

Notice of Meeting on Dec.10th, 2024
Following the regular monthly meeting the Parks & Recreation Commission
may gather to socialize at Cy's Bar and Grill
NO FORMAL BUSINESS WILL OCCUR
THIS NOTICE IS POSTED ON FRIDAY, DEC. 6, 2024



AGENDA
CHASKA PARK & RECREATION COMMISSION
CHASKA CITY HALL - COUNCIL CHAMBERS & ZOOM
Tuesday, December 10, 2024
6:30 PM

1. Call to Order
2. Roll Call
3. Adopt Agenda
4. Visitor Presentation
5. Approve Previous Meeting Minutes
 - 5.A. Meeting Minutes 09/10/2024
6. Receive Council and Planning Meeting Minutes
 - 6.A. City Council Meeting Minutes 08/05/2024, 08/19/2024, 09/09/2024, 09/16/2024, 10/07/2024, 10/21/2024, 11/04/2024, 11/13/2024
 - 6.B. Planning Meeting Minutes 08/14/2024, 09/11/2024
7. Reports
 - 7.A. Resilient Communities Project Presentation-University of Minnesota Students
 - 7.B. Recreation Program-Staff Presentation
8. Discussion Items
 - 8.A. January 2025 Commission Appointments
 - 8.B. Park Updates
 - 8.C. Department Happenings

9. Other Business
 - 9.A. Round Table
10. Adjourn

Chaska
Parks and Recreation Commission
Meeting Minutes
September 10, 2024

1. Call to Order

September 10, 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, Georgiann Keyport, Zach Saueressig, Karli Wittner, Michael Heuer, Terrence Schwerm.

Absent: Donelle Heieie and Kevin Hill

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

3. Adopt Agenda

Motion by Saueressig, second by Heuer, to adopt the September 10, 2024, meeting Agenda.

Roll Call for Approval

4. Visitor Presentation

None in attendance

5. Approve Previous Meeting Minutes

5A. Motion by Schwerm, second by Wittner, to approve the Chaska Parks & Recreation Commission meeting minutes of June 11, 2024.

Roll Call for Approval

6. Receive Council and Planning Meeting Minutes

6A. City Council Meeting Minutes 06/03/2024, 06/17/2024, 07/01/2024, 07/15/2024

6B. Planning Meeting Minutes 05/08/2024, 06/12/2024, 07/10/2024

7. Action Items

7A. Recommend City Council authorize staff to enter into a professional services agreement with Confluence to develop a masterplan for the SW Chaska Community Park

Grange gave an update on the context of the future SW Chaska Community Park. The 52-acre park is located south of Big Woods Boulevard, east of 212. He referenced a developer handout that is being given out to potential homebuyers that also showed where new homes have been

built. This site will host a Mirical League Baseball field that the Chaska Rotary is currently fundraising for, and a universally designed playground. There is also District 112 land for a future elementary school. South of there is where the Big Woods area is, staff have secured grants to help preserve this area. Grange shared where the new park will be located, along with other amenities that will be planned with community input. He talked about the demand for specific facilities here since this will be the last community-sized park done in Chaska. The Big Woods is a great feature to play off and include in the park area, as well as in the planning process. The next steps are to develop a master plan. There are other amenities to factor into the 52-acre park, how they relate, where it is best to place things, storm water, and many other components that will come into play.

Grange reviewed the process used to come to this recommendation tonight. He shared the staff team that was put together. Grange gave the team 15 proposals to review and evaluate various criteria. The team came back together and narrowed it down to 5 consultants. The 5 groups were invited in for staff to meet, get to know their firm and their project team. Each consultant was to give a presentation on a recent master plan they had done that was a similar scope. Those were good meetings, there was follow-up and discussions that led to 3 firms. Those firms were to respond to an RFP request that was given to them. Through that process and evaluation with various staff, it was pretty much consensus on Confluence.

Grange highlighted the Confluence team that would work on the project and summarized their background experience. They have been around for 25 years; They have firms throughout the U.S. including Minneapolis. They have done many projects in the metro area. Staff felt there was a great connection with them and felt like they have passion and creativity for what they do. This is a new set of eyes for Chaska. The group liked their approach to community engagement. They will conduct a citywide survey, have focus group meetings, utilize technology and host a parkapoluma, which is a fun event where Confluence designers gather with residents on the spot to come up with a couple of concepts to share with the public and gather more feedback, ultimately get to the preferred design.

Another component of this project is on the front end, where there will be an analysis of our park system and an analysis of a similar size park in the metro area to compare the types of amenities in each park system and mirroring that with an analyst for future planning as well as considering national data. With this being the last community park, and a lot of public demand, we need something to follow and guide us. Confluence will use a sub-contractor for this piece.

Wynveen asked about the process of vetting the companies. Grange answered that the vetting process took a couple of months, especially when coordinating in-person meetings and reviewing the proposals received. Wynveen asked if Confluence was the clear winner for all staff members in this process. Grange confirmed this information.

Keyport asked about the timeline for the project. Grange answered they hope to have a plan completed by next fall, so the timeline would be approximately eight to ten months.

