AGENDA
CHASKA PARK & RECREATION COMMISSION

Tuesday, June 11, 2024
6:30 PM

1. Call to Order
2. Roll Call
3. Adopt Agenda
4. Visitor Presentation
    4.A. Elias Barnett-Eagal Scout Project
    4.B. Jill Johnson-Community Center Manager
5. Approve Previous Meeting Minutes
    5.A. Meeting Minutes 05/14/2024
6. Receive Council and Planning Meeting Minutes
    6.A. City Council Meeting Minutes 05/06/2024, 05/20/2024
    6.B. Planning Meeting Minutes 04/10/2024
7. Action Items
    7.A. Frenz & Worm Properties (Highpoint Vistas) - Parkland Dedication
    7.B. Recommend City Council approve Rinkside Advertising Network Agreement
8. Discussion Items
    8.A. Parks and Trails Update
    8.B. Department Happenings
9. Other Business
    9.A. Round Table
10. Adjourn

Chaska
Parks and Recreation Commission
Meeting Minutes
May 14, 2024

1. Call to Order

The May 14, 2024 meeting of the Chaska Parks and Recreation Commission was called to order by Chair Jason Branch at 6:30 pm.

2. Roll Call

Attendance: Chair Jason Branch, Vice Chair Elizabeth Wynveen, Donelle Heieie, Georgiann Keyport, Zach Saueressig, Kevin Hill, Karli Wittner, Samsam Hassan, Terrence Schwerm.

Absent: Mike Heuer.

Staff: Parks and Recreation Director Marshall Grange, Assistant to the Director Mary Monteith, and IS Assistant Michelle Blasko.

Also present, Todd Urbanski, Chaska Community Center Master Plan Representative from the Planning Commission.

3. Adopt Agenda

Motion by Keyport, second by Saueressig, to adopt the May 14, 2024 meeting Agenda.

4. Visitor Presentation

None in attendance

5. Approve Previous Meeting Minutes

5A. Motion by Wittner, second by Heieie, to approve the Chaska Parks and Recreation Commission meeting minutes of February 13, 2024.

6. Receive Council and Planning Meeting Minutes

6A. Council Minutes Meeting Minutes 02/05/2024, 03/04/2024, 04/01/2024, 04/15/2024.

6B. Planning Meeting Minutes 12/13/2023, 02/14/2024, 03/13/2024.

7. Action Items

7A. <u>Recommend City Council Approval of the Chaska Community Center Master Plan Report and the Acceptance of the Citizen Task Force's Recommendation</u>

Grange provided an overview of the Chaska Community Center Master Plan. He recognized and thanked all those from a wide representation of our community. He mentioned the various groups that were part of the process and all who provided feedback. He provided background on the Citizen Task Force, the Project Management team, Perkins and & Will staff who headed up the community engagement, as well as the community. All these groups helped shape the plan.

Grange talked about the why of the plan. In December of 2021, Grange went to the Council to get approval for seeking out architectural bids for the community center, as well as establishing a community task force.

The big why, was the fact that the community center was over 30 years old, and it was starting to show its age. Throughout the life of the community center, there has not been a funding source for deprecation, there have been several deferred maintenances and mechanical items that have come up needing repair/replacement, these costs were really adding up. Grange felt it was important to define a master plan as we were operating in a reaction mode. He felt it was important to develop a plan around that and figure out what it is going to take to sustain things moving forward.

Grange also provided feedback that was coming forward on the parking lot challenges, the facility gets a lot of use. Parking was the highest concern along with crossing over Park Ridge Drive to get to the community center.

30 years ago, recreation trends were different than today. We need to account for the fact that things have changed. This has brought forth an opportunity to create a new vision and new trends. When the community center was built, the population was 11,000, today we are around 28,000, and we will continue to grow. The community demographics have changed as well. We also need to account for that. We need to continue to provide this wonderful asset in our community and continue to provide the vibrancy it brings to all.

Heieie, who also has served on the task force, stepped up to explain the planning process for the community center and walked through the planning timeline. She summarized the feedback received at the community engagement events and provided an overview of the guiding principles for the project as well as the master plan objectives.

Saueressig reviewed the development of recommendations in the master plan. He showed the floor plans for the future phases and explained the purposes for the various areas.

Todd Urbanski explained the design recommendations and costs for phase 1, 2, 3, and 4. He provided an overview of the deferred maintenance items and an image to show the parking lot and access improvements. He also reviewed the facility improvements in each phase and clarified that phase 4 will not be pursued currently but will remain in the plan.

Grange explained the next steps to pursue as part of this plan including a survey of the community, and researching funding through a local sales tax, which is being discussed at a legislative level.

Branch thanked everyone involved for their work so far.

Wittner asked about financial investment at this point. Grange responded that the investment for the consultant was approximately $108,000 so far.

Keyport stated that if the goal for the community center expansion was to generate revenue, she asked if there have been any studies completed to estimate the potential for revenue growth with the different phases.

Grange answered that by adding additional fitness center space, which is one of the most desirable amenities, would gain more membership. He also added that enhancing the space of the pool area for regular programming would help as well. He commented there will not be extra revenue from the ice arena since there will not be major renovations, but there will be an improved experience with a new lobby and extra parking. The ice rinks are booked approximately 95% of the time that the community center is open. He added that there is a revenue potential with the indoor playground, which could be utilized for birthday parties as well as the redesign of the theater and the art lab. Those would bring in more foot traffic. There are a variety of amenities which allow gathering spaces, but those might not generate revenue, there likely will be a gap. Looking at how we fund the improvements, as well as the consideration of how to fund the ongoing operating budget needs to be determined. There needs to be a proper mix of revenue sources for the facility to financially sustain into the future.

Urbanski added that with the increased gym space, we could do pickleball. Pickleball courts are currently in demand and are fully booked a week in advance, there is demand there.

Urbanski stated everything Chaska has going on right now, it’s a lot. He commented that there are currently improvements happening to the fire and police department, as well as the public works department and the city hall. Many residents will not see the inside of those locations, but they will see the inside of the community center. We want to see our citizens. We need to find a way to fund this

Keyport stated that it would be more compelling for residents concerned about the costs to see the potential revenue.

Grange stated that there could be a potential to raise the rates when the renovations are complete, but this is not guaranteed. He wants to ensure the community center remains accessible for individuals, while the admission rates still reflect the high quality.

Schwerm commented that Shoreview expanded their fitness space and pool area and saw a 20 to 25 percent increase to the revenue stream. It is a balancing act, as operating and personnel costs have increased.

Heieie commented that the packet provided examples of the costs of community center improvements in other cities. She stated that no one covers their own costs from the revenue stream from the community center themselves. That is very validating to see and to recognize that goal is not achievable.

Schwerm stated that this is a very comprehensive report, and the recommendations are spot on and will set the community center up well for the future.

Saueressig asked if there was any metric to capture the rate of community engagement as it relates to this project in comparison to other projects in the community. Grange stated that the only comparison is the Pedestrian and Bicycle Master Plan. There were a variety of opportunities for community engagement, which allowed for a good response rate to the survey and feedback at the open house. He did not have a data point to demonstrate the community engagement.

Heieie asked if the city would be maintaining the project website with the next steps so as to not scare anyone with the large price tag. Grange answered that the domain expired. The city is working with the consultant to bring the information over to our website along with the final report for the community center website. Heieie suggested providing an opportunity to continue to provide community feedback on the website. Grange commented that this is still a concept. It is great to receive feedback until the final phase is completed.

Wynveen stated this is where the questionnaire with pointed questions about the community center might encourage people to provide more feedback on the website.

Grange explained that the task force suggested a one-page or two-page document to summarize the plan. This is very difficult to do as the project plan is very lengthy. He is currently working on this short summary. This website will have a QR code that will bring people to the website.

Hassan asked what will bring teens into these places, especially in the teen center, noting many teens currently just utilize the gym and leave. Grange responded that the arts and innovation lab may be an exciting place for teens to try new projects. He stated that the idea of the theater floor being flat will offer opportunities to bring in tables, chairs, and possibly drinks and snacks for teenagers to hang out.

Wittner stated that the city staff did their due diligence on this project, to bring people together, despite the costs of the project.

Saueressig commented that everyone would be appreciative of the values that the city staff reflect behind the scenes and all that is considered in the decision-making process.

Motion by Saueressig, second by Heieie, to recommend to City Council approval of the Chaska Community Center Master Plan Report and Acceptance of the Citizen Task Force's recommendation.

Motion Carried

8. Discussion Items

8A. Parks and Trails Updates

Grange gave an update on the concept plan for the addition of 5 more pickleball courts to be added at Lion's Park. This concept plan has been shared with an email list of pickleball players, on the City's website, and in a newsletter. The city has received positive feedback. He stated that a lot of this work is being completed in-house to save money on the project. The city received feedback that individuals prefer six or eight-foot fencing rather than four-foot fencing. They will review the feedback to move the project forward in the coming weeks. The intent would be to move forward this summer.

Schwerm suggested keeping the interior fencing shorter and the exterior fencing taller so people can see when courts are available.

Wynveen asked whether there would be programming at this location. Grange responded that this expansion would allow for expanding programming or pickleball tournaments.

Branch asked how the project would be funded. Grange answered that it is being funded through the annual Capital Asset Management Program and money that comes in from one of the tax levy programs that goes towards park enhancements. He mentioned that he received feedback to add windscreens to the fencing. He stated that this site does not need windscreens because it has trees on both sides, but they will consider installing fencing that can accommodate windscreens in the future, if necessary.

Hassan questioned what the color is and how soft the pavement is for shock absorption.

Schwerm responded that the courts are asphalt and there is color coating on top of the courts. Asphalt is the preferred surface and does well for shock absorption.

