

- MINUTES -
CHASKA CITY COUNCIL
OCTOBER 21, 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; Kevin Wright, Community Engagement Manager; Elise Durbin, Assistant City Administrator; Nate Kabat, Community Development Director; Liz Hanson, City Planner; Ashley Cauley, City Planner; and Christophe Morschen, City Attorney.

4. Adopt the Agenda

It was noted that Item 8D had just been moved from Consent Agenda to Action Items just prior to the meeting. Motion by Councilmember Hubbard, second by Councilmember Hatfield to adopt the agenda. Motion carried.

5. Visitor Presentation

Clayton Duncan asked if the Council is going to address the electric scooters and electric bikes that are using the pedestrian spaces. Mayor Windschitl explained the Council has discussed the item before, but the issue is much larger than Chaska. He also dislikes the speed of motorized bikes and the like.

Mr. Duncan suggested the City create a licensing process. City Administrator Podhradsky stated a City doesn't have the ability to license them. However, Staff will look into additional options. Mr. Duncan stated the e-bikes are motorized and should be treated as a motor vehicle. City Administrator Podhradsky stated the State's definition may be different than theirs.

Mr. Duncan asked if the smaller dog park could have lights added to it. Staff confirmed they would look into the possibility.

6. Approve Previous Meeting Minutes

6.A. Approve the October 7, 2024 City Council Meeting Minutes

Motion by Councilmember Grau, second by Councilmember Hubbard to approve the minutes of the October 7, 2024 City Council meeting.

Motion carried.

7. Consent Agenda

Mayor Windschitl pointed out there is a time change for the ceremony recognizing Veteran's Park Drive, referring to Consent Agenda Item 7B. Creek Road Honorary Name Designation.

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

- A. Resolution No. 2024-81 Approving the Final Site & Building Plan for the Golf Performance Center/Hazeltine National Golf Club/PC #2024-18

Motion to adopt Resolution No. 2024-81 approving the Final Site & Building Plan for Hazeltine National Golf Course (Performance Center).

- B. Creek Road Honorary Name Designation

Motion to approve Veteran's Park Drive as the honorary name for Creek Road.

- C. Adopt Resolution 2024-82 Authorizing Issuance and Sale of \$11,025,000 GO Bonds, Series 2024B

Motion to adopt Resolution No. 2024-82 Authorizing Issuance, Establishing Pricing Committee To Award Sale, Prescribing The Form and Details, and Providing for the Payment of General Obligation Bonds, Series 2024B.

- D. Change Date of Municipal Election Canvass

Motion to change the set date for the canvass of local election results to November 13, 2024, at 5:30 pm at the Chaska City Hall Council Chambers.

- E. Adopt Resolution 2024-83, Approving a Settlement Agreement with International Building Concepts (IBC) LLC & Granite Re, Inc. (Surety) and authorizing the Mayor and City Administrator to execute the Agreement

Motion to adopt Resolution 2024-83, approving a Release, Assignment and Settlement Agreement with IBC and the Surety, Granite Re, Inc. and authorizing the Mayor and the City Administrator to execute the agreement.

Motion carried.

8. Action Items

8.A. Adopt Resolution No. 2024-80 and Ordinance No. 1050 Approving the Preliminary Site & Building Plan, Preliminary Plat, Zoning Ordinance Amendment (ZOA) and Conditional Use Permit (CUP) for CloudHQ/CloudHQ/PC #2024-13

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

Councilmember Grau asked if a tree bank has been considered elsewhere. He also asked if the City can plant trees on private property. City Administrator Podhradsky stated there is probably a way the City could plant trees on private property. Staff will look into some options.

Councilmember Huang noted the tree should be offered instead of required.

Councilmember Hatfield asked how the berming will look. Ms. Hanson confirmed it would be natural-looking.

Mayor Windschitl pointed out he received an email claiming everything in the plan has changed. However, the only change has been related to landscaping.

Councilmember Grau stated the trees will be planted when the berming is complete. Also, construction traffic will be from the south. He asked what the timeline looks like. Ms. Hanson stated the berm construction takes around nine months and depends on the availability of dirt. Overall, the building will take around 18 months.

Brett Burnette, Director of Development from CloudHQ, confirmed the berm construction will take nine months to one year. The construction of the building will take nine months for the shell. The time of up to two years is primarily for internal construction. Only one tenant would use the space. However, the process requires breaking down multiple data halls over time for the transition. There are a few potential tenants considering the space.