Keyport asked if the analysis of the park system was included in the timeline. Grange confirmed this information. He thought the group would start with the overall analysis, including work like surveying.

Branch asked if staff had reached out to other cities that had worked with Confluence and what projects they had done for those cities. Grange responded that he had reached out to other cities and received favorable feedback. Wittner is also familiar with them and spoke highly.

Saueressig asked if the RFPs were similar for all three groups. Grange responded that they were very similar, but that Confluence was on the lower end.

Saueressig noted the task force for the Community Center Master Plan was a large undertaking. He encouraged utilizing the Parks and Recreation Commission to serve as a task force for the project. He commented that it was difficult with the Community Center Master plan to get to more meetings. With this commission, we could fold it into what we are already doing with meeting monthly. Grange thought that would also help with the committee engagement piece, as well as the consultants. He noted their passion for this project.

Saueressig asked what intrigued Confluence to submit their project. Grange responded that Confluence appreciated the opportunity to work with a city that they had not worked with before as well as looking forward to working with the geography of the site and that it was the last community park in Chaska.

Schwerm voiced excitement about working as the task force on this project, as it would give us a nice work plan for the next year.

Grange asked for the motion.

Schwerm motioned to Recommend City Council authorize staff to enter into a professional services agreement with Confluence to develop a Master Plan for the SW Chaska Community Park. Second by Wynveen.

Roll Call for Approval

8. Discussion Items

8A. Park and Trail Updates

Grange presented pictures of the Lion's Park pickleball expansion. He shared that the work being done on this expansion is being done by the public works department. He stated the goal was to complete the work this fall and pour the surface of the courts in the spring. He also said that the vandalized bathrooms over by the dog park off Ravoux Road were also redone. Saueressig asked if the damage was an active investigation and if there were cameras. Grange stated that the cameras did not pick up pictures of anything. Grange presented an image of the Lion's Park playground replacement; it is coming along nicely.

He summarized the damage at the Athletic Park from flooding and reviewed the progress of grass reestablishment. He stated that they thought they would receive some FEMA funds to help with the costs of park repairs after the damage.

Grange displayed images of Savanna Oaks Park trail paving. Schwerm shared that the trail was well-utilized, and individuals walk the loop with their dogs.

Grange commented that he had a meeting set up on September 24th with HGKi on the Meadow Park planning process. He stated they are assembling a timeline for planning and will invite residents in who expressed interest in providing feedback. He thought they would have a recommendation on the park by the end of 2024 and would start construction in the fall of 2025.

He also shared that we would look at Autumn Woods Park planning next spring or summer. Heuer asked what percentage of the neighborhood was filled in with houses. Grange commented that many homes are built but he was not certain about the occupancy. Wynveen stated that many residents from there walk over to the small park in her neighborhood.

Keyport commented that there are many dead ash trees on the trails. Grange responded that the Public Works staff are assessing the ash trees to find the trees that are beyond the point of saving. Wittner mentioned that she talked with Selmer Olson, the city certified arborist who stated that the warm winter did not allow for the dieback of the larvae.

8B. Recreation Updates

Grange commented that the Chaska Community Center was shut down for a week prior to Labor Day. New flooring and strength equipment was installed. The pool was drained, cleaned, and the filters checked. New red lines were painted on the ice in the arena as well as the logo redo. The city has received positive feedback on the updates. The shutdown occurred during the last week of August as that week is the least amount of attendance in the building. He noted that it was nice to get all the projects done at once.

Grange highlighted two new events recently put on, the Never Forget Workout and the Chaska Community Center after school program. Grange thanked the staff for their work on these new events. He also highlighted the USA Curling Mix Doubles Olympic Pre-Trails that happened at the Curling Center on Aug. 9th. He commented that it was neat that the Chaska facility was hosting this event and thanked the staff for their efforts as well. Wynveen asked if they received any feedback about the event. Grange responded that participants were impressed with the curling facility.

Grange also highlighted the Latin Music and Food Festival on September 13th at Fireman's Park. The Chaska Cares Music Fest will also be held there on September 20th. He stated that there would be food and drinks available for sale by the Chaska Rotary and the Lion's Club. He shared there are raffle ticket sales going on now and will be available on site as well. He reviewed the bands performing at the event, including The Way Down Wanderers, Wicked Garden, Space Jam, and 17 Kevins. He discussed efforts to raise money for the Miracle League Park.

Grange also explained the Resilient Communities projects submitted to the University of Minnesota. The program connects local government agencies with University of Minnesota faculty and students to advance community resilience and student learning through collaborative, course-based projects.

8C. Facility Naming Rights Update

Grange reviewed the work with the Superlative Group and noted that phase two was coming to an end. No entities were interested at this time in partnering on a naming rights contract. The next phase is a hold-off period. The Superlative Group is not going to engage new businesses in conversation but would still discuss the opportunity with current groups that have been approached before. He requested that the Superlative Group put together a summary of their findings from phase two. He asked if they were still seeing municipal-type facilities getting naming partners throughout the Country, they said yes. Grange noted that limited exposure could be a factor since Chaska is still a smaller town. He commented that staff would work internally in the building to build more partnerships. Schwerm asked if one factor could be that Crooked Pint was already in the facility and asked if that would impact the partnership. Grange responded that he did not know if this was a factor in the facility naming rights partnership search.