Grange stated that some indoor facilities have different surfaces, which is where the shock absorption question often comes up.

Branch asked where the original idea for the project occurred. Grange responded that the idea came from the pickleball players who often utilize the courts. There are long wait times at the courts. This idea was discussed with the proposed park enhancements brought forth to the City Council. The City Council recommended that the city staff move forward with building additional pickleball courts at this facility.

Wynveen asked if the pickleball courts are utilized all week long. Grange stated that the pickleball courts are one of the most utilized amenities at the parks. They are used throughout the day. The pickleball sport is growing and more young people are starting to play. This sport has really taken off.

Branch asked if the Parks and Recreation Department had their choice, would this be their first project. Grange answered that he supported the direction of this project with the popularity of the sport. There are other projects to consider, including ideas for the new community park. This site is appropriate for pickleball development.

Branch voiced approval for all that is happening at Lion's Park, noting it is a great family place for the City. He asked when the first pickleball court was installed. Grange stated that it was four tennis courts that were underutilized. Then they had combination tennis courts and pickleball courts and then transitioned to dedicated pickleball courts three years ago. Branch commented that it is a growing sport that people enjoy, and it has brought life back into that corner of the park.

Wittner asked if the sand volleyball courts were underutilized. Grange answered that they were underutilized and that this is a great place to add pickleball courts. In other cities, sand volleyball courts are utilized more.

Saueressig asked if people were not using the sand volleyball courts because of the conditions. Grange responded that there were two sand volleyball courts in fine condition. He didn't know if the park location impacted usage, but if there became a need for sand volleyball courts, they could consider this addition in Southwest Community Park.

Wynveen asked if these courts would be ready by River City Days. Grange answered that they most likely would not be ready by that time. He reviewed the big picture and stated that he is excited for the reinvestment into Lion's Park with the addition of the dog park, pump track, pickleball courts, and more. It is a park that is central to the community. Grange showed images of renderings of the playground options at Lion's Park. The playground offers a variety of options for children and would incorporate turf and mulch to be more accessible for kids of all abilities. The recreation team is implementing more adaptive programming at Lion's Park. The playground is scheduled to be installed in the late summer or early fall.

Grange provided an overview of the tree planting event at Lion's Park to establish new trees. 138 trees were planted. Grange stated that the shelter building near the dog park had fire damage. They are trying to renovate the bathroom to reopen for July 4th.

Grange showed images from Meadow Park to explain why it is not usable during construction. He thinks the planning process will start late summer or early fall. Grange invited residents to take part in the planning process to help shape the park. He showed images from the Autumn Woods Development, where they are starting to think about the park development process. This will be a project to start sooner rather than later. Heieie suggested this could be an opportunity to involve the area neighbors in planning and discussion as the development continues. Grange commented that they will need to consider how existing residents can access the park from current homes and the new development.

Grange showed images from the Miracle Field and the Universal Playground. There will be another Chaska Cares Music Fest in September at Fireman's Park to help fundraise for the Miracle Field. Heieie asked how to enforce admissions at Fireman's Park. Grange answered that there could be a nominal wristband fee for those who want to drink. There could also be fundraising during the event, but the goal would be to drive up food and beverage sales. For future events, they could consider putting up temporary fencing.

Heieie asked if they were considering changing to an earlier time and not be an adult-only event. She commented that the costs of the tickets were almost as much as a babysitter. There might be a likelihood that families would possibly attend.

Grange responded that since it was a Friday, it would be an evening event. They are considering holding dates for a Saturday event next year to allow for a longer program. The event is more of a Rotary event, and they desire a music festival with multiple bands. There are many family-friendly events that are currently offered. He acknowledged the work of the Chaska Lions Club for dedicating $300,000 in funds for the Miracle League project. The city has submitted an application to the Congressional Direct Spending bill to receive more support. Apple Valley received funding a few years ago via that opportunity. Grange mentioned that these amenities would be a part of the Southwest Community Park, there needs to be a master plan done for the park to consider what the community wants and where amenities should be located. They might consider a citizen's task force for this project.

Grange shared that AEDs were installed in some of the parks recently. He thanked those who collaborated to provide funds and those who did the installing of the AEDs. Grange reviewed the paving project at Koenig Creek Trail, noting this trail is currently gravel but can be hard to utilize when it is wet. Public Works has been preparing it for paving. Wynveen asked how long the trail is. Grange shared about a mile and a half. Grange displayed images from Savanna Oaks Park which was prepared for paving last fall and will be paved shortly after Memorial Day.

He showed an image of the downtown underpass that will hopefully be finished late-June to the middle of July. Grange commented that the downtown underpass will create a fun safe crossing.

He also shared that Bob Lincoln hosted an educational three-part series at the library to talk about upcoming local projects. Grange was invited to speak. The final class was on riding bike and bike safety. The group did a ride on the last night of class. There could possibly be a weekly Wednesday night group ride in Chaska, he will see if there is enough interest.

8B. <u>Recreation Updates</u>

Grange stated that there was a Bike to School event last week. He showed photos from Clover Ridge. The event was well-received and there were many bikes. This event reduced the number of cars at drop-off and encouraged individuals to bike more often. He commented that La Academia also participated in the event for the first time with a bike at a school event, since many kids live farther away. Community Education and teachers provided bikes at the event for students who were not able to bring their own bikes.

Grange displayed a picture to show the demonstration project for the Safe Routes to School plan. The roundabout at the Clover Ridge Elementary School is a place that is difficult to cross. The demonstration was to narrow the width of the roundabout and provide safer crossing. Students and City staff collaborated to create this demonstration. There are signs up to explain the demonstration project and receive feedback. They will determine the response to the demonstration project to figure out the next steps for this location. Grange commented that the goal was to apply to become a bicycle-friendly community this year, he explained the background of the program, including the benchmarking criteria. There is a 50 percent success rate on the application. The application is detailed and over one hundred pages, we decided to take some additional time to work on it and hope to apply by June 2025.

He reviewed the Resilient Communities projects where students from the U of M can work along with professors to deliver projects and gain experience. The City of Chaska has submitted project ideas in relation to the Pedestrian and Bicycle Master Plan included developing an evaluation plan to determine the current and future state of biking and walking. Another project was to build on the trail wayfinding within the plan to define a system wide trail wayfinding plan. These projects cost between $5,000 to

$6,000. The Statewide Health Improvement Partnership Grant could help cover the trail wayfinding project. The city is not required to implement these plans.

Grange commented that the USA Curling 5 and U National Championships were hosted a few weekends ago at the curling center and was well received. The team that won was from Duluth, it was a great event to see here locally.

He commented that the Loop at Chaska is open and there has been positive feedback. A unique facility for sure. Heieie asked what the process was for the Goodman Group to get naming rights on the clubhouse. Grange responded that the City Council decided to keep the course sustainable since it was previously starting to show age and there was a decrease in rounds played, along with the need to replace the irrigation system. He commented that this site is not suitable for redevelopment because it is swampy. It did not seem appropriate to replace the site as it was, but they were able to create a partnership with Barrier Free Golf, who secured sponsorship dollars from local businesses to help cover the costs to help with the replacement of the irrigation beyond the City's contribution. Grange stated that the Goodman Group must have contributed beyond other businesses to receive naming rights of the clubhouse.

Heieie clarified that Barrier Free Golf hosted these partnership opportunities.

Grange reviewed the Understanding Autism event that happened on May 9 at the Chaska Community Theater. There was a large great turnout. Wynveen asked if there was a recording of this presentation for those who were not able to attend. Grange commented that they did not get a recording of the event since it was more costly but hopes to invite them back in the future since the event was widely received.

Grange stated that there was a paint the ice event recently prior to the ice out and displayed pictures. Staff came up with some fun ideas during this time. He noted there were additional opportunities for the ice use area, such as roller-skating and possibly a bounce house bonanza prior to replacing the ice. He reviewed more future events occurring in the next couple weeks, including the Chaska Outdoor Recreation Experience, the Clayhole Concert Series, the SW Metro Chamber Farmers Market, free Yoga on Mondays, and free PiYo on Fridays. The annual Fishing with Friends Youth Fishing Clinic is also coming soon.

8C. Facility Naming Rights Update

Grange stated that they are under contract with the Superlative Group and there are active conversations with eight to ten businesses. The Superlative Group is on a retainer, and it will likely be discontinued in August. There is an agreement that if a company were to responds within the next year, we can continue conversations with them.

9. Other Business

9A. <u>Round Table</u>

Schwerm attended the Taste of Chaska, it was well-attended. He enjoyed it.

Wittner attended Earth Day in May and checked out the Bike Rodeo.

Heieie participated in Safe Routes to School. They biked along Koenig Trail. She participated in Christmas in May, which was a good opportunity to see the turnout. She appreciated Public Works for the continued trail maintenance.

Saueressig attended a double-header softball game where his daughter played, the park was full of people, it was great. I would note that Erin Link is an asset to the Parks and Recreation Department. We are lucky to have her.

Wynveen played the Loop and commented that it was a good experience. The Loop can be a challenge for all levels of golfers. This can also be a good location for kids to practice their golf game. Chaska is an inclusive community for different individuals.

Keyport participated in Christmas in May and is grateful for the opportunity to impact a single family. She thanked Mary for organizing the event.

Hassan attended a local play at school, her friends were in it. She recently went to the Arboretum; it is really nice now this time of year.

Hill stated that his family picked up trash around Community Park on Earth Day. They have made a game out of picking up the trash and the kids getting rewards for it. His children participated in biking to school.

10. Other Business

10A. None

11. Adjourn Meeting

Motion to Adjourn the May 14, 2024, meeting by Heieie, second by Wynveen.

