

- MINUTES -
CHASKA CITY COUNCIL
JUNE 17, 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; Nate Kabat, Community Development Director; Ryan Seibert, Police Chief; Christophe Morschen, City Attorney; Erica Mattice, Finance Division Director; and Lisa Nelson, Controller.

4. Adopt the Agenda

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

5. Visitor Presentation

5.A. Growth Through Opportunity Swearing in Ceremony

Police Chief Ryan Seibert explained the program has been in place for three years. It is an eight-week program and provides hands-on experience and training. All new cadets have to take an oath. He introduced Elly Snow and Carson Ayers as the new cadets.

Mayor Windschitl conducted the oath for each of the new cadets. He noted the program is awesome, and Staff works well with the cadets.

5.B. Comments from Mayor Windschitl

Mayor Windschitl pointed out he has served as Mayor for 14 years, and it has been extremely meaningful to him. He has experienced recent health issues, and it has forced him to evaluate how he wants to spend his life. Mayor Windschitl stated he is not going to seek re-election.

Mayor Windschitl explained he is very proud of what the team has accomplished. Continuity is beneficial for the community, and his consecutive terms have provided that. He listed a number of accomplishments, projects, and events the team has worked on throughout his terms. Mayor Windschitl thanked various Staff for their support and hard work.

Mayor Windschitl noted the job is difficult. Not everyone can be happy with every decision, but leaders must consider how the decisions are explained. He thanked the Councilmembers for their service and their commitment to respecting one another.

6. Approve Previous Meeting Minutes

6.A. Approve the June 3, 2024 City Council Meeting Minutes

Motion by Councilmember Grau, second by Councilmember Hubbard to approve the minutes of the June 3, 2024 City Council meeting.

Motion carried.

7. Consent Agenda

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

- A. Adopt Resolution 2024-51 Approval for the Highway 18 Improvement Project – Arboretum Area

Motion to Adopt Resolution No. 2024-51, approving the Highway 18 Project.

- B. Adopt Resolution 2024-54 Ordering the Improvements and Awarding Bid for the 2024 Downtown Street and Utility Improvement Project – Streetscaping

Motion to adopt Resolution No. 2024-54, Awarding the bid for the 2024 Downtown Project – Streetscapes Improvement Project to Pember Companies, Inc. in the low bid total amount of \$1,089,312.85.

- C. Sustainable Building and Materials Management Grant Application Letter of Support

Motion to approve a letter of support to the Minnesota Pollution Control Agency's Sustainable Building and Material Management Grant program for building material reuse activities in Carver County.

- D. Approve lease termination of the Arts Consortium gift shop located in the Chaska Community Center effective 9/1/24

Motion to approve lease termination of the Arts Consortium gift shop located in the Chaska Community Center effective 9/1/24.

- E. Approve Temporary On-Sale Intoxicating License for Chaska Rotary

Motion to approve Temporary On-Sale Intoxicating License TW 24.5 for the Chaska Rotary, that allows them to serve intoxicating beverages at Chaska City River Days, on July 26th – 28th, 2024 providing permit upon payment of fee.

- F. Approve On-Sale Liquor at Community Event - Schram Haus Brewery

Motion to approve On-Sale Intoxicating License at a Community Event, Lic# OSCF24.02, for Schram Haus Brewery, 3700 Chaska Blvd, Chaska, MN for Chaska's Fire & Ice Festival effective July 12th & 13th, 2024.

- G. Approve On-Sale Liquor at Community Event - Crooked Pint Ale House

Motion to approve On-Sale Intoxicating License at a Community Event, Lic# OSCF24.03, for Crooked Pint Ale House, 3210 Chaska Blvd, Chaska, MN for Chaska's Fire & Ice Festival effective July 12th & 13th, 2024.

- H. Meadow Spring Settlement Agreement - Parking Lot Acquisition

Motion to approve the Mediated Settlement Agreement between the City of Chaska and Meadow Spring Church.

Motion carried.

8. Action Items

8.A. 2023 Annual Financial Reports

City Administrator Podhradsky introduced the item to the Council and Administrative Services Director Noel Graczyk provided a presentation on it.

Mayor Windschitl thanked Mr. Graczyk and his Staff for their effort.

Motion by Councilmember Huang, second by Councilmember Grau to accept the 2023 Annual Comprehensive Financial Report for the City of Chaska and associated audit reports as well as the 2023 Annual Financial Report for the Chaska Fire Department Relief Association and associated audit reports.

Motion carried.

8.B. Motion to adopt Resolution No. 2024-56 and 2024-57 and Ordinance 1047, Approving the Preliminary Plat, Rezoning, and Variance for Highpoint Vistas/Forestar Group - Midwest/PC #2024-02

City Administrator Podhradsky introduced the item to the Council and Community Development Director Nate Kabat provided a presentation on it.

Councilmember Hubbard asked if there is a proposal to build a park. Mr. Kabat stated the intention with the park dedication component would be for outlot G and to preserve the big woods.

Councilmember Hubbard stated the neighbors on the south part of the development would be far from the wooded area. Quality of life is an important consideration, and a walkable nature area would be nice. City Administrator Podhradsky stated an adjustment could be made, but something else would need to be eliminated.

Mr. Kabat pointed out there isn't a neighborhood park search area in this portion of town. The thought is the community park would serve the function. City Administrator Podhradsky noted it isn't too different from Ensconced Woods. If you start putting the parks closer, it starts setting a precedent. With a Statutory requirement for a maximum of 10 percent park dedication allotment, there is only so much that can be done with the funds. Then it would be additional cost, not to mention maintenance.

