.

Mr. Hoyer stated that with a high-quality, well-known brand, there are criteria that exist at a minimum to maintain that brand, and this proposed community would not be large enough to do so.

Mayor Windschitl agreed with Councilmember Rohe and stated that they are not that short of the 300 homes necessary to build a Del Webb community, so it seems strange not to use that opportunity.

Councilmember Schulz stated that the area is not big enough to provide the homes and amenities for a Del Webb process.

Councilmember Rohe suggested Mr. Hoyer think about it prior to the preliminary process.

Mr. Hoyer stated it is unlikely, but he is trying to get approval.

Councilmember Rohe said that to him, not labeling it as Del Webb will send the message that this community is not as good as a Del Webb community.

Mr. Hoyer asked in what way would it not be as good.

Councilmember Rohe commented that they have the opportunity to make a really awesome community and should look at it as a challenge to see how to produce a "light" Del Webb community. He stated it would be great to have a Del Webb community in Chaska, and the difference between labeling it Del Webb and Pulte is like the difference between a Bentley and a Ford; it is not that the Ford is not a great car, it is just that there are many of them around. He reiterated that they do a lot of unique things in Chaska and asked Mr. Hoyer to take another look at making it a Del Webb community and that perhaps Chaska is the best place to start with the smaller Del Webb communities.

Mr. Hoyer stated he would take that back to corporate.

Councilmember Geisler agreed and said it would be great to create the standards for a smaller Del Webb community.

Mr. Hoyer continued his presentation regarding the details of the development.

Mayor Windschitl asked if they would be City-owned streets or private.

Mr. Hoyer replied that they would be City-owned.

Mayor Windschitl asked what the "Pinnacle" piece stands for.

Mr. Hoyer stated that it is up on a bluff so he called it Pinnacle, but that the marketing folks may end up trumping that name for another.

Mayor Windschitl stated that he is excited for the proposed single-level living and he really likes the piece of property.

Councilmember Geisler commented agreed that the single-level living is nice and allows for the independence people are looking for.

Councilmember Rohe mentioned that he appreciated the thorough presentation by Mr. Hoyer.

Kevin Vranicar, 1230 Moers Drive, stated that he is concerned that the Parks Board has taken away a few amenities that the developer has proposed, namely the park. He noted that in the 2030 Comprehensive Plan it is planned to double the size of the park or at least extend it. Mr. Vranicar explained that to state that the proposed park is not needed is a slap in the face and disservice to the residents of this community. He then questioned why City Council would not make getting the connection to Hwy 41 a condition of approval.

Mayor Windschitl commented that the developer has stated that if the access point does not come through, they will not be able to go ahead with the project.

Mr. Vranicar argued that the Council should protect itself and require the access point.

Community Development Director Ringwald noted that they must be careful, because what they would be saying is that that if they do not get the access to Hwy 41, the property is undevelopable.

Councilmember Schulz commented that he sees where Mr. Vranicar is coming from, but that this is not the time in the process to implement this.

Mr. Vranicar stated that if he were the developer, he would want to know if he would have that access prior to spending money on an environmental assessment study, or staff spends time looking at the project.

Councilmember Schulz mentioned that developers go down this path all the time.

Mayor Windschitl added that they probably have a pretty good idea or they would not be this far into the process.

Mr. Vranicar asked where the comments from the Park Board came from as he feels some of his concerns should be addressed directly with the Park Board. He referred to the memorandum from September 5th located in the Council Agenda Packet and reiterated that he believes that their recommendations are at odds with the Comprehensive Plan and the current Planning Commissioners visions. He stated that he does not understand why they are against that park.

City Administrator Podhradsky provided further detail into the reasons the Park Board gave those recommendations.

Councilmember Geisler inquired what would have become of the park area in question.

City Administrator Podhradsky replied that it would have been an open field, and noted that if the City did not take this land as park land dedication, the developer would include it in their development for housing.

Mr. Vranicar stated that this is one of his concerns as he expected open space there in accordance to the Comprehensive Plan.

City Administrator Podhradsky explained that if this were developed as a neighborhood park, it would be the current play structure and field, with an extension to the field.

Mayor Windschitl commented that this park is like any other neighborhood park.

Mr. Vranicar stated that it was to be expanded.

City Administrator Podhradsky reiterated that if it were expanded, it would just be more field.

Mr. Vranicar asked about the park fees that would be collected as part of this development.

City Administrator Podhradsky explained how park fees are used.

Mr. Vranicar asked if there is any plan for the current park space there to expand any of the amenities that are there.

City Administrator Podhradsky stated that only the field would be expanded as per the master plan.

Mr. Vranicar commented that he would hate the Park Board to pass on this extension and have the land become housing.

City Administrator Podhradsky explained that they would pass along these comments and concerns to the Park Board.

Brian Weldon, 1155 Moers Drive, noted that the transition areas around his neighborhood was not clearly addressed at the neighborhood meeting on September 6, 2018. He stated that there does not appear to be a buffer planned for his neighborhood. He mentioned he would like the unique, Del Webb look coming in as opposed to track housing. Mr. Weldon also commented that the separate entrance to the proposed development that they had said would be evident does not appear to be evident. He asked for further clarification on the park land.

City Administrator Podhradsky gave further detail regarding the park land process.