Roll Call to Adjourn at 9:06 p.m.

Next meeting: June 11, 2024

- MINUTES -
CHASKA CITY COUNCIL
MAY 6, 2024

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

2.Pledge of Allegiance

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

Absent: None.

Also Present: Matt Podhradsky, City Administrator; Krista Mark, Communications Coordinator; Elise Durbin, Assistant Administrator; and Christophe Morschen, City Attorney.

4. Adopt the Agenda
Motion by Councilmember Hubbard, second by Councilmember Grau to adopt the agenda as presented. Motion carried.

5. Proclamation
5.A. Professional Municipal Clerks Week
Mayor Windschitl read the proclamation recognizing Professional Municipal Clerks Week.

City Administrator Podhradsky pointed out the City has two clerks, and one is finishing up their certification this week.

Mayor Windschitl noted Armed Forces Day is May 18, National Police Week is May 12 through 18, Military Appreciation Month is for the entire month of May, Firefighters Day is May 4, National Teacher's Appreciation Week is May 6 through 10, Nurses Week is May 6 through 12, and Public Service Recognition Week is May 5 to 11.

Councilmember Grau added May is also Asian Pacific American Heritage Month.

Councilmember Hubbard stated it is also Correction Officer Week.

6. Visitor Presentation
6.A. State of the Library Presentation – Jodi Edstrom and Kevin Spencer
Jodi Edstrom, Carver County Library Director, introduced herself and Kevin Spencer, Chaska Branch Manager. She explained the theme of the Annual Report is community through community learning, gathering, partnership, and grants. She listed a number of programs and opportunities offered by the Carver County Library system throughout the year.

Ms. Edstrom noted the library introduced automatic renewals for books without waiting lists. There are also text messaging notifications. There are also in-person, online, hybrid, and self-directed programs, and there were more than 13,000 adult participants.

Ms. Edstrom pointed out there were over 1.3 million checkouts for library items. Storytime attendance topped 10,000 kids. One of the online youth services programs reached over 22,000 views. Additionally, library meeting rooms were booked over 875 times.

Mr. Spencer showed a pie chart. A large majority of the circulation in 2023 was children's books. Almost 3,000 library card holders were added, which increased the total card holders to over 15,000. More than 2,500 people attended in-library programs and over 565 of volunteer time was donated.

Mr. Spencer noted his philosophy for the library is a community hub. He detailed events and programs such as the 101 Year celebration, the adult winter reading program, the seed library extension, teen programming, the youth summer reading program, and story times. Connecting with the community is the most important part of a library.

Mr. Spencer explained all of the processing of materials is a huge job and takes place at the Library Administration building. He recognized the impact of Friends of the Chaska Library.

Mr. Spencer added he is focused on the future of the library. He hopes to create a library as a destination by incorporating a children's museum or something else to attract even more visitors. He showed images of other libraries around the United States.

Councilmember Hubbard noted her love of the library and all it has to offer. The library goes above and beyond what one would expect of a library.

Councilmember Huang stated libraries are an institution intersecting with some issues retail faces. They have been impacted by COVID-19 and technology. Libraries are so much more than books. Mr. Spencer agreed libraries are a vibrant place.

Councilmember Grau shared an opportunity for the library to obtain more Asian heritage materials through the May Book Project. Mr. Spencer stated it is important for all people to find reflections of themselves in the library.

Councilmember Hatfield pointed out it was Mr. Spencer's presentation to the Council. He has done a great job filling Ms. Edstrom's shoes after her promotion. It is exciting to hear updates from the library. She thanked them for their work in Chaska.

Mayor Windschitl noted he has been to the library more in the past year than the rest of his life. The City will be building a new library soon. He asked if there is a standard footprint the County recommends or any processes underway.

City Administrator Podhradsky stated the typical process is a collaboration between the County and the City. There is also usually a citizen task force that provides input. The square footage is usually one square foot for each person in the City. The current building is 8,000 square feet, which is rather small for a community of Chaska's size.

Mayor Windschitl stated Staff and the community need to start preparations to streamline the future building process.

7. Approve Previous Meeting Minutes
7.A. Approve the April 15, 2024 City Council Meeting Minutes
Motion by Councilmember Hubbard, second by Councilmember Hatfield to approve the minutes of the April 15, 2024 City Council meeting.
Motion carried.

8. Consent Agenda
Mayor Windschitl asked for more information on Consent Agenda Item 8F. Adopt Resolution 2024-35 Approving and Amending the Municipal State Aid (MSA) Streets of the City of Chaska. City Administrator Podhradsky explained some streets need to be added and some removed to the MSA.

Councilmember Hatfield asked if all of the transient accommodations renewals are addressed at the same time, referring to Consent Agenda Item 8L. Approve Transient Accommodation Renewal - Super 8. She pointed out one location is not listed. City Administrator Podhradsky stated the other location is working on selling. Staff plans to bring the item back to the Council once the owner works on some improvements.

Councilmember Hubbard asked when Costco is going to open. City Administrator Podhradsky stated the opening date is planned for July 13, 2024. However, the plumbers are on strike, which might delay some of the work.

Motion by Councilmember Huang, second by Councilmember Hubbard to approve the Consent Agenda Items A through L:

A. Adopt Resolution 2024-36 Awarding bid for the NE Collector - Savanna Way Phase 2 Project

Motion to adopt Resolution 2024-36, awarding the bid for the NE Collector – Savanna Way Phase 2 Project to Swan Companies, Inc. in the low bid total amount of $1,879,880.03.

B. Adopt Resolution 2024-38 Awarding bid for Bavaria Road Turn Lane Improvements at SW Christian High School

Motion to adopt Resolution 2024-38, awarding the bid for the Bavaria Road Turn Lane Improvements at Southwest Christian High School project to Kusske Construction Co. in the low bid total amount of $914,480.80.

C. Adopt Resolution 2024-40 Awarding Bid for the 2024 Overlay Program

Motion to approve Resolution 2024-40 awarding the bid for the 2024 Overlay Program to Northwest Asphalt in the low bid amount of $503,302.72.

D. Adopt Resolution 2024-41 Approving a Real Estate Donation Agreement - Lucero Izaguirre

Motion to adopt Resolution 2024-41 approving a Settlement and Release and Easement Agreement with Lucero Izaguirre.

E. Adopt Resolution 2024-39 Approving a Real Estate Donation Agreement - United Sugar Producers & Refiners Cooperative

Motion to adopt Resolution 2024-39 approving a Real Estate Purchase and Donation Agreement for property PID 30.6400110.

F. Adopt Resolution 2024-35 Approving and Amending the Municipal State Aid Streets of the City of Chaska

Motion to Adopt a Resolution 2024-35 Approving and Amending the Municipal State Aid Streets of the City of Chaska.

G. Adopt Resolution 2024-37 Accepting Gifts and Donations

Motion to adopt Resolution 2024-37 acknowledging and accepting gifts to the City of Chaska received during the period January 1, 2024 through March 31, 2024.

H. Approval of 2023 Interfund Transfers

Motion to approve 2023 interfund transfers to be reported as Other Financing Sources and Uses in the 2023 Annual Financial Report.

I. Approve Teamsters Local #320 Contract

Motion to approve employment contract for the 2024-2025 period between the City of Chaska and Teamsters Local 320, with this agreement becoming effective January 1, 2024.

J. Approval of Off Sale Intoxicating and Sunday Sale Liquor License – Costco

Motion to approve an Off-Sale Intoxicating Liquor License and Sunday Sale license for Costco Wholesale Corporation, DBA Costco Wholesale #1646, located at 2 Oakridge Drive, Chaska.

K. Approve Temporary On-Sale Intoxicating License for Guardian Angels Church

Motion to approve Temporary On-Sale Intoxicating License TW.24.03 for Guardian Angels Church, allowing them to serve intoxicating beverages at the AngelFest Celebration, effective September 29, 2024.

L. Approve Transient Accommodation Renewal - Super 8

Motion to approve the 2024-2025 transient accommodation license effective May 1, 2024, through April 30, 2025.
Motion carried.

9. Action Items

10. Bills
10.A. Accounts Payable Claims Roster 6-5-2024
The Council requested further information about bills on pages 1, 34, and 35.

City Administrator Podhradsky provided further information regarding those bills.

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

11. Other Business
11.A. City Administrator's Report
11.A.i. Bi-Weekly Report 6-5-2024

Councilmember Hatfield:

- Noted Christmas in May was recently held.
- Pointed out The Loop opened.
- Stated the Fire Department and Police Department are having another Battle of the Badges with a food drive.
- Stated there is a bike and helmet sale at the Municipal Services Building.
- Shared Coffee with a Cop is on May 15 at the south Caribou.
- Added Food Distribution is May 16.
- Encouraged people to check out the Parks and Recreation page for information on more events.

Councilmember Hubbard:

- Agreed Christmas in May was an amazing event.
- Thanked St. John's for their participation in Christmas in May.
- Attended the opening of The Loop. Many people participated in the preparations and success of the event and the course itself.
- Attended the Cinco de Mayo celebration hosted by the local Rotary Club.
- Attended the First Responder Luncheon where Officer Jahnke was honored.
- Pointed out Mother's Day is the upcoming weekend and thanked the caregivers for their service.

Councilmember Huang:

- Pointed out the Fire Department moved to its temporary location on April 25, 2024.
- Noted the turnout for Christmas in May was impressive.
- Attended The Loop grand opening. Barrier-free golf is a wonderful, unique concept.
- Noted Taste of Chaska is May 8, 2024.
- Stated River City Days is July 26, 2024.
- Stated the Chaska History Society is hosting tours and reenactment performances.
- Shared the Veteran's Day Service is coming up.
- Pointed out Officer Jahnke is retiring at the end of the month.
- Added Southwest Transit is working on a new prototype run of autonomous vehicles in Eden Prairie.
- Wished the mothers a Happy Mother's Day.