9. **Other Business**

9A. Round Table

Heuer commented that he participated in a virtual meeting for the Nic Mason scholarship program that is available at the Community Center and appreciated the funding opportunity for the program. He expressed excitement for the amateur golf tournament.

Keyport said that the work in the Chaska Community Center was nice to see and she appreciated the Art in the Park event.

Wynveen attended the recent amateur golf tournament. It was very fun. She thanked the city staff who responded to the call on the pipeline burst that happened in her neighborhood. The city staff responded promptly and spent a whole day working there. She voiced excitement for the Chaska Cares concert. She asked if there was an opportunity to buy raffle tickets still. Grange responded that the raffle tickets are for purchase at the Community Center and Schram Brewery.

Branch asked about the Touch a Truck event. Grange responded that they received a lot of positive feedback and there was a lot more space for the event. Branch also mentioned that he received good feedback about there being more space as well.

Wittner thanked the city staff for the work being put in at these events.

Schwerm stated that the Art Consortium of Carver County' Art Wander will take place on the last weekend of September. He attended Art in the Park and appreciated the event.

Grange mentioned that there would not be a meeting in October because he will be attending a conference out of state.

10. **Adjourn Meeting**

Motion to Adjourn September 10, 2024, meeting by Wynveen, second by Saueressig.

Roll Call to Adjourn at 7:58 p.m.

Next meeting: November 12, 2024

- MINUTES -
CHASKA CITY COUNCIL
AUGUST 5, 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, and Hubbard.

Absent: Councilmember Huang.

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

4. Adopt the Agenda

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

5. Visitor Presentation

5.A. Erin Rathke, Superintendent Eastern Carver County Schools - Learning and Listening Presentation

Dr. Erin Rathke, Superintendent Eastern Carver County Schools (ECCS), introduced herself and provided information on her professional background. She pointed out that their Strategic Plan included a lot of input, and they are proud of the final product and its representation of the community. In her new role, she is reflecting on four main questions: what is great about the schools and District, what is on the community's wish list, what should the District prioritize in the budget, and what opportunities does ECCS have. She showed the list of engagement opportunities.

Mayor Windschitl and Councilmember Hatfield congratulated Dr. Rathke on her new position.

Councilmember Hubbard asked if Dr. Rathke had received any feedback yet. Dr. Rathke noted she spent the end of the school year listening to students. They have a high value of their teachers. The community at large is concerned about class sizes and retaining the best teachers.

Councilmember Grau pointed out he is a parent of two elementary school students in ECCS. He agreed the class sizes are a concern for him, and it should be a priority despite the limited budget.

Mayor Windschitl added he would like to see the cities throughout the District work together better. He asked if the bus shed would still be built. Dr. Rathke confirmed ECCS has some land, and they are assessing the most pressing needs of the District.

5.B. Greg Pavett, The Humanity Alliance - Former Oak Ridge Conference Center

Greg Pavett, representative of The Humanity Alliance, introduced himself and detailed the history and purpose of the organization. Based on their success in Victoria with supportive housing, they are excited to expand their services.

Councilmember Hatfield encouraged the community to check out The Humanity Alliance's video to learn more about their efforts. She asked what partners they are working with to scale. Mr. Pavett explained their priority is reducing rent burdens and helping people get plugged into their communities. The average stay is six to nine months, and their beds are regularly full. He shared more statistics about the need for their services. The focus in Chaska will be on active seniors, and the support time will be longer than average.

Mayor Windschitl asked if The Humanity Alliance has an agreement with the Oak Ridge Conference Center. Mr. Pavett stated they are working out an agreement with the owners. They are hoping to lease only the housing portion of the site.

Mayor Windschitl asked if the zoning would need to change. City Administrator Podhradsky explained the site is zoned for a hotel. The zoning would have to change to include apartments for the proposed offerings by The Humanity Alliance. The zoning would also require the units to have kitchens which creates a challenge for the program as they focus on communal meals. He pointed out that another facility in the City would also like similar exceptions.

Mayor Windschitl added there would need to be another round of inspections. City Administrator Podhradsky stated the State Department of Health would likely need to inspect the facility.

Mayor Windschitl asked if only Carver County would be served. Mr. Pavett stated a majority of the residents would be from Carver County, though there are no restrictions on who may receive services. Mayor Windschitl expressed the importance of serving the needs of the County first off.

Councilmember Hatfield noted her appreciation of supporting seniors. Councilmember Grau agreed it is important to support seniors as they want to remain in the community.

Mayor Windschitl asked if there would be an opportunity to support families. Mr. Pavett confirmed they are looking for ways to support families. They would likely make color-coded communities within the greater community so people would primarily stay in their respective communities.

Mr. Pavett reiterated their excitement to serve in Chaska.

Councilmember Hubbard asked if the program helps the clients to find additional options. Mr. Pavett confirmed their measure of success in the program is supporting clients in their next steps.