Mayor Windschitl explained there are a number of moving parts to consider. He asked if Minnesota Municipal Power Agency (MMPA) has purchased the property for the substation that is needed. City Administrator Podhradsky stated MMPA already owns the property.

Councilmember Hatfield asked how the parking location was selected. Mr. Burnette stated the office was faced toward the residential area because that is generally the most attractive. Since that is the space where people work, it is also the location for the parking. The mechanical components are planned to be away from the residences.

Councilmember Hatfield asked what the sloping looks like for the berm. Mr. Burnette stated it slopes at about 30 feet. The residences to the west will have a different view because the berm ends at the property line. Councilmember Hatfield stated taller trees could be used in that portion. Mr. Burnette stated the presented plan is at 71 percent. They have worked with Staff to strategically consider the location and sizes of trees to mitigate visuals and noise.

Mayor Windschitl asked how high off the ground someone would be if they were looking from a second-floor home.

Trisha Sieh, Civil Engineer with Kimley Horn, stated as the elevation on the northern property line changes, the elevation of the berming will change also. She showed a cross-sectional view of the residential home elevation in comparison to the height of the proposed building. The main floor of a residential home would likely only see trees. In this example, the berming would be at an elevation of 946 and the elevation of the view from the second floor is 935.

Councilmember Grau stated the top of the berm is the dirt not the trees. Also, the trees aren't fully grown on the first day.

Councilmember Hubbard asked for more details on noise impacts, specifically lower frequency noise. Mr. Burnette noted the landscape plan is intended to address both sound and views. However, most of the noise mitigation is done with the building itself. The building is under the State's requirements for without any landscaping. The primary focus of the landscaping is for visuals.

Tad Hardy, representative of Kimley Horn, explained the site plan, building heights, proposed screening, and other details are modeled to see how the build would meet the State's noise requirements. The landscaping offers an additional one or two decibels of decrease in noise. The emergency generator systems are housed on the roof and outfitted with hospital-grade silencers. Plus, the generators only run during an outage or annual tests. Lastly, the substations are placed far away from the residents.

Mr. Burnette added the Planning Commission showed the neighbors' desire for noise mitigation. The landscaping plans were done with additional noise mitigation in mind.

Councilmember Hubbard asked how much water the site would consume. Mr. Burnette stated the peak daily water use is 1.5 million gallons. In Minnesota, it is only a consideration during two months of the year. Throughout the year, it would be 30 to 40 percent less than what United Healthcare's Data Center uses.

City Administrator Podhradsky explained the City gets a hosting fee for the substation, but it couldn't impact the City's system because it isn't part of their distribution system. Mr. Burnette confirmed that was correct. He added they have been working with MMPA since the start of the project to consider such impacts. Studies have shown local systems benefit from the addition of large users because they take on a more conservative approach and, ultimately, create a more efficient usage.

Mayor Windschitl asked how maintenance is done on the substation. City Administrator Podhradsky stated MMPA will pay for and oversee any maintenance.

Councilmember Huang noted that should there be a power issue in the City, Chaska residents wouldn't be relying on the same crews for repair.

Mr. Burnette pointed out the area doesn't have frequent power outages. Therefore, they don't see full outages more than once per year. When an outage occurs, it takes less than 45 minutes to address the outage.

Mayor Windschitl noted since Chaska has their own electric company, the City is attractive for data centers.

Councilmember Huang asked for information on the building timeline again. Mr. Burnette stated the berm will take six to nine months, with a possibility for up to 12 months depending on dirt availability. The shell is about nine months. From there, only landscaping and internal efforts would be left.

Mayor Windschitl explained the building size seems to be a concern. He asked if the building could be shorter but expanded on the ground. Mr. Burnette stated they have discussed the option. Data centers have unique requirements. Users need 23 feet clear on a level, and they need two levels to have the critical mass to make the project viable. The penthouse is an additional height. The north side is primarily 46 feet except where the stairs are located which is at 48.5 feet high. There is also an effort to recess the floor.

Mayor Windschitl asked if there is excess dirt from the build that could be used for the berm. Mr. Burnette stated 300,000 cubic yards of dirt are required for the berm. The majority will be imported. The final part of the berm on the east side will have dirt sourced from the foundation building portion of the building.

