

- MINUTES -
CHASKA CITY COUNCIL
SEPTEMBER 16, 2024

1. Call to Order

The meeting was called to order by Mayor Windschitl at 7:01 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; Kevin Wright, Community Engagement Manager; Elise Durbin, Assistant City Administrator; Marshall Grange, Parks and Recreation Director; Nate Kabat, Community Development Director; Liz Hanson, 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

5.A. Indigenous Peoples Day proclamation recommendation from Human Rights Commission - Sarah Carlson and Libby Fairchild

Sarah Carlson, Chair of the Human Rights Commission, requested the Council declare the second Monday of 2024 as Indigenous Peoples Day. It is a counter-holiday to Christopher Columbus Day. She providing details on the history of the day. The City's name comes from the Dakota name meaning "first-born son."

Libby Fairchild stated there have been discussions to replace Columbus Day with Indigenous Peoples Day at a National level since 1997. She detailed the history of various city's handling of the day. She shared the names of neighboring cities and their Indigenous meanings.

Ms. Carlson read the proclamation in full.

Mayor Windschitl noted the State has already declared the day as Indigenous Peoples Day. Ms. Fairchild stated she hopes to bring the same request to the County.

Councilmember Grau pointed out proclamations are typically a set date each year rather than a certain Monday.

City Administrator Podhradsky confirmed if the Council were to approve the proclamation, then it would be on the City's calendar in future years. The item is meant to be an introduction and the Council will consider the item at a meeting in October.

6. Approve Previous Meeting Minutes

6.A. Approve the September 9, 2024 City Council Meeting Minutes

Motion by Councilmember Hatfield, second by Councilmember Hubbard to approve the minutes of the September 9, 2024 City Council meeting.

Motion carried.

7. Consent Agenda

Councilmember Hatfield asked if anyone was being assessed besides the City, referring to consent Agenda Item A. Adopt Resolution 2024-70 Scheduling the Assessment Hearing for 2024 Downtown Street Reconstruction Project.

Councilmember Hatfield asked for an update on the wayfinding implementation efforts. Director of Community Development Nate Kabat confirmed the wayfinding efforts are underway, and Staff is working to approve the final locations. The signs are being outsourced.

Mayor Windschitl asked how the wetland replacement works for Hazeltine, referring to Consent Agenda Item D. Approve Wetland Replacement Plan - Hazeltine National Golf Course. City Administrator Podhradsky explained Chaska has a bank of credits that can be sold to a developer.

Mayor Windschitl asked how it is determined who can use the credits. City Administrator Podhradsky stated the City tends to use the credits on sites with spatial constraints. They are also used on City projects from time to time. The quality of the wetland is considered in the award process as well. There is a value on the credits and the developers pay the City for them.

Councilmember Hubbard asked if the wetland on Engler is being moved down the road, referring to Consent Agenda Item E. Approve Wetland Replacement Plan - Engler Blvd (CSAH 10) and Highway 41 Rd and Trail Improvement. Mr. Kabat stated the Staff Report refers to the wetland across from the Fire Department. It is shown on page two on map 3A. The City will take credits for it.

Motion by Councilmember Grau, second by Councilmember Hatfield to approve the Consent Agenda Items A through E:

- A. Adopt Resolution 2024-70 Scheduling the Assessment Hearing for 2024 Downtown Street Reconstruction Project

Motion to Adopt Resolution No. 2024-70 Scheduling the Assessment Hearing for the 2024 Street Reconstruction Project to be held at the City Hall Council Chambers on October 21st, 2024.

- B. Temporary On-Sale Intoxicating License for Crown of Glory Lutheran Church

Motion to approve the Temporary On-Sale Intoxicating License TW 24-09 for Crown of Glory Lutheran Church, that allows them to serve intoxicating beverages at their fund-raising event, on November 16, 2024.

- C. Adopt Resolution No. 2024-73 Approving the Conditional Use Permit (CUP) for a Dog Groomer at 115 2nd Street East/River Valley Groomers/PC #2024-14

Motion to adopt resolution no. 2024-73 approving the Conditional Use Permit (CUP) to operate a dog grooming business at 115 2nd Street East (PC #2024-14).