Councilmember Grau:

- Agreed Christmas in May is a great community event.
- Noted the Chaska Classic will be that coming weekend with 51 baseball teams participating.

Assistant City Administrator Durbin:

- Pointed out demolition began on the old Fire Station.

City Administrator Podhradsky:

- Thanked the community for their efforts with Christmas in May.
- Noted his appreciation of The Loop and the opportunity for his disabled son to participate in such an event.

Mayor Windschitl:

- Stated he is proud of The Loop and its impact on the community.
- Thanked the Council for their boldness in their support of The Loop.
- Agreed Christmas in May was an amazing event and encouraged more people to participate in future years.
- Pointed out the Under-5 Curling Championship was hosted at the end of April, and a Duluth team won it.
- Added the U.S. Amateur Golf Championship will be held at Hazeltine National Golf Club and Chaska Town Course in April.
- Encouraged the community to attend the Veteran's event on Monday.
- Noted the fishing opener is soon.
- Wished folks a Happy Mother's Day.

<u>12. Adjourn</u>
Motion by Councilmember Hubbard, second by Councilmember Huang to adjourn the meeting at 8:06 p.m.
Motion carried.

- MINUTES -
CHASKA CITY COUNCIL
MAY 20, 2024

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

2.Pledge of Allegiance

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

Absent: None.

Also Present: Matt Podhradsky, City Administrator; Noel Graczyk, Administrative Services Director; Krista Mark, Communications Coordinator; Elise Durbin, Assistant City Administrator; Marshall Grange, Parks and Recreation Director; Nate Kabat, Community Development Director; Liz Hanson, City Planner; Ashley Cauley, City Planner; and Christophe Morschen, City Attorney.

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

5. Visitor Presentation
John Sigfreid, 110696 Village Road #105, stated the contract regarding landscaping downtown has a high variance between the lowest and highest bid. The best bid was $400,000 cheaper than other bids and $300,000 less than what the Engineer estimated. He asked if there is a contingency or policy in place to handle change orders.

Mr. Sigfried added parking has been destroyed by construction or is inaccessible due to construction. There is no solution offered by the City. He requested the construction workers not take up the best parking spots. Some financial assistance was provided to the wine store to offset the loss of business from construction. The same should be considered for La Hermosa and Revive Nutrition.

Fred Koivumaki, 276 Jasper Circle N, pointed out he emailed each member of the Council regarding a development. Mayor Windschitl stated the development is on the agenda for the evening, so the Council will discuss it. Mr. Koivumaki noted the infrastructure is interesting because it will complete a circle. He requested it be compatible with the lot size that is already in place.

6. Approve Previous Meeting Minutes
6.A. Approve the May 6, 2024 City Council Meeting Minutes

Motion by Councilmember Hatfield, second by Councilmember Grau to approve the minutes of the May 6, 2024 City Council meeting.
Motion carried.

7. Consent Agenda
Councilmember Hatfield stated she drove by the Habitat for Humanity development, and it looks great. She thanked Habitat for Humanity for their work in the community.

Councilmember Grau asked for Staff's thoughts on the landscaping bid. City Administrator Podhradsky explained the Engineering Department has the most concern about bids and the bidder's ability to complete the projects. The City doesn't have a lot of leeway to reject bids. Staff sits down with the best bidder before bringing any bids to the Council. The bidder is going to work quickly and use a lot of staff.

Mayor Windschitl added some people bid really high because they are unable to take on the project.

Councilmember Huang asked if Chaska had worked with the contractor before. City Administrator Podhradsky stated the City has not worked with the contractor previously.

Councilmember Huang asked if options are in place should the contractor not follow through. City Attorney Christophe Morschen noted there are a number of legal avenues the City could access should need to seek out recourse.

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

A. Adopt Resolution 2024-42 Awarding the Bid for 2-115kV Breakers for the Minnesota River Substation

Motion to Adopt Resolution No. 2024-42, awarding the bid for the 2-115kV Breakers for the Minnesota River Substation to Siemens for the amount of $208,700.00.

B. Adopt Resolution 2024-43 Awarding Bid for Exterior Renovation and Roof Replacement of FoodShelf/Well 4 Building

Motion to Adopt Resolution No. 2024-43, awarding the bid for the Exterior Renovation and Roof Replacement of the Bountiful Baskets Food Shelf/Well 4 Building to Allied Construction, in the amount of $321,320.00.

C. Adopt Resolution 2024-45 Awarding bid for the 2024 Downtown Project - Landscaping/Irrigation Project

Motion to adopt Resolution No. 2024-45, Awarding the bid for the 2024 Downtown Project – Landscaping/Irrigation Project to Valdes Land Care and Snow Removal, LLC in the low bid total amount of $534,662.50.

D. Joint Powers and Mutual Aid Agreement for State Delegated Building Inspections

Motion authorizing the Mayor and City Administrator to enter into a Joint Powers and Mutual Aid Agreement for state delegated building inspections with the Cities of Chanhassen and Victoria.

E. Approve 2024-2025 Liquor License Renewals

Motion to approve liquor license renewals as itemized on Schedule A attached, effective July 1, 2024 through June 30, 2025, with contingencies as noted.

F. RFA Approve Meeting Time Change for Parks and Recreation Commission

Motion to Approve the Parks and Recreation Commission Request to Change the Monthly Meeting Start Time To 6:30 pm for the remainder of 2024.

G. Accepting Public Improvements – Shepard of the Hills Development by Twin Cities Habitat for Humanity

Motion to accept the public improvements for the Shepherd of the Hill Development as municipal facilities and adjust bond accordingly.
Motion carried.

8. Action Items

8.A. Motion to adopt Resolution No. 2024-50 approving the Concept Plan for Jaspers Circle/ Todd Olin/ PC #2024-06

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

Councilmember Hatfield noted she drove through the area. It is important for the developer to fit the existing neighborhood. Traffic is always hard, but the roundabouts will be helpful.

Councilmember Hubbard asked if the ghost plot was considered. Ms. Cauley explained it would be considered with the Comprehensive Guide Plan.

Councilmember Huang asked if the future ghost plot is the same density as the proposal. Ms. Cauley stated she doesn't have the exact calculation with her.

Mayor Windschitl asked if the ghost plat was originally planned or if there is one in the future. Ms. Cauley stated the initial ghost plat was submitted in 1997. The second ghost plat was submitted with this Concept Plan.

Councilmember Hubbard clarified her previous question was regarding the future ghost plat. Ms. Cauley stated she can't answer with a specific number.

City Administrator Podhradsky pointed out they use a general calculation for the ghost plat. Ms. Cauley stated the intersections would have been built with the ghost plats in consideration.

Mayor Windschitl asked if the future ghost plat would only be in place should the owner sell the land. Community Development Director Nate Kabat explained the applicant isn't putting anything forward for the northern portion. It is merely a proof of concept showing a potential option. Mayor Windschitl stated it is important to talk about it nonetheless.

Councilmember Huang stated he would like to know how many lots would be in the future ghost plat should the same density be applied to it.

Councilmember Grau stated the thresholds aren't being hit which would require green space or landscaping requirements. Ms. Cauley confirmed that was correct.

Mayor Windschitl asked how high a berm would be on the side for Hwy 41. Ms. Cauley stated one condition of approval is a berm on lots three through nine. The specific height has yet to be determined. Mayor Windschitl pointed out the berms make the lots much smaller.

Mayor Windschitl asked if the public had any comments.

Donelle Heieie, 303 Groves Drive, noted she is concerned about the proposed number of lots. The developer pushes a self-serving narrative and ignores the community's values. The increased density should not be accepted due to poor planning or bad investment. People are more important than profits.

Jill Randall, 1696 White Oak Drive, pointed out she wasn't aware of previous meetings as she was not within the notification area. However, the development would impact her. There should be an additional access point to the neighborhood for safety purposes. Her car has been hit by a truck, and she has had to run for her life while cars are fishtailing on her street. There is also a lot of dead wildlife in the streets due to the speeding. Additional traffic would only make the neighborhood less safe.

Commissioner Hubbard explained infill projects are always hard. The reason for only one access is a decision by the Minnesota Department of Transportation. There seems to be justification for the lot sizes. However, the lot sizes are too small. Both the current and future residents need to be considered.

Commissioner Hubbard noted it is likely that the Planning Commission struggled with a decision, which is why they added so many conditions. She stated she would like to see the lot sizes be made more similar to the existing lots.

Commissioner Grau agreed the traffic increase is inconvenient. The average lot size is comparable to other nearby developments. However, the price point seems much higher. Ultimately, it is the market that will dictate the price. The berm is questionable. He chose his location for his family because of the larger lot size as it is more suitable for a family. There is a huge value in lot size.

Commissioner Grau pointed out it is expected for a developer to make the most money off of their investment. There is some change in the plan during the site plan review. The economics have changed over time.

City Administrator Podhradsky explained the concept plan phase is the appropriate time to inform the developer of preferred density in order for them to have a chance at the site plan phase.

Commissioner Hubbard added landscaping as screening takes a lot to make an impact. Commissioner Grau stated he wouldn't like to see a wall there either.

Councilmember Huang stated the current neighborhood is built at a density of 1.8. The developer is looking to build at the median of the current standard, which is different than previous standards. It is a hard balance between reducing density while keeping the price point within a reasonable range. He added a higher price point would also bring in a different type of neighbor.

Councilmember Huang agreed the berm is concerning. There isn't enough space to create a noise barrier with landscaping. The berm, however, also takes up a lot of room.