Councilmember Hatfield asked where the berm will start on the east side. Mr. Burnette stated the berm starts where their property starts. They have offered to add additional trees to account for less berming. There is some existing berming at 20 feet.

Mayor Windschitl pointed out it isn't a public hearing, but the Council values the input of its residents. There will be a five-minute limit for each speaker. He requested each speaker only offer new points to respect everyone's time.

Susan Nelson, 1983 Schoolmaster Drive, explained the scope of the project is enormous. They purchased their property four years prior. The initial projections for the site were acceptable. The proposed building doesn't belong in a residential area because of its size. The noise is also concerning as she homeschools her children and works from home as a mental health therapist.

Mayor Windschitl stated the area is industrial, not residential. Ms. Nelson stated its proximity to her property is impactful. It will impact their quality of life and their property values.

Councilmember Hatfield noted the berming and landscaping is meant to hide the building. She asked if Ms. Nelson stated she doesn't want it there whether or not she can see it. However, it isn't believable that the building will be completely hidden. There will also be construction noises and dust everywhere.

Councilmember Hatfield asked where the construction entrance is. Mayor Windschitl stated it is off of Engler, but it is not in a residential area.

Ms. Nelson stated school busses are still using the same route. City Administrator Podhradsky stated there is a cul-de-sac, so the construction vehicles and busses won't use the same pathway.

Councilmember Hatfield stated anything that will go into the site will require berming and landscaping. Ms. Nelson stated the proposed building is too large to be hidden.

A member of the audience began to speak. Mayor Windschitl reminded the audience to wait to speak until they have a microphone.

Sean Bogolin, 1868 Clover Meadow Drive, pointed out a number of uses have been considered for the site, and now it is proposed to be a boring concrete building. Chaska is losing stuff that is valuable to the community. He noted the PowerPoint's images do not appear to be to scale. The view from a second-story window will be of the data center despite what others are saying.

Mr. Bogolin stated if the project does move forward, the berm should have to make up for the difference in height for where 36 feet is now. Unfortunately, a berm would ruin the view of the sunset and make his lawn much shadier. In the winter, there will be significantly less coverage in the landscaping. Mayor Windschitl noted there are a coniferous trees included in the plan. Mr. Bogolin stated there will never be complete coverage. Mayor Windschitl stated the same issue is true for anything built on the site.

Mr. Bogolin noted the additional trees on private properties would be nice. Many of the boulevard trees are now stumps. Property values are a concern as well. He asked if there are environmental impacts or other pollutant issues from the proposed building and the substation.

Mr. Burnette explained Minnesota is one of the strongest states to protect the environment. There are permit and testing requirements. As time goes on, some things will need to be retro-fitted because technology will evolve. However, the environmental regulations will only get stronger over time. In terms of water pollution, they have never had an issue. Water is treated before it is put back into the system. There are also leak-detection systems to catch any issues as soon as possible.

Mike Siemienas, 2460 Cloverfield Drive, noted his agreement with previous comments. The Council appears to be focused on the trees and the berms. However, it will take 15 to 25 years for the trees to cover the building in full. No one is surprised a building is going up; instead, it is the height that is concerning to residents. The tallest thing in Chaska is the steeple on top of Guardian Angles church at 39 feet. The zoning change would put a data center next to a residential area which always anticipated a 36-foot-tall building. It is unfair to the residents.

Mayor Windschitl asked if the 25-year estimate is accurate. City Administrator Podhradsky stated he doesn't recall a 25-year estimate. There are a large mix of trees, some of which grow much faster than others.

Jamie Larson, 1112 Kerber Pass, asked if they get to have input in which trees are planted. Mayor Windschitl stated he is unsure how that process will look. However, it is the purview of the property owner what they want to plant.

City Administrator Podhradsky added Staff tries to work with adjacent property owners to determine the best plantings for a berm.

Ms. Larson stated she will be moving out of her home in the next five to 10 years, and the type of trees make a significant difference. If the trees are slow-growing, residents will not be able to sell their homes.

Councilmember Hatfield pointed out all parties can agree they want fast-growing trees.

Mayor Windschitl stated there will be a mixture of trees. History has shown relying on one type of tree can be an issue, referring to Emerald Ash Borer.

Ms. Larson asked if the 30-foot berm is from the ground floor. Bedrooms are 20 feet high. Councilmember Grau explained the building is several hundred feet beyond the berm which adds to the coverage. Examples of the coverage are seen in the presentation's visuals.