Mr. Weldon asked what would happen if the City owned it.

City Administrator Podhradsky explained if the City owned that, it would be because they'd expanded the park.

Mayor Windschitl mentioned that these comments will be brought to the Park Board.

City Administrator Podhradsky stated they will have them brought back formally to a future meeting. He noted that before the City sees anything that nails down more of what this is, they will have the Park Board's formal comments come back and Staff will make sure they are incorporated in.

Mayor Windschitl commented that it does appear to be rather open around Moers Drive.

Councilmember Schulz stated that as he said before, more could be done to transition or buffer that area.

Motion by Councilmember Rohe, second by Councilmember Geisler to adopt Resolution No. 2018-121 approving the Pinnacle Concept Plan for a 257-lot subdivision on 86 acres of land (PC #2018-32). Motion carried.

8.C. Adopt Resolution 2018-122, Authorizing the Preparation of the EAW for the Pinnacle Residential Development on Hammers Property at 1084 Cardinal Street

Motion by Councilmember Schulz, second by Councilmember Geisler to adopt Resolution No. 2018-122 authorizing staff to begin the EAW preparation process for the proposed Pinnacle residential development by Pulte Homes. Motion carried.

8.D. Adopt Resolution 2018-125, Establish Preliminary City Tax Levy for Taxes Payable 2019

City Administrator Podhradsky presented the item to the Council.

Councilmember Rohe inquired if street overlay is different from street reconstruction.

City Administrator Podhradsky replied that it is.

Councilmember Rohe asked when Louisa will be done.

City Administrator Podhradsky explained the seal coat is coming off, but that the road structure is in good shape there.

Councilmember Rohe then inquired how streets like Louisa make it but Christian Drive does not.

City Administrator Podhradsky provided further clarity into that determination.

Councilmember Rohe asked when Christian Drive will be done.

City Administrator Podhradsky stated he will look into that and get back to him.

Councilmember Geisler inquired if the bridge that will connect next to Lake Grace under the tunnel is part of this.

City Administrator Podhradsky explained that was not part of the CIP but was part of the construction project.

Mayor Windschitl asked if something was changed in the \$120,000.

City Administrator Podhradsky replied that athletic park improvements were in there and that there is a little bit more time that they can do that.

The Council discussed the need for the bathrooms to be redone at Lion's Park.

City Administrator Podhradsky then continued his presentation of the item.

Mayor Windschitl asked about the cost of the Police body cameras.

City Administrator Podhradsky replied that he did not have that number in front of him but as it gets closer to the budget, he will have an exact number.

Mayor Windschitl inquired why this would not be included under new funding items.

City Administrator Podhradsky explained why they are not considering it as new funding but how they are using existing resources and are not recommending any increase in the tax levy to support that. He then continued his presentation of the item.

Mayor Windschitl stated that while many were hoping not to see an increase, \$40 may not seem like a lot, but stated that it might be for some people. He commented that Chaska is growing and they need to grow with that or could run into trouble down the road. He noted that the Council sees the same tax impact as well and that if these small increases are not made, down the road there will be large increases.

The Council discussed how the new CSO officers are one of the reasons for the increase and how these positions will be beneficial and are ways the City is able to provide quality services to the residents of Chaska. They also noted that with an increasing population, more CSO officers are needed, which justifies the minimal increase.

Mayor Windschitl reiterated that the budget will not go up from this point, but could potentially be lowered; however, that would be unlikely.

Motion by Councilmember Rohe, second by Councilmember Schulz to adopt Resolution No. 2018-125 adopting the proposed assessed 2018 payable 2019 maximum property tax levy. Motion carried.

9. Bills

9.A. AP Council Roster 9-17-18

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

10. Other Business

- 10.A. City Administrator's Report
- 10.B. Biweekly Report
- 10.C. Financial Reports - As of July 31, 2018

Councilmember Rohe:

- Commented that the Hwy 41 project looks great. Councilmember Geisler inquired about the double turn lane going on to Hundertmark. City Administrator Podhradsky provided further clarity about that turn lane. Councilmember Schulz commented that the retaining

wall on the Target corner is quite steep. City Engineer Clark stated that it could be the right-of-way and he will follow up on that.

Councilmember Geisler:

- Noted there will be an open house for the 212/44 Interchange Project on Wednesday, September 19 from 5-7 pm at the Chaska Event Center.
- Noted the Dollar Tree is opening September 27, 2018.
- Reminded the Council the Downtown Street Party is at noon on September 29, 2018, and Guardian Angel will be holding their Fall Feast next door.
- Asked City Administrator Podhradsky to speak to the Miracle Field timeline. City Administrator Podhradsky gave the details of that schedule

City Administrator Podhradsky:

- Noted that Veteran's Park is looking great and the ceremony to dedicate it will be on Veteran's Day. He also explained the challenge coin display for the park.

Assistant City Administrator Kabat:

- Noted the Audubon/Engler grass area will be undergoing a prairie grass restoration. City Administrator Podhradsky mentioned Community Development Director Ringwald will be putting out an education piece for the public as it usually looks worse before it looks great.

11. Adjourn

Motion by Councilmember Rohe, second by Councilmember Schulz to adjourn the meeting at 9:33 pm.

Motion carried.