Councilmember Huang stated he wouldn't be comfortable with the proposal until all impacted parties are okay with it. He doesn't want to leave a legacy of poor decisions. The residents will be in their homes much longer than the Councilmembers will be on the Council.

Councilmember Hatfield stated she lives downtown, and none of the homes look alike. However, she likes that. New builds are never going to perfectly match the existing homes. Also, infill is hard. When the Council asks for fewer lots, the developer has to offer larger houses.

Councilmember Grau stated while the lot average is listed at 0.19, if the largest lot is removed from the average, the average goes down to 0.17. Multiple lots are 0.14. Those can fit elsewhere, but it's not appropriate for the area.

Councilmember Hatfield added removing only two lots would make a big impact on other lots. Councilmember Hubbard stated consistency in lot size makes a more cohesive neighborhood.

Mayor Windschitl asked if the starting cost of $550,000 is for the small lots. Todd Olin, Land and Resource Consulting, stated the smaller lots cost $550,000 while the larger ones are closer to $650,000. They plan to build a similar square footage home as the existing homes.

Mr. Olin explained the proposal is very similar to other infill. The fixed costs remain the same despite the number of homes built. They hope to keep the homes at a reasonable price point that are similar to others in the neighborhood. Ultimately, the developer is committed to working with the neighbors and Staff to reach a compromise.

Mr. Olin stated the proposal is similar to homes north or south on White Oak. There is also value in creating a neighborhood with a range of options. The higher end of the density requirements are able to be met because land is removed for stormwater and right of ways.

Mr. Olin added the developer wants to build two of the homes for his own children because he values the community.

Mr. Olin noted the developer always needs to make a profit off an investment, otherwise there wouldn't be any new development. They typically aim for profits of 40 to 50 percent at the start with a final profit margin of 35 percent. The proposal is already on the lower end of appropriate profit margins to best suit the interests of the neighborhood.

Mayor Windschitl asked what Mr. Olin heard from the neighbors. Mr. Olin stated the neighbors expressed concerns about traffic, character, and density. Mayor Windschitl asked how those concerns can be addressed. Mr. Olin stated they plan to go back to the drawing board to determine what best fits the character of the neighborhood.

Mayor Windschitl stated the area was ghosted for eight, but the developer is at 16. There needs to be another option to serve all parties. The developer needs to be creative as 16 is too many.

Mayor Windschitl added there is no cutting through the neighborhood, and the majority of speeders are neighbors. He suggested the neighborhood start an email chain to call out speeders.

Commissioner Huang stated the best litmus test of a successful development is happy neighbors. Mr. Olin noted he isn't sure they will get there, but they will make the best effort to find a compromise.

Mayor Windschitl stated the Council can vote for approval to allow time for the developer to make some changes. The development could still be rejected at the site plan phase. City Administrator Podhradsky confirmed that would be appropriate. He suggested stronger language be used to direct Staff to work with the developer to determine the appropriate size of density.

Commissioner Grau thanked Mr. Olin for speaking with the Council and his willingness to work with the neighbors.

Councilmember Huang pointed out he would not vote in favor of the approval. He plans to change his vote once the neighbors are on board.

Mayor Windschitl asked what would happen if all Councilmembers voted against the proposal. Mr. Kabat stated the developer would have to resubmit the concept plan. There would typically need to be findings to support the denial.

Mr. Olin asked if there is a one-year time period required before a similar concept plan is submitted. City Administrator Podhradsky stated Staff will have to check the Zoning Ordinance for requirements.

Mayor Windschitl explained the Planning Commission approved the proposal because it meets the legal requirements in the code. The Council makes the determination if the specific proposal fits with the area. Voting in favor of the concept plan would allow the developer to further refine the plan.

City Administrator Podhradsky stated there is a waiting period for resubmission when rezoning is being considered, but there is not for the concept plan.

Motion by Councilmember Hatfield, second by Councilmember Hubbard to adopt Resolution 2024-50 approving the concept plan for Jasper Circle including the conditions from the Planning

Commission recommendation with an additional condition to direct Staff to work with the developer to determine an appropriate density.
Motion carried 4-1.

8.B. Motion to adopt Resolution No. 2024-48 OR Resolution 2024-52 and Ordinance No. 1045 Approving the Preliminary Site & Building Plan and Rezoning for Hazeltine National Golf Course - Northwest/Hazeltine National Golf Course/PC #2024-07
City Administrator Podhradsky introduced the item to the Council and City Planner Liz Hanson provided a presentation on it.

Mayor Windschitl asked if it is legal for the two items to be combined. Ms. Hanson confirmed it is legal, though there are two separate motions due to differing timelines.

Councilmember Hubbard asked why the developer wants to eliminate the ninth condition. Ms. Hanson stated they didn't believe it was necessary because one access is minimally used.

Councilmember Hatfield asked why the developer wants to keep open to two sidewalks. Ms. Hanson stated the developer wanted to keep their options open.

City Administrator Podhradsky noted it would be very rare for the eleventh condition to work out because there are different property owners.

Mayor Windschitl stated the options have already been explored, and it is more feasible to keep the sidewalk on the south side.

Mr. Kabat recommended the condition be clarified. The applicant is implementing the sidewalk, whether it is on the south or north side. It is unheard of for the City to contribute to that. City Administrator Podhradsky stated there is no precedent for a developer to push a sidewalk or other feature onto another property.

Councilmember Huang asked if the Council could eliminate the ninth condition and add the eleventh condition. City Administrator Podhradsky confirmed that could be done.

Councilmember Grau asked if cities, where Airbnbs and the like are banned, would disallow the villas. City Administrator Podhradsky stated that wouldn't be a conflict.

Phil Anderson, General Manager of Hazeltine National Golf Club, explained the access points are important to the Club for situations such as deliveries or busses with certain professionals.

Mayor Windschitl asked how the service access is set up. Mr. Anderson stated the service access has a gate with a right-hand turn to the loading area. The deliveries flare on both sides. It is important to have multiple exit options for certain guests the course has.

Mayor Windschitl asked Staff why they prefer fewer access points. Ms. Hanson noted it is to increase safety at the intersection.

Mr. Anderson stated it is a right-hand turn into the facility, and there isn't an opportunity to turn left out of the gate. One service gate is for entry and one service gate is for exiting. They try to separate the delivery traffic from the guest traffic.

Mr. Kabat stated there is a service exit near Birdie Lane, which is an opportunity to combine it with the main access.

Councilmember Hubbard asked if there is a stop sign at the main entrance. Mr. Anderson stated there is a guard house with an employee. Members would have access with technology usage. As for exit, there is a stop before continuing down the road.

Brady Busselman, representative of Sambatek and consulting Civil Engineer, explained Hazeltine Boulevard is essentially acting as a cul-de-sac. The entrance is designed to guide guests to the main gate.

Mr. Anderson showed a map of the route the trucks take to access the loading dock by backing in. Mayor Windschitl stated the route shows the trucks already mingle with the guests by going through the parking area.

Mr. Busselman stated the alternative on the west entrance would require significant widening. There is also an opportunity for busses to access through the service gate adjacent to the main gate.

Mayor Windschitl stated the main exit is a pinch point. Mr. Anderson shared an example of a bus full of a team entering the area could be streamlined instead of going through security with spectators or other guests. Their shareholders have requirements for multiple access points. Mayor Windschitl stated it makes sense for the right-hand turn to enter, but it still crosses the guest parking.

Commissioner Grau stated the approach is important to promote member experience at the entrance and exit. They are trying to promote celebrity and privacy.

Councilmember Hubbard noted there is an issue with pedestrian safety. Routing trucks through the same area as pedestrians and parking isn't safe.

Mr. Anderson stated the residents living on the property aren't regularly leaving the property. Also, the road is closed during major events.

Councilmember Hubbard pointed out weddings are hosted at the venue. Mr. Anderson confirmed that is correct, and the parking is mainstreamed. Moving the gate up and eliminating the left-hand turn is intended to promote pedestrian safety. Also, there are only six to eight deliveries each day. Councilmember Hubbard stated her concern isn't with the deliveries but pedestrians crossing the parking lot.

Mr. Busselman provided a document to the Council showing the alternative and explained the median and access point would have to be opened up on the west side. In that scenario, trucks would be routed through both parking lots.

Mr. Kabat noted it is uncommon for there to be so many access points onto a roadway as it is generally less safe. Staff has tried to minimize the impact. Options to eliminate the access have not been thoroughly explored. The intention is to work toward a solution for all parties.

City Administrator Podhradsky stated Council can approve the item and allow Staff to review alternative options. Councilmember Huang asked if there can be a condition requiring the access points be worked out with Staff. City Administrator Podhradsky stated that could be an option. Ultimately, the issue isn't a hill to die on, and it is being over-complicated.

Mr. Kabat pointed out Staff prepared multiple options for the Council to consider.

City Administrator Podhradsky added their needs to be direction from Council on the trail side.

Mr. Anderson stated the Course is passionate about having a safe community and working with their neighbors. They have considered the option of only one crossing over Hazeltine Boulevard to promote safety.

Councilmember Grau asked if the option would require Hazeltine to purchase the land for the sidewalk. City Administrator Podhradsky stated for it to be equitable with other developments in the City, it shouldn't be paid for by the City.

Councilmember Grau asked if Hazeltine has considered purchased the property to add the sidewalk. Mr. Anderson stated they aren't looking to buy more property. Instead, they are hoping to make an investment in the community and help pay for the cost of the sidewalk. They need to explore if there is enough room in the right of way.

Councilmember Huang stated there needs to be sidewalk no matter what. It is the onus of the developer to pay for it. City Administrator Podhradsky pointed out he has never seen a scenario where a sidewalk or trail is shifted across the road. The other side of the road likely has other requirements to consider. Councilmember Huang added consistency is key.