Ms. Larson stated the developers will show whatever they can to get their project past. Councilmember Grau pointed out he believes the best of all people in the room. There has to be trust in the process from both sides.

Councilmember Huang added there is accountability. He explained he joined the Council because of a similar issue he experienced at his home where a taller building was implemented than people were aware of.

Ms. Larson asked if the same scenario could occur with the proposed site. Councilmember Huang there is no indication the building will be higher than proposed. It will be evident from their foundation that it cannot sustain more than two stories. Additionally, because the builder is committing to a number of things, such as a 30-foot berm, the Council can hold them accountable for their commitments should the berm be too short. Similarly, the diagrams are legal documents.

A slide was shown depicting the elevation. Councilmember Huang stated on the east end of the site, the height of the berm has to dip down because of the power line easement.

Ms. Larson asked how the issue can be solved for people on Kerber Pass. Mayor Windschitl stated not all of the issues can be parsed out at the present meeting. Ms. Larson stated it is easier for the Council to make decisions because their homes aren't being impacted. The residents didn't sign on for such a tall building.

Mayor Windschitl noted the developer has gone above and beyond. Someone could build a 36-foot data center without a berm. A 30-foot berm changes the visualization, especially with the building setbacks. A future party may not be so generous.

Ms. Larson asked if he would like this project in his backyard. Mayor Windschitl stated he would be okay with it because it benefits the City. Ms. Larson stated it only benefits some people in Chaska.

Mayor Windschitl stated the residents will get to see trees instead of a cornfield. Ms. Larson explained with the cornfield they can see a long way and view the sunset. Mayor Windschitl pointed out the property owner has the right to sell the property.

Councilmember Hatfield noted she toured other residential areas with a data center and adjacent homes. Neither had a berm, and the building was much closer than this proposal. This visit was completed nearly two years ago because Council had a similar concern at the beginning of this process. The proposal is much better than what other cities are allowing.

Ms. Larson stated she appreciates the berm. She asked if there is data about data centers and their impact on property values. Councilmember Hatfield stated both of the communities she toured have strong property values and didn't experience issues selling homes.

Ms. Larson tried to speak again. Mayor Windschitl stated her time limit has been exceeded.

Mark Kolkmann, 2188 Shamrock Place, explained he walks through the impacted neighborhood almost daily. He asked if there has been a study about how sound will travel during the winter. He also asked how the building will be refrigerated. Ammonia is a green option, but any spills could have detrimental impacts.

Mr. Hardy stated the first sound study was completed without any landscaping included in the calculation. All of the State's sound requirements were met. The silencers on the generators provide a decrease of 25 to 45 decibels. The estimate for sound impacts is around 47 decibels, which is comparable to the existing conditions.

Mr. Burnette noted the refrigerant used is called R1233ZD. It is not a liquid at atmospheric conditions, so a leak would not create a spill. There would be no impact on living beings should there be a leak. However, there are a number of sensors in place to monitor for leaks. Their facilities have never had a leak. In the scenario of a release, the refrigerant would impact the ozone.

David Rylee, 1977 Schoolmaster Drive, acknowledged all parties are acting in good faith. The site is unique due to the availability of power to the site. A data center is a good fit for the property. The berm has been planned for a number of years. Ultimately, the height of the building is an issue. Chaska should be proud of the master planning efforts that have built a great community. Chaska and CloudHQ have the opportunity to set the standard for data centers.

Mayor Windschitl stated Mr. Rylee is past his time limit. Mr. Rylee stated he has three points. The adjacent property owners should benefit from the excess trees that need to be planted. The architecture needs to better fit the neighborhood and the community. Also, the height needs to be reduced. A basement could lower the height and provide additional material for the berm.

Dan Tengwall, 2746 Simons Drive, stated he doesn't live near the site. He asked what Chaska gains from a 72-foot building. Mr. Tengwall asked what the height limit is as determined by City Code. Ms. Hanson stated it is 36 feet.

Mr. Tengwall stated the people were promised 36 feet. Mayor Windschitl stated there wasn't a promise. Mr. Tengwall restated the people were expecting 36 feet. He pointed out Mayor Windschitl is speaking over others, and it isn't going well. He asked what benefit the project offers to Chaska.

Steve Kelzer, 2025 Pioneer Trail, introduced himself as a representative of the farm. He experienced a lot of change during his time living on the farm, and everyone will be fine with whatever outcome.