- D. Approve Wetland Replacement Plan - Hazeltine National Golf Course

Motion to approve the wetland replacement plan for Hazeltine National Golf Course project.

- E. Approve Wetland Replacement Plan - Engler Blvd (CSAH 10) and Highway 41 Rd and Trail Improvement

Motion to approve the wetland replacement plan for Engler Blvd and Highway 41 Road and Trail Improvement Project.

8. Action Items

8.A. Adopt Resolution No. 2024-74 Approving the Concept Plan for the Engelen Property (4460 Spring Creek Drive)/Pulte Homes/PC #2024-15

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

Mayor Windschitl stated if the other project doesn't happen, this proposal wouldn't have access to utilities. Mr. Kabat noted as it stands, the development is ahead of schedule. It is contingent upon other projects moving forward. If the development wanted to move forward at their own pace, then they would need to install utilities.

City Administrator Podhradsky added the developer will have to pull over the sewer for their project.

Councilmember Hatfield explained she loves the cows on the property. She asked if the sidewalks would be on Spring Creek Drive on the Chaska side. Ms. Hanson confirmed there would be a sidewalk on the Chaska side.

Councilmember Hatfield asked if there would be an HOA or a tot lot. Ms. Hanson stated the developer would need to address the question.

Councilmember Hatfield asked if the same developer did the project across the street. A member of the development team said MI Homes did the other project.

Councilmember Huang asked who does snow removal on Spring Creek Drive. Mr. Kabat confirmed Carver handles the snow removal. However, there may be more discussions on the agreement due to the project.

Councilmember Huang asked if maintenance of utilities is split down the road between the two cities. City Administrator Podhradsky stated there needs to be an agreement made with Carver. There could be a cost share for the utilities or another compromise.

Mayor Windschitl stated one entrance into a development is a mistake. He asked why the cul-de-sac was chosen. He stated a tot lot would be important. The neighborhood is surrounded by major roads and it would be difficult for families to access other play spaces in the community. Mayor Windschitl added villa-style housing is desirable in Chaska; he suggested the developer add villas to the project.

Ms. Hanson explained the access boils down to a simpler layout and keeping the area self-sustainable. The proposal isn't an emergency concern, but Staff can discuss the options.

Councilmember Hubbard suggested the entrances be more evenly spaced out so the two are used more equally.

Councilmember Hubbard asked if the traffic is too busy on Spring Creek Drive to add more driveways. Councilmember Hatfield noted in her experience, there has been increased traffic on Spring Creek Drive. It isn't so busy that the driveways would be unreasonable.

City Administrator Podhradsky pointed out the City of Carver doesn't consider the road as a collector. Also, the homes on the south also have their driveways on Spring Creek Drive. Mr. Kabat added there was a desire for cohesion in the development planning. The road is a remnant of 212 and creates a more difficult layout. Putting driveways onto a street is a method to slow traffic.

Councilmember Hubbard noted it would be awkward if the driveways weren't facing the road.

Councilmember Grau stated the houses across the street are packed together. The proposal has wider lots. He suggested a tot lot be placed on the west side to break up the view.

Councilmember Huang agreed there is a need to have a single shared intersection between Birch Street and Spring Creek Drive. He suggested the other entrance be moved farther to the west to space out the intersections more. He also agreed the tot lot would be important for the neighborhood. He wouldn't want it to be on Spring Creek Drive due to traffic. People tend to go faster because the road is straight.

Councilmember Huang noted a mix of product types would be advantageous for the developer. Councilmembers Hatfield and Hubbard noted their agreement with Councilmember Huang.

Mayor Windschitl explained the Council will need to review the plan again

Ms. Fairchild explained her development has only one entrance, and they love it because no one cuts through their neighborhood. Also, it is terrible for so many driveways to be on the road. Mayor Windschitl stated it is a neighborhood road.

Councilmember Hubbard asked if they are making a bigger issue for themselves. The Council regularly receives complaints about speeding in Chaska.

Councilmember Hatfield stated driveways reduce speed. No matter what, straight roads tend to see increased speeds. They also need to be good neighbors to Carver. The development also won't narrow the road.