Mr. Anderson explained no one is exiting the property from the villas to access the sidewalk. City Administrator Podhradsky stated no one is disputing that.

Councilmember Grau stated he understands the uniqueness of the entrance requirements. However, the sidewalk is another story. It has to fit the neighborhood and be consistent with other developments in Chaska.

Mayor Windschitl stated he doesn't see what else can be explored beyond what has been discuss. The sidewalk needs to be in line with City standards.

Mr. Busselman stated the plans show right of way on the northern side of the property, so considerations of the right of way need to be considered for the sidewalk.

Mayor Windschitl stated the right of way is for utility access. City Administrator Podhradsky agreed a sidewalk wouldn't be put on top of utilities. There are utilities on the north and south sides of the Boulevard.

Mayor Windschitl stated Staff will need to sit down with the applicant to determine alternative options for the sidewalk and access points. It is the appropriate way to do business.

Mr. Anderson explained the sidewalk proposal was to decrease the number of street crossings for their neighbors.

Motion by Councilmember Huang, second by Councilmember Hubbard to adopt Resolution 2024-48 approving the Preliminary Site & Building Plan for Hazeltine Golf Course consistent with Staff's recommendations to keep condition #11 to require a pedestrian connection on the south side of Hazeltine Boulevard and to direct Staff to work with the applicant regarding access and condition #9.

Ms. Hanson requested a sixteenth condition be amended to tie the approval of the final plans of the villas to the upcoming preliminary plans for a new performance center.

Substitute motion by Councilmember Huang, second by Councilmember Hubbard to adopt Resolution 2024-48 approving the Preliminary Site & Building Plan for Hazeltine Golf Course consistent with Staff's recommendations to keep condition #11 to require a pedestrian connection on the south side of Hazeltine Boulevard, add condition #16 to look at the preliminary for the performance center together with the item, and to direct Staff to work with the applicant regarding access and condition #9.

Councilmember Grau thanked the applicant for their time and their investment in the City. Hazeltine will continue to be a world-class facility. Councilmember Huang noted his agreement.

Mayor Windschitl agreed and noted they got caught up in the details because they didn't have all of the information in the packet. The Council wants to ensure projects are done well. He thanked the applicant for working with the Council.

Motion carried.

<u>8.B.i. Ordinance No. 1045</u>
Motion by Councilmember Grau, second by Councilmember Hatfield to adopt Ordinance No. 1045 approving the rezoning from Open (O) to Planned Multi-Use District (PMD-23).
Motion carried.

<u>8.C. Motion to adopt Resolution No. 2024-049 and Ordinance No. 1046, Approval of the Preliminary Plat and Rezoning for Carlson Bluffs (fka Ensconced Woods 2nd)/Johnson-Reiland Homes/PC #2024-08</u>

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

Mayor Windschitl asked if the ghost plat was temporary access for Carlson. Ms. Cauley stated the ghost plat contemplated some connection to the south property and development of the adjacent property was contingent on the access. There is no access from outlot A.

Mayor Windschitl asked if the new name includes a plan for a new entrance monument. Paul Reiland, representative of Johnson-Reiland Homes, explained the previous meeting revealed the Council didn't favor an entrance monument, so it was removed.

Mayor Windschitl asked if there is a requirement for an entrance monument. City Administrator Podhradsky noted his distaste for monument signs and stated there is no requirement for them.

Councilmember Hubbard asked for clarification on the reasoning for the name change. Councilmember Grau explained there is a current Ensconced Woods to the northeast of the proposed development, so there were concerns about wayfinding.

Councilmember Grau thanked the applicant for their response to the Council's feedback. The development is a good fit, and the neighbors are looking forward to it.
Councilmember Huang thanked the developer for bringing a quality product to Chaska.

Motion by Councilmember Huang, second by Councilmember Grau to adopt Resolution No. 2024-049 approving the Preliminary Play of Carlson Bluffs.
Motion carried.

8.C.i. Ordinance No. 1046
Motion by Councilmember Hubbard, second by Councilmember Grau to adopt Ordinance No. 2024-1046 approving the rezoning from Open Development District to PRD, Planned Residential District.
Motion carried.

8.D. Recommend City Council Approval of the Chaska Community Center Master Plan Report and the Acceptance of the Citizen Task Force's Recommendation
City Administrator Podhradsky introduced the item to the Council and Parks and Recreation Director Marshall Grange provided a presentation on it, along with two representatives, Donelle Heieie and Todd Urbanski of the Citizen Task Force.

Councilmember Grau shared some community members have expressed concerns about the large expense. Some residents might be uninterested in a Community Center, but it is likely the minority. Preliminary data shows that 60 percent of sales are from non-residents. Therefore, the residents would only have to pay for 40 percent of the Community Center. City Administrator Podhradsky added the opening of Costco will only increase the external sales.

Councilmember Grau noted it may create a burden on some local businesses.

Councilmember Hubbard thanked the representatives of the Citizen Task Force for attending the meeting. Hard decisions had to be made, and there is no way to make every community member happy. Ultimately, it was impressive to reconfigure an old building to be useful, modern, and provide new offerings. The Council hopes their hard decisions will benefit future Councils and residents. Part of her platform when running for Council was in part based on reviving the Community Center.

Mayor Windschitl added the cost is much more reasonable than other community centers. City Administrator Podhradsky noted Maple Grove is adding onto their Community Center with a cost of $115 million. Mayor Windschitl thanked the Citizen Task Force for their work.

Motion by Councilmember Huang, second by Councilmember Hubbard to approve the Chaska Community Center Master Plan Report and the acceptance of the Citizen Task Force's recommendation.
Motion carried.

8.E. Adopt Resolution No. 2024-46 Authorizing Issuance and Sale of $51,370,000 Lease Revenue Bonds, Series 2024 by the Chaska EDA
City Administrator Podhradsky introduced the item to the Council and Administrative Services Director Noel Graczyk provided a presentation on it. Mikaela Huot, Director at Baker Tilly, also provided information to the Council.

Councilmember Huang asked if the bonds would still be secured if the market were to change. Ms. Huot explained the action would come back before the Council if there were any major changes. If Staff foresaw any concerns, Staff would reconsider.

City Administrator Podhradsky pointed out the initial debt service payment calculations showed a higher estimate than today's calculations. Also, the rates can't be redone for ten years.

Motion by Councilmember Hubbard, second by Councilmember Huang to adopt Resolution No. 2024-46 Requesting that the City Economic Development Authority Issue Lease Revenue Bonds, Series 2024.
Motion carried.

9. Bills
9.A. Accounts Payable Claims Roster 20-5-2024
The Council requested further information about bills on pages 3 and 6.

City Administrator Podhradsky provided further information regarding those bills.

Motion by Councilmember Huang, second by Councilmember Grau to approve the bills with the exception of the item for parking lot use. Roll call was taken. Voting aye: Councilmembers Hatfield, Hubbard, Huang, Grau and Mayor Windschitl. Voting nay: None
Motion carried.

10. Other Business

10.A. City Administrator's Report
10.A.i. Bi-Weekly Report 20-5-2024

Councilmember Hatfield:
- Explained the Council went to a middle school civics class to answer questions.
- Thanked Officer Janke for her investment in both Chaska and Councilmember Hatfield’s personal life.

Councilmember Hubbard:
- Noted her appreciation of the Public Works Staff for the new trails being paved.
- Encouraged community members to celebrate Memorial Day.

Councilmember Huang:
- Pointed out Taste of Chaska was a well-attended, great event.
- Stated the Chaska History Society is hosting tours and reenactment performances.
- Added Officer Janke will celebrate her retirement on May 30, 2024.

Councilmember Grau:
- Stated the Chaska Classic went well.
- Agreed the time with the seventh graders was fun.

Officer Janke:
- Expressed her love for the Chaska community and her career. She added she will remain involved with the Police Department and the community.

City Attorney Morschen:
- Explained it is common for communities to have a time limit for reapplication regarding zoning requests. Chaska doesn’t have a time period restricting reapplication.
- Noted the Council previously approved two agreements regarding the regional Bluffs, and the property acquisitions have been accomplished.

Mayor Windschitl:
- Thanked Officer Janke for her service to the community.
- Asked for an update on the creek road. City Administrator Podhradsky confirmed the sewer has been installed.
- Encouraged community members to participate in the Veteran’s Park event over the long weekend.

10.B.i. Q1 – 2024 – Investment Report Memo

11. Adjourn
Motion by Councilmember Huang, second by Councilmember Hatfield to adjourn the meeting at 11:26 p.m.
Motion carried.

CHASKA PLANNING COMMISSION
MINUTES
APRIL 10, 2024

1. Call to Order
Chairperson Brass called the meeting to order at 7 pm.

2. Roll Call
Roll call was taken. Members present: Commissioners Olson, Gaare, Aasen, Urbanski, Baswa, Purdy, Kerber, and Chairperson Brass.

Members absent: Commissioner Campbell

Also present: Nate Kabat, Community Development Director; and, Ashley Cauley, City Planner.

3. Adopt the Agenda
Motion by Commissioner Aasen, second by Commissioner Urbanski, to adopt the agenda as presented.
Motion carried.

4. Visitor Presentation
No one appeared under Visitor Presentation.

5. Approve Previous Meeting Minutes
A. Approve the March 13, 2024 Planning Commission Meeting Minutes

Motion by Commissioner Urbanski, second by Commissioner Olson to approve the minutes of the March 13, 2024 Planning Commission meeting.
Motion carried.

6. Consent Agenda

7. Action Items
A. Preliminary Plat, Rezoning & Variance for Highpoint Vistas/Forestar Group/PC #2024-02: POSTPONED TO MAY 8, 2024 PLANNING COMMISSION MEETING

B. Recommend Approval of the Concept Plan for Jasper Circle/Todd Olin/OC #2024-06
Chairperson Brass explained that there has been a request to also postpone this item to next month.