Heather Ceaser, niece of Mr. Kelzer, stated she has been part of the farmland for over 30 years. The farm predates the homes, and they have experienced changes as more houses have been built. Having worked in a number of data centers, she pointed out there won't be a noise impact from the proposed building. She added she lives in a neighborhood that is experiencing construction. Neighbors have cited concerns about construction impacts on their families. Her children love being near construction. They have no problem sleeping through noise, and they enjoy seeing trucks. Overall, the oppositional comments have gotten out of hand.

Councilmember Grau thanked the commenters for sharing their opinions. Infill projects are difficult because of the changes for existing residents. Ultimately, something will be built on the land. Alternatives could be heavy industry buildings with several employees and serious traffic impacts or more houses. The Council has navigated difficult infill projects in the past, though it is a new process for the neighborhood in question.

Councilmember Grau noted there will be construction noise or other impacts on the site at some point in the near future. And advantage of the proposed project is one major project with a defined timeline rather than various parcels being built up at different times.

Councilmember Grau added the 36-foot option was only a possibility in the past. However, the 72-foot height is an industry standard for data centers.

City Administrator Podhradsky pointed out there would be a positive impact on Chaska in terms of economic growth. Residents would be responsible for a smaller piece of the tax pie. Additionally, the City's power company would benefit for such a project.

Councilmember Grau stated the developer has been receptive to input from the City and been fair to work with. He provided examples of their responsiveness and concern for the community's perspective.

Councilmember Haung thanked the commenters for participating in the process. The conversations can be passionate, but they are important. The project will create a number of jobs for the City, both during the construction stage and long-term within the building. The revenue streams are important to offset the residential tax burden.

Councilmember Huang pointed out other options for an industrial use could generate a lot more traffic. Therefore, the City has been encouraged the development of data centers.

Councilmember Huang noted his agreement with Councilmember Grau in that the developers have been fair to work with. They hosted a meeting mere hours before the present meeting and implemented changes as a response to input received. In short, the proposal could be much worse.

Councilmember Huang stated there were concerns about helicopter use for a proposed medical facility near his home. In practice, the helicopters only fly about once per year just as a test. They have proven they are good neighbors, and the developer has shown effort to be a good neighbor.

Councilmember Hatfield noted her appreciation of commenters attending the meeting. She apologized for being short during the comment period and explained she enjoys a good debate. Both she and the Council aim to be a voice of reason. She encouraged the public to continue providing input because it makes projects better.

Councilmember Hubbard thanked community members for emailing her with their concerns and input. She thanked Staff for their flexibility and willingness to work with the public. She also thanked CloudHQ for their willingness to work with the Council and community members.

Councilmember Hubbard pointed out she had a similar experience to Councilmember Huang. However, her home faces a large baseball field with lights. Ahead of the project, she had concerns about property values, lighting impacts, loitering, and broken windows. She is still in her home, but none of her neighbors have had issues selling their homes. There have been no broken windows, excess loitering, or lighting nuisances. She believes the proposed project will turn out similarly.

Councilmember Hubbard noted her support of the project. However, she will vote against the project due to the concerns expressed by community members.

Mayor Windschitl encouraged commenters and other community members to continue participating in City processes. He apologized if he spoke over anyone. It wasn't his intention besides keeping time.

Mayor Windschitl stated many residents have expressed issue that Chaska isn't doing enough for economic development. The proposed project is the largest economic development the City will likely ever see. The Council and the developers are open to additional input and ideas to make a great project.

Mayor Windschitl pointed out his goal is to consider the best option for Chaska. At the end of the day, it is important to remember they are all part of one community.

Councilmember Grau stated he would like to reconsider planting trees in a way that would benefit existing residents. The additional trees should be kept local. He doesn't want to set a precedent, but the project itself is unique in terms of scale and size. Councilmember Hatfield noted her agreement with keeping a tree bank for local planting.

Motion by Councilmember Huang, second by Councilmember Hatfield to adopt Resolution No. 2024-80 approving the Preliminary Site & Building Plan, Preliminary Plat and Conditional Use Permit for CloudHQ and new substation.

Motion carried (4-1, Councilmember Hubbard).

8.A.i. Ordinance No. 1050

Councilmember Huang asked for Staff to further consider the visibility impacts for the end of the term as mentioned by a commenter. City Administrator Podhradsky confirmed Staff would look into the concern.