City Administrator Podhradsky added if the backyards were put facing Spring Creek Drive, then there would be additional safety concerns.

Mayor Windschitl pointed out the curbing will also change the feel of the street.

Ms. Fairchild noted there are residents of Carver present at the meeting. Mayor Windschitl stated it isn't a public comment, but he would listen to a few visitors.

Judy Grosch, resident of Carver, explained she lives on Spring Creek Drive and will be facing the development. She noted her support of the cul-de-sac on the west side. If there was a through-street, it would go directly into her neighbor's driveway.

Mayor Windschitl noted his understanding of her perspective. However, it is not uncommon for streets to be directly across from driveways. He cannot support a cul-de-sac because then there would be only one entrance.

Councilmember Huang noted there is a small gap between 1890 and 1892 on Spring Creek Drive. He suggested the street aim at the gap rather than someone's driveway.

Councilmember Grau stated it is a hard decision because the developer should be allowed to realize the full value of their property and they need to be good neighbors to Carver. However, he doesn't love the amount of houses and the driveways on Spring Creek Drive.

Councilmember Huang asked how wide Spring Creek Drive is. City Administrator Podhradsky stated the street is around 60 feet wide, which is wider than the average road.

City Administrator Podhradsky pointed out Staff has been interested in a housing mix for the development as well.

Mr. Kabat stated the road's width is closer to 35 feet. Birch Street is around 30 feet wide.

Councilmember Hatfield stated she agrees with the overall concept. Councilmember Grau stated the concept is headed in the right direction, but it needs a lot of work.

Haley Daily, representative of Pulte Homes, stated they look forward to working with Staff to address the comments of the Council.

Motion by Councilmember Huang, second by Councilmember Grau to adopt Resolution No. 2024-74 approving the Concept Plan for the Engelen Property at 4460 Spring Creek Drive (PC #2024-15).

Motion carried.

8.B. Authorize Staff to enter into a Professional Services Agreement with Confluence to Develop a Masterplan for the SW Chaska Community Park

City Administrator Podhradsky introduced the item to the Council and Parks and Recreation Director Marshall Grange provided a presentation on it.

Mayor Windschitl asked if turf fields are being considered to allow for more playability throughout the year.

Councilmember Grau agreed turf should be considered. It provides multiple use options. He suggested the design of the baseball fields be spread out. He shared examples of other city's fields.

Mayor Windschitl asked when dirt would start moving. Mr. Grange stated it would likely be Spring 2026 to allow for planning and community engagement. There will be around one year of construction.

Mayor Windschitl pointed out youth sports is taking off, and the proposed park would address the need.

Councilmember Grau added lighting is important for the fields. Mayor Windschitl noted the City needs to be careful about how the lights operate.

Motion by Councilmember Grau, second by Councilmember Huang to authorize staff to enter into a professional services agreement with Confluence to develop a master plan for the SW Chaska Community Park.

Motion carried.

8.C. Purchase Agreement for Future MSB Site

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

Mayor Windschitl asked if the City were to enter into the agreement, would they be committed to the location. City Administrator Podhradsky stated any construction wouldn't begin until 2026, but the site would be used for planning.

Councilmember Huang stated the soil conditions at the Oppidan site were poor. He asked if there is a similar issue with the proposed site. City Administrator Podhradsky stated the soil has already been corrected, so it is unlikely the project would require pilings.

Councilmember Hubbard asked if there would be upgrading at the old site. City Administrator Podhradsky confirmed there would be an opportunity to clean up other sites. Councilmember Hubbard asked if the price includes upgrades to the current site. City Administrator Podhradsky stated it is likely improvements could be completed with the budget already planned.

Councilmember Grau asked if neighbors for the new site have been engaged. City Administrator Podhradsky confirmed there have been community engagement efforts, and the discussions have been positive. Certain homeowners are very supportive of the proposal.

Mr. Kabat added the site is zoned for an industrial use. The City's use would be shorter than other uses. Also, there is some preference for a City-owned site over a privately-owned site.