5.C. Visitor Presentation

Mayor Windschitl asked if anyone else wished to address the Council. He asked for a young man to come forward to speak. The young man explained he is studying political science and accounting in Mankato, and he wanted to learn more about local government. He hopes to intern in accounting or possibly local government.

Councilmember Grau encouraged the young man to get involved in local government even if his career doesn't take him in that direction.

6. Approve Previous Meeting Minutes

6.A. Approve the July 15, 2024, City Council Meeting Minutes

Motion by Councilmember Hatfield, second by Councilmember Hubbard to approve the minutes of the July 15, 2024, City Council meeting.

Motion carried.

7. Consent Agenda

Councilmember Hatfield noted her appreciation of the gifts and donations that enrich the community.

Mayor Windschitl asked if Consent Agenda Item 7c. Adopt Resolution 2024-64 to Approve Joint Powers Agreement for Carver County Minnesota River Bluffs Regional Trail - Chaska Connection is to connect the trail. City Administrator Podhradsky confirmed that is correct.

Motion by Councilmember Hubbard, second by Councilmember Grau to approve the Consent Agenda Items A through C:

A. Adopt Resolution 2024-63 Accepting Gifts and Donations

Motion to adopt Resolution 2024-63 acknowledging and accepting gifts to the City of Chaska received during the period April 1, 2024, through June 30, 2024.

B. Approve Full & Final Schalow Property Settlement Agreement

Motion to approve the Full and Final Settlement Agreement and Release and to authorize the Mayor and City Administrator to execute this agreement on behalf of the City of Chaska.

C. Adopt Resolution 2024-64 to Approve Joint Powers Agreement for Carver County Minnesota River Bluffs Regional Trail - Chaska Connection

Motion to adopt Resolution No. 2024-64 to Approve the draft Joint Powers Agreement for Construction, Operation, Maintenance, and Repair of Chaska Segment of Minnesota River Bluffs Regional Trail and authorize the Mayor and City Administrator to fully execute a final draft. Motion carried.

8. Action Items

None.

9. Bills

9.A. Accounts Payable Claims Roster 5-8-2024

City Administrator Podhradsky provided further information on certain bills.

Motion by Councilmember Grau, 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 5-8-2024

Councilmember Grau:

- Commented on the new pavement in his neighborhood.
- Thanked everyone who contributed to the success of River City Days.

Councilmember Hubbard:

- Pointed out the Community Center will be closed for a few days for renovation and maintenance. This will be August 26 through September 2, 2024.
- Stated Night to Unite is August 6, 2024.
- Noted Hwy 5 between Victoria and Chanhassen will be closed for one week starting August 12, 2024.
- Thanked everyone who contributed to the success of River City Days.

Councilmember Hatfield:

- Thanked everyone who contributed to the success of River City Days.
- Pointed out the tunnel is now open.
- Stated Coffee with a Cop on a Rooftop is August 16, 2024.
- Added Touch-a-Truck is August 22, 2024.
- Noted the Farmer's Market is still going on.
- Stated the Carver County Fair starts on Wednesday, August 7, 2024.

City Administrator Podhradsky:

- Provided an update on the next Council meeting and the survey results.
- Noted Chaska received the second grant for The Big Woods.

Mayor Windschitl:

- Thanked everyone who contributed to the success of River City Days.
- Pointed out SouthWest Transit will be providing transportation to the State Fair.
- Provided an update on 2025 construction projects.
- Asked if they are still behind on the Public Safety Facility project. City Administrator Podhradsky stated the project is still behind schedule.
- Noted the U.S. Amateur Golf Championship begins on August 12, 2024.
- Added filing to run for City Council is open. Ward 2, Ward 4, and the Mayor positions are available.
- Stated the Hwy 212 groundbreaking ceremony is coming up.

11. Adjourn

Motion by Councilmember Hatfield, second by Councilmember Hubbard to adjourn the meeting at 8:07 p.m.

Motion carried.

- MINUTES -
CHASKA CITY COUNCIL
AUGUST 19, 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; and Christophe Morschen, City Attorney.

4. Adopt the Agenda

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

5. Visitor Presentation

5.A. GTO Program Recap – Elly Snow & Carson Ayers

Officer Martin Godinez introduced himself and explained his role in the Growth Through Opportunities (GTO) program. They showed a recap video.

Mr. Godinez introduced Elly Snow and Carson Ayers. Ms. Snow stated she enjoyed working with the Fire and Police Departments the most. Mr. Ayers agreed he liked learning about the Police Department. The two participants received certificates and coins in recognition of their time in GTO.

Mayor Windschitl asked what their favorite activity was to do. The participants agreed the administration tasks were not fun.

Councilmember Hatfield pointed out Ms. Snow taught sign language to some Staff. Ms. Snow noted her favorite sign to teach was "thank you".

Mayor Windschitl thanked Staff, participants, and the families of the participants for their involvement in the program.

5.B. VFW and Legion Commanders – Dedicating Creek Road

This item was not addressed.

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6. Approve Previous Meeting Minutes

6.A. Approve the August 5, 2024 City Council Meeting Minutes

Motion by Councilmember Hubbard, second by Councilmember Hatfield to approve the minutes of the August 5, 2024 City Council meeting.