Motion by Councilmember Grau, second by Councilmember Hatfield to adopt Ordinance No. 1050 approving the Zoning Ordinance Amendments (ZOA) to PID-7 as depicted in Exhibit A. Motion carried (4-1, Councilmember Hubbard).

Mayor Windschitl called for a five-minute recess at 10:02 p.m.

8.B. Adopt Ordinance No. 1051 Approving the Zoning Ordinance Amendment (ZOA) to PMD-20 for a Baseball Training Facility at 1230 Chaska Creek Way/DBAT/PC #2024-16

Mayor Windschitl called the meeting back to order at 10:13 p.m.

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

Mayor Windschitl asked if the site currently has a PMD-20. Ms. Hanson explained the site currently has a PMD-20, and they are looking to make an amendment for the north building only. The amendment is not to exceed 25,000 square feet.

Mayor Windschitl asked if the square footage needs to be saved. Ms. Hanson stated it is necessary for the Tax Increment Financing (TIF) District. They cannot expand without going through a process with Council. An expansion would require another amendment.

Community Development Director Nate Kabat explained the original zoning was envisioned for high-end manufacturing and job creation. Therefore, more recreational uses were not permitted. Mayor Windschitl noted only a percentage is allowed because of the TIF District. Mr. Kabat pointed out the size of the building isn't changing.

Councilmember Huang asked if the change can be tied to the length of the TIF since they know the expiration date. City Administrator Podhradsky asked if he wants the building to be larger.

Mayor Windschitl stated he doesn't want a larger building. The item can always return to the Council.

Matt Gruen, 7201 61st Street, introduced himself as the owner of the business and franchisee. He explained they are an independent organization, and they won't be forming a private club. It is exciting to see multi-generational use of the building. The nearest location is in Lake Elmo.

Mayor Windschitl asked if certified coaches are brought on Staff. Mr. Gruen explained they require Staff to have had NCAA Division III or higher experience with baseball or softball. They make \$25 per hour. Those who have played for Major League Baseball are paid closer to \$50 per hour.

Councilmember Hubbard asked what ages of kids participate. Mr. Gruen stated the majority of users are ages five to 14. Some older folks may use just the machines but younger guests look forward to construction. The cages are first-come, first-serve with coins. There are pitching tunnels as well.

Councilmember Huang asked if there is a radius for a non-compete. Mr. Gruen stated the minimum radius is five miles, but it is usually closer to 25 miles in practice.

Mayor Windschitl asked for details on the hours of operation. Mr. Gruen stated the weekdays are 10:00 a.m. to 9:00 p.m. On Saturdays, the hours are 10:00 a.m. to 6:00 p.m. Then on Sundays, the hours are 12:00 p.m. to 6:00 p.m.

Councilmember Hubbard asked if there are sound buffers in the building. Mr. Gruen stated the use isn't very loud and other franchisees haven't implemented soundproofing. He doesn't anticipate a concern.

Councilmember Huang asked if staff has any medical training should there be an incident. He asked if there is additional insurance required of the business owner for any liability. Mr. Gruen stated the franchisee takes on additional liability insurance.

Councilmember Grau asked if there are plans to partner with USA Baseball Academy. Mr. Gruen noted they had USA tryouts hosted at their Lake Elmo location. However, there aren't any formal partnerships.

Councilmember Grau asked how many hit tracks there will be. Mr. Gruen stated there is one at the Lake Elmo location, and they anticipate one or two in Chaska.

Councilmember Grau pointed out there is someone staffing the front desk. Loitering should be considered in respect of other businesses.

Mayor Windschitl asked if food will be offered. Mr. Gruen stated snacks are available.

Councilmember Huang asked if the facility can host events such as a birthday party. Mr. Gruen confirmed they host small events.

Councilmember Grau asked how they plan to build up community engagement. It is difficult to find indoor baseball. Mr. Gruen stated they host a number of events such as baseball tournaments for marketing. However, they don't want to sponsor any organization to ensure all parties feel welcome.

Councilmember Grau noted rentals of facilities can be expensive. It is beneficial to have alternative facilities within the community to decrease barriers for youth to experience sports.

Mayor Windschitl acknowledged it wasn't what he expected to be in the building. However, there is a clear need for space for recreation.