City Administrator Podhradsky pointed out it is really difficult to relocate departments for temporary purposes.

Councilmember Hubbard asked if it would be difficult to find someone to take the building. City Administrator Podhradsky stated the site has a lot of restrictions between soil, powerlines, and wetlands.

Mayor Windschitl noted it is helpful to have the additional site to work with. City Administrator Podhradsky agreed.

Motion by Councilmember Huang, second by Councilmember Hubbard to approve purchase of Block 1, Lot 1, Chaska Club West Industrial plat for purposes of the future Municipal Services Building construction, and to authorize the Mayor and City Administrator to enter into the Purchase Agreement with Traditions Development to initiate this transaction. Motion carried.

8.D. Adopt Resolution No. 2024-71 Adopting the Proposed 2025 Maximum Property Tax Levy
City Administrator Podhradsky introduced the item to the Council and provided a presentation on it.

Councilmember Grau pointed out the building project is a huge expense. However, the survey showed overall support for the program. He acknowledged no one wants to pay more taxes.

Councilmember Hubbard asked if the results of the community survey will be communicated to the public. City Administrator Podhradsky confirmed pieces of the survey results will be shared with the public so it's not too overwhelming.

Councilmember Hatfield noted there is a huge effort to balance the timing of the various projects. Staff tries to lessen the financial impact over time. The City is trying to capture the growth within the City. She encouraged community members to approach her for conversations regarding taxes.

Councilmember Hubbard pointed out the budgeting policy used to be based on the tax capacity. Back in 2015, the policy was changed by Council to rely on actual impacts such as new growth, inflation, and additional new programming.

Mayor Windschitl agreed the building project has had a significant impact on the budget. However, after considering the alternatives, it makes sense in the long-run. There will be substantial savings to build a new building rather than rely on renovations. Staff deserves the credit for their strategic planning.

Councilmember Huang added the services are necessary to care for the community. Investing in the future is always a better choice than fixing things as a last resort due to poor maintenance. In the scheme of things, the rates will seem much less steep in the decades to come.

Motion by Councilmember Huang, second by Councilmember Grau to adopt Resolution No. 2024-71 adopting the proposed assessed 2024 payable 2025 maximum property tax levy. Motion carried.

9. Bills

9.A. Accounts Payable Claims Roster 16-9-2024

The Council requested further information about bills on pages 5, 7, 9, and 20.

City Administrator Podhradsky provided further information regarding those bills.

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

10. Other Business

10.A. City Administrator's Report

10.A.i. Bi-Weekly Report 16-9-2024

10.B. Financial Reports as of 31-7-2024

10.C. Fox9 Quilt Festival

10.D. CBS News Quilt Fest

Councilmember Hatfield:

- Pointed out the Latin Music and Food Festival was fantastic.
- Noted September 18, 2024 will be Coffee with a Cop.
- Stated the free food distribution will be September 19, 2024.
- Added September 20, 2024 is the Chaska Cares Music Festival.

Councilmember Grau:

- Noted a community member informed him several of the archery stalls are filled with hornets.

Councilmember Huang:

- Stated the Latin Music and Food Festival had a fantastic turn-out. There could have been more attendees if there was a local newspaper.
- Pointed out the model for the Chaska Cares Music Festival allows for free entry and has options for purchasing items within the Festival.

Councilmember Hubbard:

- Attended the Latin Music and Food Festival.

- Pointed out the League of Women Voters is hosting candidate forums for local elections at various locations.

Mayor Windschitl:

- Attended the Mi Casa Thank You event.
- Noted there was a large quilting event in Chaska with travelers from all over the world.
- Stated the Creek Road trail was paved. The opening date is unknown. Councilmember Huang suggested there be a reopening event.
- Pointed out there are a lot of updates underway at Lion's Park.
- Added the trail construction under Hwy 41 will begin soon.
- Asked if there is an option to trim some trees to make City Square look more inviting.
- Asked if the weed barrier issue has been addressed. City Administrator Podhradsky stated it has not been addressed.

11. Adjourn

Motion by Councilmember Hubbard, second by Councilmember Huang to adjourn the meeting at 10:14 p.m.

Motion carried.