Motion carried.

7. Consent Agenda

Councilmember Huang stated the signage doesn't mention cutting down any trees, but the conservation easement addresses the issue. He asked if the signage should include the conservation component, referring to Consent Agenda Item F. Motion to adopt Resolution No. 2024-67, approving the Carlson Bluffs Final Plat / P.C. No. 2024-12. Community Development Director Nate Kabat recommended leaving the signs as is for the sake of consistency. Councilmember Huang stated there may need to be a new standard of consistency to inform homeowners.

City Administrator Podhradsky pointed out there are a number of easement areas that have different standards.

Councilmember Hatfield noted the City has already received money from Safe Streets and Roads for All. She asked if Consent Agenda Item 7G. Adopt Resolution No. 2024-68, Authorizing submission of an application to the 2024 Safe Streets and Roads for All Grant Program. Mr. Kabat stated they received money from Safe Routes to School. He provided more details about the roundabout implementation process and the resources needed to support the roundabout.

Mayor Windschitl asked how an auditor is selected, referring to Consent Agenda Item 7C. Appointment of Independent Financial Auditor. Administrative Services Director Noel Graczyk explained the City goes through a request for proposal is done every ten years. At the five-year mark, the City asks the auditor to reapply. An incumbent auditor is not excluded from a new RFP. Chaska worked with the previous auditor, MMKR, for 25 years. The final two auditors in the RFP process were MMKR and CLA, who is the recommended auditor. CLA was a bit lower for fees, but both auditors scored well on the technical aspect.

Councilmember Hatfield asked if switching to a new firm would create more work for the Staff. Mr. Graczyk stated there is some more time needed the first year with a new auditor. However, it is important to get fresh eyes on the financial reports.

Mayor Windschitl asked how many lots will be on the final plat for Carlson Bluffs, referring to Consent Agenda Item F. Motion to adopt Resolution No. 2024-67, approving the Carlson Bluffs Final Plat / P.C. No. 2024-12. City Administrator Podhradsky stated there are fourteen lots, three of which are in the middle.

Motion by Councilmember Grau, second by Councilmember Huang to approve the Consent Agenda Items A through G:

A. Temporary On-Sale Intoxicating License for Chaska Rotary Foundation

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Motion to approve Temporary On-Sale Intoxicating License TW 24.08 for the Chaska Rotary Foundation, that allows them to serve intoxicating beverages at Chaska Cares Music Festival, on Friday, September 20, 2024.

B. Resolution 2024-65 Meadow Spring Parking Compliance

Motion to approve Resolution 2024-65 finding property owned by Meadow Spring Church, a Minnesota Non-Profit Corporation, compliant with Section 15.28.030 of the City's Zoning Code.

C. Appointment of Independent Financial Auditor

Motion to appoint Clifton, Larson, Allen (CLA) as the independent financial auditor for the 2024 through 2028 fiscal-year audits.

D. Chaska Community Center Lease with Breakaway Academy

Approve the Chaska Community Center Lease Agreement with Breakaway Academy effective September 1, 2024.

E. Carver County Minnesota River Bluff Regional Trail - Chaska Connection - Awarding Bid

Motion to adopt Resolution No. 2024-66, Authorize the City Administrator and City Engineer to execute a construction contract with Minger Construction Co., Inc for the Minnesota River Bluffs Regional Trail Project in the low bid total amount of \$1,478,382.50.

F. Motion to adopt Resolution No. 2024-67, approving the Carlson Bluffs Final Plat / P.C. No. 2024-12

Motion to adopt Resolution No. 2024-67 approving the final plat for Carlson Bluffs (PC #2024-12).

G. Adopt Resolution No. 2024-68, Authorizing submission of an application to the 2024 Safe Streets and Roads for All Grant Program

Motion to adopt Resolution 2024-68 authorizing the submission of an application to the 2024 Safe Routes and Roads for All for a Planning and Demonstration Grant to develop a safety action plan.

Motion carried.

8. Action Items

8.A. 2024 Community Survey

City Administrator Podhradsky introduced the item to the Council and Peter Leatherman of the Morris Leatherman Company provided a presentation on it.

Councilmember Hubbard asked if there were questions about a local option sales tax. City Administrator Podhradsky stated they didn't ask anything about sales tax. There isn't enough information about potential sales taxes to the public at this point in time for there to be fully-informed opinions.

Councilmember Grau noted the survey shows the community prioritizes fire and safety services. The loudest voices are not always representative of the whole.

Councilmember Hatfield asked if the survey includes people representative of all demographics. Mr. Leatherman stated there is a random sample of phone numbers throughout the City. He would then use census data to estimate the demographics of the potential survey respondents. A proper random sample should accurately reflect the demographics of a population.

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Councilmember Hatfield asked what is done to ensure the community members trust the survey. Mr. Leatherman stated they never use robot calls. They also work with Staff to ensure the community is aware of the survey.

Councilmember Huang asked how respondents' feelings about the national economy impacted their responses. Mr. Leatherman stated at a School District level, they ask if the household is financially stressed or stable as that impacts Districts. Macroeconomics doesn't necessarily spill over to local respondents. However, inner ring suburbs experience a spillover of feelings about crime.