Motion by Commissioner Baswa, second by Commissioner Perdy, to postpone Approval of the Concept Plan for Jasper Circle/Todd Olin/ OC #2024-06 to May 8, 2024. Motion carried.

8. Other Business

9. Receive Other Meeting Minutes
A. Receive the February 26, March 4, and March 18, 2024 City Council Meeting Minutes

Commissioner Urbanski
- Noted that he would not be at the May Planning Commission meeting

Chairperson Brass
- Asked about the roundabout meeting that ended just prior to this meeting

City Planner Cauley explained that there were a number of people who attended the meeting and noted that the City also had a table related to Public Safety and attendees seemed very excited about the building. She stated that the questions mainly revolved around where the Fire Department would be located during construction, which staff was able to answer. She explained that the feedback from the County on the meeting was that the comments were positive and the questions were related to how they would navigate through during construction.

Chairperson Brass asked when construction was expected to begin.

Community Development Director Kabat stated that the open house on the work that will occur on Angler from Bavaria to the Community Center will begin next summer and take place during both 2025 and 2026.

10. Adjourn
Motion by Commissioner Urbanski, second by Commissioner Aasen, to adjourn the meeting at 7:06 pm.
Motion carried.

REQUEST FOR ACTION
CHASKA PARKS & RECREATION COMMISSION
06/11/2024

Subject: **Frenz & Worm Properties (Highpoint Vistas) – Parkland Dedication**

Applicant: Forestar Group - Midwest

Location: East of Highway 212 and north of County Road 61 (Chaska Boulevard)

Prepared By: Marshall Grange, Parks & Recreation Director

Staff Recommendation: Motion to recommend approval for parkland dedication

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<u>BACKGROUND</u>

In 2017, a purchase agreement was executed to purchase the future collector road right-of-way (ROW) for the extension of Savanna Way southward from the roundabout at Big Woods Boulevard, community park and elementary school areas from the Holasek family. The City currently owns the ROW (~6 acres) and future community park acreage (~52 acres), while Eastern Carver County Schools owns the future elementary school acreage (~6). The ROW purchased terminates at the school district's property, but will eventually need to continue southward connecting with County Road 61. See below.

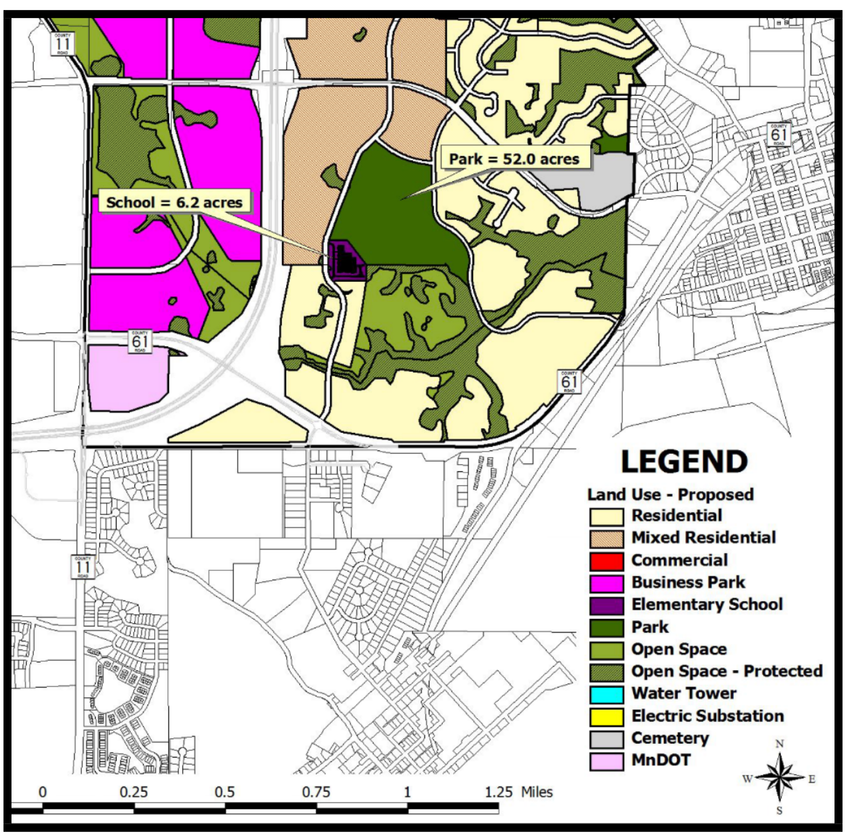

Figure 1: exhibit used in 2017 purchase agreement

PREVIOUS APPROVALS
In February 2022, the Concept Plan was approved for the property which showed 190 lots on a total of 127 acres.

Figure 2: 2022 Concept Plan

Some of the key discussion items that came out of this approval were the following:

- Preservation of the big woods area through park dedication and city acquisition
- Park dedication area on the north side of the site contiguous and accessible to the adjacent school site and the City's community park
- Access points into the big woods and ravine areas
- Preservation of wooded steep slopes and adherence to applicable setbacks
- Adequate landscaping and berming along major roadways
- Exploration of access into Lano site east of project

Changes Since Concept Plan Approval
The following are changes to the plan since concept plan approval:

- Lots & Site Area; reduction from 190 lots to 162 lots; and reduction from ~127-acres of total site area to ~103 acres (the Frenz family will retain approximately 24 acres in the northeast portion of the site mainly composed of wetlands and ravine).

- Northwest Cul de Sac; a cul de sac was added to the northwest side of the site to meet minimum access spacing requirements on the collector road.

Figure 3: Proposed Preliminary Plan

- Park Dedication; park dedication is shown as Outlot G and totals 6.77 acres (4.01 acres of which are not encumbered by wooded steep slopes and wetlands). The 2022 Concept Plan originally showed a ~10 acre area for park dedication. City staff advised the developer to satisfy park dedication with a combination of land (approx. 4 developable acres) and fees, which is being proposed with this plan.

- Lano Access; a preserved access into the Lano property is no longer being explored after deeper analysis showed topographical and economical challenges making a connection into the Lano property from Highpoint Vistas. This preserved area is now being used for stormwater ponding that is necessary for the Highpoint Vistas development. There are other access options into the adjoining site that can be explored and are also preferred by the Lano's. These options include direct access onto Chaska Boulevard (CR61) or a crossing across the ravine internal to their property. When the Lano's come in for development they will have to explore their access options further to determine the most feasible and least invasive access.

PROJECT GOALS

The developer has identified the following goals in creating this new neighborhood:

- *Develop a healthy single-family neighborhood that is connected to the surrounding neighborhoods and seamlessly integrates into the City of Chaska and the surrounding proposed amenities (i.e., proposed park, new school property).*
- *Construct a development that is sensitive to the surrounding natural resources, including wetlands, ravines, and the Big Woods.*
- *Develop the land that allows for future downstream development needs of adjacent properties within the confines of the area's topography.*
- *Facilitate the completion of the City's goals of acquiring the Big Woods.*

The developer has described alignment with the City's mission and core strategies as follows:

The Project is consistent with Chaska's mission to be the best small town in Minnesota. The Project will provide an increase in tax base and be a natural and orderly extension of the existing development to the north of the City-owned parkland. The Project will preserve the Big Woods and adjacent ravines, allowing them to be incrementally integrated into the City's adjacent parklands as funding becomes available.

The Project is aligned with the core strategies of the City, including the enhancement of Chaska's high-quality of life, by preserving open spaces and environmental amenities, including the Big Woods and adjacent ravines through the use of environmentally sensitive site design. The Project will further the goals of providing quality cost-effective services to taxpayers and ensuring orderly and well-planned community development by ensuring that the costs of utilities and ROW Extension will be borne by the future residents that are benefitted by the utility extensions. Forestar is committed to working with the City and adjacent landowners to enter into a joint assessment agreement to address those costs as the land becomes developed. The utilities will also be designed to anticipate the future development of the Frenz remnant parcel south of Chaska Boulevard as well as the contiguous land to that parcel on the west.

Parkland Dedication & Big Woods Acquisition

A neighborhood park is not identified in this area per the Comprehensive Plan due to the site's proximity to the planned community park north of the property, which will serve the neighborhood's recreational needs.