Motion by Councilmember Grau, second by Councilmember Huang to adopt Ordinance No. 1051 approving the zoning ordinance amendment to the Planned Multi-Use District (PMD-20) to include a baseball/softball/sports facility use within the building at 1230 Chaska Creek Way, as depicted in Exhibit A.

Jay Moore, 400 Water Street, owner of the building, explained they hoped to create jobs and invest in the community. They are proud of the quality of tenants in the building, and the recreational use is a great alternative use for a smaller space.

Motion carried.

8.C. Adopt Resolution No. 2024-79, approving a concept plan for The Goddard School, a licensed daycare school at 1850 White Oak Dr/PC #2024-17

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

Mayor Windschitl asked what the timeline is for the school to open. Anthony Miller, 5026 Boulder Lane, explained if approved, they hope to open on January 1, 2026.

Councilmember Hubbard asked if any community members had concerns about the cut-through traffic. Mr. Miller stated there weren't many comments received. In short, the public didn't want a fast-food restaurant.

Mr. Miller explained most Goddard Schools have a one-way for both an exit and an entrance. During drop off time, there is about one additional car per minute on the local roads. The roundabout that is planned will also be helpful.

Mayor Windschitl asked if there are concerns about staffing. Mr. Miller explained he is a General Manager at a restaurant currently and does a lot of hiring. He hopes to use that experience to ensure proper staffing at the proposed site.

Aaron Amick, 3760 Bayside Road, reiterated all three of their locations have one entrance and one exit. The drop-off and pick-up times are a wide range since the pandemic. Drop-offs are typically 7:00 a.m. to 10:00 a.m. while pick-ups are 3:00 p.m. to 6:00 p.m.

Councilmember Hubbard pointed out there is a lot of other business happenings surrounding the proposed location. Mr. Amick explained his existing locations are also in busy areas. They want to stay away from residential areas.

Councilmember Grau stated he has concerns about traffic, though he never votes against concept plans. The process will provide more information.

Motion by Councilmember Huang, second by Councilmember Hatfield to adopt Resolution No. 2024-79, approving the concept plan for The Goddard School/P.C. No. 2024-17.

Motion carried.

8.D. Adopt Resolution 2024-78 Approving and Adopting the Assessment Role for the 2024 Street Reconstruction Project

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

Mayor Windschitl opened the public hearing at 11:21 p.m.

No one wished to address the Council.

Mayor Windschitl closed the public hearing at 11:22 p.m.

Motion by Councilmember Hubbard, second by Councilmember Huang to adopt Resolution No. 2024-78 Approving and Adopting the Assessment role for the 2024 Street Reconstruction Project.

Motion carried.

9. Bills

9.A. Accounts Payable Claims Roster 21-10-2024

The Council requested further information about bills on page 3.

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 Day-Month-2024

10.B. Chaska Business News Update

10.C. Financial Reports as of August 31

Councilmember Hatfield:

- Noted Chaska has a number of trick-or-treating opportunities on October 26, 2024.
- Pointed out Celebrate India will be at The Lodge on October 25, 2024.
- Added the Katerina Parade is November 1, 2024 at the Event Center.
- Stated Bountiful Basket has teamed up with a number of organizations to raise funds and get Thanksgiving food for families in need.

Councilmember Hubbard:

- Stated on Tuesday, October 29 will be another Halloween event at McKnight Park.
- Attended the Downtown Chaska Ghost Tour, and it was a great activity.
- Noted October 26, 2024 is the yard waste collection event. City Administrator Podhradsky explained it is an expensive event because of the contracting necessary.

Councilmember Huang:

- Stated the launch for the autonomous vehicle service will launch on November 6, 2024.
- Added on December 7, 2024 will be the Hometown Holiday and tree lighting.
- Thanked Ms. Cauley for getting grants to preserve the woods.
- Noted SouthWest Transit was recognized as the provider of the year.
- Pointed out early voting is available.

Councilmember Grau:

- Asked for community members to drive slowly and cautiously on Halloween.
- Pointed out there is no school on November 1, 2024.

Assistant City Administrator Durbin:

- Requested for input from Council for additions to the business updates.

Mayor Windschitl:

- Thanked the Battle of the Badges for the food collection they completed. It was 650 pounds.
- Noted the new pickleball courts at Lion's Park fits into the area nicely.
- Stated the Fishing with Friends Banquet is October 23, 2024.

11. Adjourn

Motion by Councilmember Grau, second by Councilmember Huang to adjourn the meeting at 11:41 p.m.

Motion carried.