Councilmember Hatfield asked what will be done with the information. City Administrator Podhradsky stated the survey is first intended to inform the Council of the community's priorities. Staff is working on a communications strategy to highlight portions of the information.

Mayor Windschitl stated he was pleasantly surprised by the survey. He thanked Mr. Leatherman for the presentation.

9. Bills

9.A. Accounts Payable Claims Roster 19-8-2024

The Council requested further information about bills on pages 2, 5, 7, and 14.

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 19-8-2024

10.B. Q2 – 2024 Investment Report Memo

10.C Financial Reports as of 30-6-2024

Councilmember Hatfield:

- Attended Coffee with a Cop.
- Pointed out SouthWest Transit is providing transportation to the Renaissance Festival.

Councilmember Grau:

- Noted the US Amateur Golf Tournament was recently held. He commended the communications plan.
- Wished his son a Happy Birthday.

Councilmember Huang:

- Stated the Chaska's Farmer's Market is still going on.
- Noted Touch-A-Truck is Wednesday, August 22, 2024.

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- Pointed out Chaska Cares Music Festival is September 20, 2024.
- Wished his daughter a Happy Birthday.
- Shared his positive experience riding an autonomous vehicle in San Francisco.

Councilmember Hubbard:

- Participated in Night to Unite.
- Attended the US Amateur Golf Tournament. She thanked Staff for their work.
- Pointed out there is an open house August 21, 2024, regarding Highway 5 construction.
- Commended the Chaska Police Department for their response to a recent mental health incident.

City Administrator Podhradsky:

- Thanked Staff, especially the green maintenance crew, for their work on the US Amateur Golf Tournament.

Mayor Windschitl:

- Agreed the US Amateur Golf Tournament was well done and well attended.
- Pointed out the importance of the Fire Duty Crew and shared details of a recent fire in Chaska.
- Noted the filing has closed for the City's elections. He read the names of the candidates. There will be a forum on October 10, 2024. There are also new Commissioners being considered.

11. Adjourn

Motion by Councilmember Hatfield, second by Councilmember Huang to adjourn the meeting at 9:38 p.m.

Motion carried.

- MINUTES -
CHASKA CITY COUNCIL
SEPTEMBER 9, 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; Kevin Wright, Community Engagement Manager; Elise Durbin, Assistant City Administrator; Ryan Seibert, Police Chief; Hunter Panning, School Resource Officer; 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. Chaska VFW and American Legion Commanders – Creek Road

Gary Van Eyll, American Legion Commander, and Billy Luetkahans, Chaska VFW Commander, introduced themselves. They requested there be a sign dedicated to veterans near Veteran's Park. There wouldn't be any changes to addresses or street names.

Mayor Windschitl stated Staff could move forward with the suggestion should the Council be in agreement. Councilmember Huang noted his support of the suggestion.

Councilmember Grau asked if there is a similar sign in Chaska. City Administrator Matt Podhradsky stated the County has a similar one.

It was the consensus of the Council to support the suggested signage.

5.B. Chief of Police Ryan Seibert and School Resource Officer Hunter Panning - Drone Program Update

Officer Panning explained since the past presentation, there was an open comment period. There was only one message received which requested info on the drone manufacturer chosen. The first mission was conducted on April 26, 2024.

Officer Panning pointed out an unmanned aerial device is most commonly known as a drone. It must be under 55 pounds and may not carry a human. He showed an image of the drone

owned by the City. He also showed an image of an indoor/outdoor drone the Police Department recently purchased.

Officer Panning reminded the Council of the requirements for drone use set up by the State. There have been 12 drone deployments in response to emergency situations, two for a public event with a heightened safety risk to bystanders or participants, zero to counter the risk of a terrorist attack, six related to national disasters, five to conduct threat assessments in anticipation of a specific event, six to address suspicion of criminal activity, zero for crash reconstruction purposes, 14 for officer training, seven for public relations, and zero at the request of government entities outside of law enforcement.

Councilmember Hubbard asked if the list is only for the Chaska Police Department. Officer Panning confirmed the data is only for Chaska Police operations.

Councilmember Huang asked if there is tracking for indoor use. Officer Panning confirmed there is data for indoor use, but indoor drones have only been used for training so far.

Officer Panning summarized various drone missions that have been completed. In April a drone was used to address a burglary at Oak Ridge Conference Center. A ladder was found propped up on an exterior wall to the roof. The drone was used instead of an officer climbing the building to inspect the roof.

Officer Panning stated in May 2024, a drone was used to assist investigations with a search warrant involving burglary of firearms and provided scene overwatch of suspect apprehension. Officer Panning showed video footage from the drone deployment. The initial crime occurred in Chaska, but the suspect was apprehended in another city.

Officer Panning noted a drone was used in June 2024 to find someone experiencing a mental health crisis. Also in June, Chaska used a drone to assist the Sheriff's Office in Chanhassen. A suspect barricaded herself in a bedroom after assaulting another resident with a knife. Through a second-floor window, the drone pilot was able to see the suspect drop the knife. In July, there was a crash on a bridge. A drone was used to check the water for victims. In August, the drone was used to assist the Fire Department with a house fire. He showed footage from the incident. Chaska was highlighted in a news story regarding the fire as well.