Councilmember Grau asked if the builder is a larger builder or several smaller builders. Stephen Gardiner, representative of Forestar Group, stated they would expect there to be one national builder to promote consistency throughout. There are some interested builders.

Mayor Windschitl asked if the sewer and water is still an issue. Mr. Kabat stated sewer and water is not presently connected to the site. As originally planned, the sewer would be at the end of Percheron Boulevard. There is an opportunity to connect to the sewer interceptor.

Mr. Gardiner added there was consideration of a lift station. There are conversations with the Metropolitan Council to find an alternative. Staff showed a map of where the connection point would likely be.

Councilmember Huang asked what the timeline is to get residents in. Mr. Gardiner stated they will continue to work with Staff on the site planning. Ideally, they would have home sales in Spring 2025 and first residents living there before the end of 2025.

Mayor Windschitl asked if the sewer decision would set a precedent for future development. Mr. Kabat explained the collector road is defined by the Comprehensive Plan. Part of the consideration for the sewer is the collector road component. The project is an example of why Staff is seeking out updates to the Zoning Code.

8.B.i. Resolution No. 2024-56, Preliminary Plat of Highpoint Vistas

Motion by Councilmember Huang, second by Councilmember Grau to adopt Resolution No. 2024-56, approving the Preliminary Plat for Highpoint Vistas, a 162-lot subdivision.
Motion carried.

8.B.ii. Resolution No. 2024-57, Highpoint Vistas Variance

Motion by Councilmember Hubbard, second by Councilmember Hatfield to adopt Resolution No. 2024-57, approving a variance to encroach into the Wooded Steep Slope and 30-foot no grade/no mow setback for the construction of the new collector road (Savanna Way).
Motion carried.

8.B.iii. Ordinance No.1047

Motion by Councilmember Grau, second by Councilmember Huang to adopt Ordinance No. 1047 rezoning property for Highpoint Vistas from 0, Open Space Development zoning district to PRD-86, Planned Residential Development District No. 86.
Motion carried.

8.C. Motion to adopt Resolution No. 2024-55, approving the Concept Plan for Hazeltine Golf Course - Performance Center/Hazeltine Golf Course/PC #2024-09

City Administrator Podhradsky introduced the item to the Council and Community Development Director Nate Kabat provided a presentation on it.

Mayor Windschitl asked if Staff was aware of the Performance Center prior to the Villas were proposed. Mr. Kabat explained Staff learned of the Performance Center after moving forward with the preliminary use for the Villas. Staff wants the entire project to be handled together.

Councilmember Huang noted concept plans are meant to be rough, but people keep pushing them farther in hopes to move the project along more quickly.

Councilmember Grau asked what the last major renovation was completed at Hazeltine. Chris Zeman, representative of Zeman Construction, explained the golf course work has been ongoing throughout the years. In 2023, there was a project on the backside of the Clubhouse to extend the kitchen and outdoor seating. Before that, there as a beverage hut added. In 2009 and 2010, the Clubhouse was built.

Motion by Councilmember Huang, second by Councilmember Hubbard to approve the Highpoint Vistas Development park dedication of Outlot G (4.01 acres) in park land and the remaining balance to be received as a cash contribution.

9. Bills

9.A. Accounts Payable Claims Roster 17-6-2024

The Council requested further information about bills on pages 2, 9, 21, and 32.

City Administrator Podhradsky provided further information regarding those bills.

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

10. Other Business

10.A. City Administrator's Report

10.A.i. Bi-Weekly Report 17-6-2024

Councilmember Hatfield:

- Noted Coffee with a Cop is June 26 at Red Bench.
- Added Fire and Ice Festival is July 12-13, 2024.
- Pointed out Night to Unite registration is open.
- Explained the *Waconia Patriot* is now just *The Patriot* and covers some Chaska news.
- Stated MnDOT recently presented their plans for the railroad crossing over Hwy 41. Construction is supposed to start July 8, 2024. City Administrator Podhradsky pointed out there have been recent changes to the plan and provided an update on the construction plans.
- Thanked Staff for their work supporting local businesses.

Councilmember Hubbard:

- Stated the City's Pride Festival is June 22, 2024 at Veteran's Park.
- Noted the Carver County Sheriff's Office is having an Open House on June 22, 2024.
- Added the Parks and Recreation Department is hosting a kid's program called CORE.
- Pointed out there is a road closure near Southwest Christian High School.

Councilmember Huang:

- Explained the Farmer's Market will be on Wednesdays.
- Stated the Chaska History Society is hosting tours and reenactment performances.
- Added River City Days is July 26-28, 2024.
- Noted Officer Janke's final Neighborhood Watch Meeting was rained out, but another meeting was rescheduled. A number of questions were asked by community members, including some about unsafe pedestrian areas.

Councilmember Grau:

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- Pointed out some funding has been allocated to a community park. City Administrator Podhradsky provided an update on the project.
- Reminded folks June 19, 2024 is a holiday, and the City offices will be closed.
- Thanked Mayor Windschitl for his service to the community. He has made an immense impact on Chaska.

Mayor Windschitl:

- Thanked the Public Works Staff for their hard work in light of the consistent rain.
- Stated Costco will be opened on July 13, 2024.

11. Adjourn

Motion by Councilmember Grau, second by Councilmember Huang to adjourn the meeting at 9:46 p.m.

Motion carried.