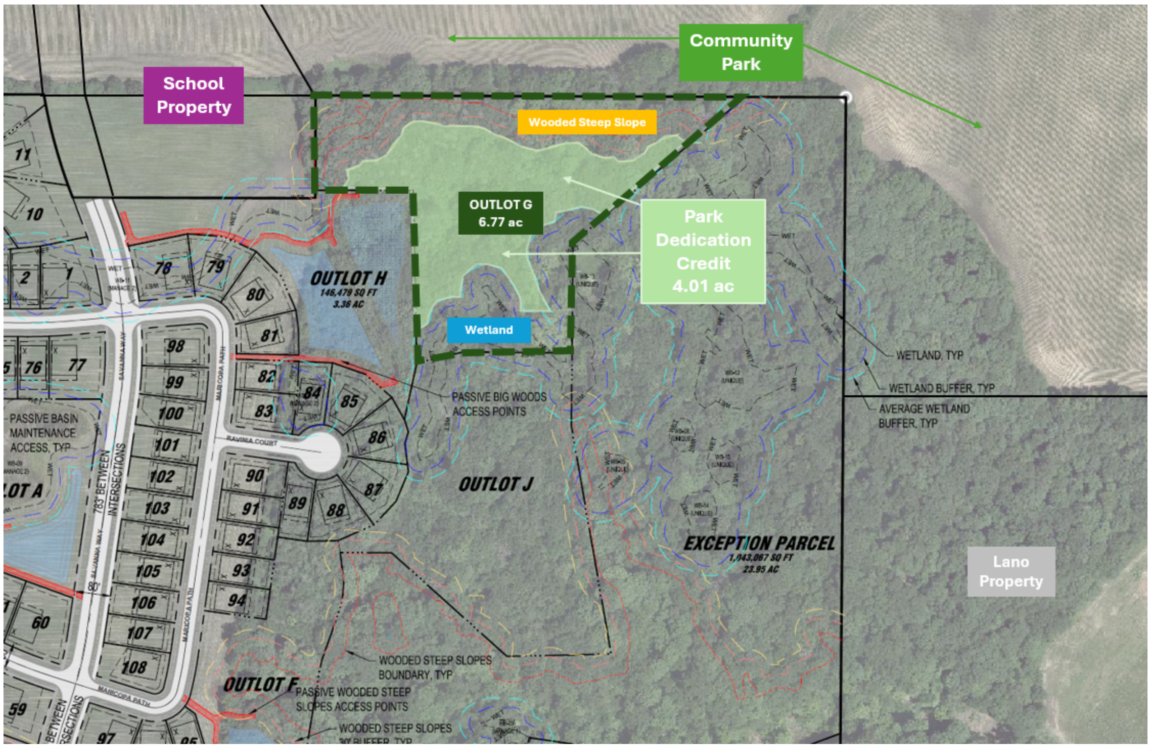

Figure 14: Park Dedication Credit Exhibit

Parkland dedication is required and can be accepted by land donation, cash donation, or a combination of both depending on the City's need and direction. Parkland credit can be given for any public park space that the City accepts and is deemed "developable". Parkland credit will not be given for bluff areas, wetlands, stormwater ponds, right of way, or land area deemed undevelopable that are dedicated to the City. If land donation is pursued then 10% of the gross area is required for parkland dedication; for this site, it would be 10.35 acres.

As the City has been evaluating the park dedication for this area, they provided direction to the developer to achieve an outlot that is approximately 4 acres in developable area and contiguous to the school and community park site. The remaining of the park dedication would be accepted in a cash donation to help supplement other park projects in the City, including development of the SW community park property adjacent north to this development.

The developer has identified Outlot G for parkland dedication, which totals 6.77 acres with 4.01 acres of those as "developable". Outlot G encompasses a portion of the Big Woods area and is a contiguous connection to the community park and school properties. A pedestrian connection is achieved through Outlot H that can get users from the development and adjoining properties to the parkland space. With these factors in place, the City can consider the 4.01 developable acres in Outlot G as credit towards parkland dedication. The 4.01 acres covers 39% of the parkland dedication requirements (10.35 acres) and therefore the applicant will have to satisfy the remaining 61% (6.34 acres) in parkland dedication fees. The remaining park dedication fees are calculated by taking the remaining acreage (6.34 acres) and applying the acreage value, which would bring the fee total to **$504,251.90**.

Big Woods Acquisition

The existing conditions of the overall Frenz and Worm properties identifies approximately 42 acres of Big Woods area and wooded steep slopes on the northeast portion of the site. 23.94 acres will be retained by the Frenz family, which leaves approximately 18 acres on the Highpoint Vistas site. Of that 18 acres approximately 12 acres are planned to be preserved through Outlots F, G & J. Approximately 6 acres of the Big Woods area will be impacted by the proposed development layout (streets, lots and stormwater ponding).

The City is working with the developer to preserve Outlots F, G & J through parkland dedication and city acquisition. Outlot F contains Big Woods, wooded steep slope and stormwater ponding and will be deeded to the City. Outlot G is being dedicated to the City as parkland dedication. Outlot J is intended to be owned by the developer with the intention for the City to purchase for preservation. The City is currently pursuing two grant applications to obtain the funds to purchase Outlot J. The applications are being administered through the agencies Legislative-Citizen Commission on Minnesota Resources (LCCMR) and the Department of Natural Resources (DNR). The City hopes to receive updates on the grant applications within the year.

It should be noted that there is no guarantee that the City will obtain the grant funding needed to purchase Outlot J. If the City is incapable of purchasing Outlot J by way of grants then it would open up the ability to develop the area. If the developer wishes to pursue development in this area they will be required to pursue all necessary land use applications such as, but not limited to, Concept Plan, Preliminary Plat, Comprehensive Plan Amendment, Rezoning, Final Plat, etc.

FULL-SERVICE SALES REPRESENTATION AGREEMENT

This Agreement ("Agreement") is made by and between the City of Chaska, Minnesota having a principal place of business at 1 City Hall Plaza, Chaska, MN 55318 ("Partner") and Rinkside Advertising Network an LLC corporation having a principal place of business at 1750 Tower Blvd., Suite 200, Victoria, MN 55386 ("Rinkside") and dated ___________________ (collectively, "Parties").

1. **Engagement of Services** Whereas Partner owns and operates the the Chaska Community Center located at 1661 Park Ridge Dr., Chaska, MN 55318, ("Facility"), Partner hereby engages Rinkside as an authorized and exclusive representative to procure advertising from third-party companies ("Advertisers") to be displayed primarily on the dasherboards of the Facility's ice rink(s) and other locations described herein.

2. **Terms of Agreement**. Advertisements will be sold and installed on a per-dasherboard basis. The agreed-upon cost of a dasherboard, each of which is approximately 33" x 96", shall be as follows:

- $638 per dasherboard for the first twenty (20) placements made by Rinkside Advertising Network
- $600 per dasherboard for any additional placement after twenty (20) dasherboards.
- $575 per dasherboard for any dasherboard placement made by Rinkside Advertising Network on behalf of a user group that is approved in advance by the City of Chaska.

Each dasherboard is referred to herein as an "Advertisement", the company whose product or service is displayed is referred to as an "Advertiser".

Partner shall advise Rinkside of additional advertising opportunities should they become available, and this list may be supplemented. Partner will receive 70% of the net revenue generated from any additional advertising opportunities sold by Rinkside. Rinkside's payment to Partner on any Advertising project shall be due within thirty (30) days of final installation.

3. **Approval Process.** Rinkside will have the authority to approve all advertising agreements but will do so while abiding by any policies set forth in advance by Partner.

These policies may include term length, approved advertiser categories or prohibited content.

4. **Installation of Advertisement**. Rinkside will be responsible for the production and delivery of dasherboard advertisements. Once delivered, Partner will make its best efforts to have advertisements installed within five (5) business days. Upon installation of each Advertisement ("Final Installation"), Partner shall send an email with a photo of installed advertisement to Rinkside confirming final Installation. The term for each Advertisement shall begin on the date of Final Installation. Installation of any additional advertising opportunities may be installed by third party vendors which must be approved in advance by the Partner.

5. **Term and Termination.** This Agreement shall commence on the date hereof and shall continue for a term of three (3) years. At the end of said Initial Term, this Agreement shall automatically renew for successive subsequent two (2) year terms thereafter. Notice of non-renewal must be sent by cancelling party within 90 days prior to the end of the existing term.

6. **Use of Images**. To promote the Facility and the Rinkside Advertising Network offering, Partner grants Rinkside authorization to use images of the Facility, including but not limited to events taking place at the Facility in Rinkside sales materials, including proposals, websites, flyers and other to be determined materials.

7. **Governing Law and Jurisdiction**. The construction and performance of this Agreement will be governed by the laws of the State of Minnesota, without application of its conflict of laws principles. Any litigation to resolve the terms of this Agreement will be venued in Minnesota District Court, in Hennepin County, Minnesota.

8. **Notices**. Any notice, demand or request required or permitted to be given under the provisions of this Agreement shall be in writing; shall be delivered personally, including by means of facsimile or e-mail, or mailed by registered or certified mail, postage prepaid and return receipt requested; shall be deemed given on the date of personal delivery (with confirmation of transmission or, if by e-mail, confirmation of receipt) or on the date set forth on the return receipt; and shall be delivered or mailed to the addresses set forth on the first page of this Agreement or to such other address as any party may from time to time direct, with copies to:

RINKSIDE: Chris Potenza, President, Rinkside Advertising Network

PARTNER: ____

9. **Attorneys' Fees**. If suit or action is filed by any party to enforce the provisions of this Agreement or otherwise with respect to the subject matter of this Agreement, the prevailing party shall be entitled to recover reasonable attorneys' fees as fixed by the trial court.

10. **Force Majeure.**

a) If a Force Majeure Event occurs, the party that is prevented by that Force Majeure Event from performing any one or more obligations under this agreement (the "Nonperforming Party") will be excused from performing those obligations, on condition that it complies with its obligations.

(b) For purposes of this agreement, "Force Majeure Event" means, with respect to a party, any event or circumstance, regardless of whether it was foreseeable, that was not caused by that party and that prevents a party from complying with any of its obligations under this agreement [(other than an obligation to pay money)], on condition that that party that uses reasonable efforts to do so, except that a Force Majeure Event will not include [any a strike or other labor unrest that affects only one party, an increase in prices, or a change of law].

(c) Upon occurrence of a Force Majeure Event, the Nonperforming Party shall promptly notify the other party of occurrence of that Force Majeure Event, its effect on performance, and how long that party expects it to last. Thereafter the Nonperforming Party shall update that information as reasonably necessary. During a Force Majeure Event, the Nonperforming Party shall use reasonable efforts to limit damages to the Performing Party and to resume its performance under this agreement.

SIGNATURE BLOCK

RINKSIDE:

Signature: ______________________________

Name: ________________________________

Title: ________________________________

CITY OF CHASKA:

Signature: ______________________________

Name: ________________________________

Title: ________________________________