Officer Panning also showed examples of drone footage captured when monitoring flooding from the summer.

Officer Panning stated the Police Department will continue to maintain the fleet of drones and acquire new equipment as needed. The camera should last indefinitely, and the drone will only need to be replaced if seriously crashed. They also hope to implement a Certificate of Authorization which would allow them to self-certify pilots and drones. There is a plan to increase the number of pilots in the program and to collaborate with other public safety entities for training and mission aid.

The Council thanked Officer Panning for the presentation and expressed their support of the drone program.

Mayor Windschitl asked if the entire Department is supportive of drones. Officer Panning stated he hasn't heard any negative feedback, and there is a long list of officers interested in becoming pilots.

6. Approve Previous Meeting Minutes

6.A. Approve the August 19, 2024 City Council Meeting Minutes

Motion by Councilmember Grau, second by Councilmember Huang to approve the minutes of the August 19, 2024 City Council meeting.

Motion carried.

7. Consent Agenda

Councilmember Hatfield noted the City Square West project is a combination of several small steps, referring to Consent Agenda Item B. Approve a Metropolitan Livable Communities Act Grant Agreement for City Square West. She looks forward to the continuing progress.

Mayor Windschitl asked what would happen should the City not use the funds. Assistant City Administrator Elise Durbin stated the funds would be returned.

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

A. Adopt Resolution 2024-69 Approving an Off-Site Gambling permit for Holy Family Catholic High School to conduct a raffle event on September 21, 2024 at Bavaria Downs.
Motion to adopt Resolution No. 2024-69 approving the Holy Family Catholic High Schools' request.

B. Approve a Metropolitan Livable Communities Act Grant Agreement for City Square West
Motion approving the amended Metropolitan Livable Communities Act Grant Agreement for City Square West and authorizing the Mayor and City Administrator to sign the agreement.

C. On-Sale Liquor at Community Event – La Hermosa Restaurant
Motion to approve On-Sale Intoxicating License at a Community Event, Lic# OSCF24.05, for La Hermosa Restaurant, 222 N. Chestnut Street, Chaska, MN for Latin Music & Food Festival effective September 13, 2024, from 5:00 pm to 9:00 pm.

D. On-Sale Liquor at Community Event – Crooked Pint
Motion to approve On-Sale Intoxicating License at a Community Event, Lic# OSCF24.06, for Crooked Pint, 3210 Chaska Blvd, Chaska, MN for Latin Music & Food Festival effective September 13, 2024, from 5:00 pm to 9:00 pm.

E. Establish a Public Hearing for Proposed SSD 2025 Operating Plan, Budget, and Service Charges
Motion to set the public hearing for October 7, 2024, to review and approve the proposed SSD 2025 operating plan, budget, and service charges and direct staff to give notice of the public hearing.

Motion carried.

8. Action Items

None.

9. Bills

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

The Council requested further information about bills on pages 5, 10, 14, and 15.

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 9-9-2024

10.B. SouthWest Transit Achieves Record Ridership for 2024 MN State Fair

Councilmember Hatfield:

- Pointed out September 18, 2024 is Coffee with a Cop.
- Noted The Loop has their fall golf rate.
- Stated the Latin Music Festival is September 13, 2024.
- Pointed out Chaska Cares Music Festival is September 20, 2024.
- Explained Bountiful Basket has a new logo, mission, and vision. They are an important part of the community.
- Added September is Suicide Prevention Month.

Councilmember Hubbard:

- Asked if the Clover Ridge monument sign is being redone. City Administrator Podhradsky confirmed it is being redone.
- Thanked the Chaska Community Center team for their hard work during the closure.

Councilmember Huang:

- Noted SouthWest Transit carried over 100,000 to the Minnesota State Fair. He shared more statistics about the ridership. There was also high customer satisfaction.
- Asked if there is any news about Cooper's. City Administrator Podhradsky stated Staff has been in contact with the owners. They are speaking with a potential grocer that is looking to finance purchase of the building.

Councilmember Grau:

- Thanked teachers and support staff in light of school starting up again. He reminded community members to be aware of new traffic patterns during school arrival and dismissal.

Mayor Windschitl:

- Stated the Fire Department hosted an open house that evening.

- Asked for an update on the Public Works Facility. City Administrator Podhradsky stated Staff requested for updated estimates from Xcel for moving some things around. The cost is significantly higher than the initial quote. The new location would serve the City well. The plan to move would have saved the City money instead of an addition.
- Asked for an update on the Public Safety Building. City Administrator Podhradsky stated they are about one month behind schedule due to the weather.

11. Adjourn

Motion by Councilmember Huang, second by Councilmember Hatfield to adjourn the meeting at 8:21 p.m.

Motion carried.

- 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.

- MINUTES -
CHASKA CITY COUNCIL
OCTOBER 7, 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; Kevin Wright, Community Engagement Manager; Elise Durbin, Assistant City Administrator; Julie Grove, Economic Development Coordinator; and Mike Melchert, City Attorney.

4. Adopt the Agenda

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

5. Proclamation

5.A. Manufacturing Month

Mayor Windschitl read the proclamation declaring October 2024 as Manufacturing Month.

5.B. Indigenous Peoples' Day

Mayor Windschitl read the proclamation declaring October 14, 2024, as Indigenous Peoples' Day.

5.C. Domestic Violence Awareness Month

Mayor Windschitl read the proclamation declaring October 2024 as Domestic Violence Awareness Month.

6. Visitor Presentation

6.A. Southern Valley Alliance Rebecca Ribich - October Domestic Violence Awareness Month & Purple Patch Program

Rebecca Ribich, Board Member of Southern Valley Alliance (SVA), introduced herself and explained SVA is the only organization offering comprehensive domestic violence services for Scott and Carver County. She provided statistics on the services provided. Ms. Ribich added SVA launched transitional living facilities.

The Council thanked SVA for their service to the community.

Councilmember Huang pointed out that manufacturing companies and employees make a substantial financial impact on the State. He provided some detailed statistics.

7. Approve Previous Meeting Minutes

7.A. Approve the September 16, 2024, City Council Meeting Minutes

Motion by Councilmember Grau, second by Councilmember Hubbard to approve the minutes of the September 16, 2024, City Council meeting.

Motion carried.

8. Consent Agenda

Councilmember Huang stated the repeal of Chapter 5, Article 32 is confusing, referring to Consent Agenda Item 8.B. Adopt Ordinance 2024-1049 to Repeal Chapter 5, Article 32 of the Chaska Code of Ordinances. It sounds like an interested party would still need to announce any performances to the Council without being required to pay a fee.

City Administrator Podhradsky explained all sections of Chapter 5, Article 32 are being repealed, as reflected by the redlining. For historical tracking purposes, the previous text is included to show the changes.

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

A. Adopt Ordinance 2024-1048 Amending Chapter 5, Business Fees

Motion to adopt Ordinance No. 2024-1048 Amending Chapter 5, Article 4, Section 20 Permit Required; Fee by changing the permit and investigation fees as presented.

B. Adopt Ordinance 2024-1049 to Repeal Chapter 5, Article 32 of the Chaska Code of Ordinances

Motion to adopt Ordinance 2024-1049 repealing Chapter 5, Article 32 in its entirety of the Chaska Code of Ordinances related to Performances and Exhibitions.

C. Adopt Resolution 2024-75 Appointment of Election Judges for the 2024 General Election

Motion to adopt Resolution No. 2024-75 appointing those persons listed on Exhibit A as Judges of Election for the General Election, Tuesday, November 5, 2024.

D. Awarding of Contract for Chaska Public Safety Facility

Approve the awarding of the contract and authorize the Mayor and City Administrator to execute the contracts.

E. Set Date for Canvass of Municipal Election Results

Motion to set the date for the canvass of local election results as November 12, 2024, at 5:30 pm at the Chaska City Hall Council Chambers.

F. Adopt Resolution 2024-77 City Bridge 10J42 Replacement for Beech Street

Motion to adopt Resolution No. 2024-77, approving the Local Bridge Replacement Program Grant Agreement for state bridge bond funds to replace City Bridge 10J42.

G. 2025 Prosecution Contract

Motion to authorize the Mayor and City Administrator to execute the 2025 County Prosecution Contract.

Motion carried.

9. Action Items

9.A. Adopt Resolution 2024-76, Public Assessment Hearing and Resolution Approving the Imposition of Service Charges for the 2025 Chaska Downtown Special Services District

City Administrator Podhradsky introduced the item to the Council and Economic Development Coordinator Julie Grove provided a presentation on it.

Councilmember Hubbard asked if the budget would be expanded should there be more businesses to participate. Ms. Grove stated the decision would require more discussion.

Dan Keyport, President of Chaska Downtown Business Alliance, explained the organization was initially a volunteer-run group. The idea of collecting funds from those within the Special Services District was pitched to the Alliance, and they canvassed multiple businesses. There is consistent interest in the concept, and they look forward to additional financial support for the Chaska Downtown Business Alliance's efforts and events.

Mr. Keyport stated he doesn't believe there would be a need to increase the budget as social media efforts would remain the same, referring to Councilmember Hubbard's question. Also, as more businesses join the Special Services District, it will decrease the cost for all participants.

Mayor Windschitl opened the public hearing at 7:31 p.m.

John Siegfried, property owner of 218 Chestnut Street, explained some funds should be allocated to business recruitment and retention. There should also be consideration to hosting River City Days within the Special Services District again.

Councilmember Hubbard stated River City Days is run by a separate group of volunteers, and it isn't likely to pertain to the Special Services District's budget. The funds generated by River City Days are intended to support local nonprofits.

Mr. Siegfried added he has been improperly taxed for a parcel he owns. Mayor Windschitl stated the parcel is not the topic of the public hearing. Also, it may be inappropriate to speak about due to ongoing litigation.

City Attorney Michael Melchert confirmed the concern is being litigated.

Mr. Siegfried explained some of the improper taxes are allocated to the Special Services District. Furthermore, the basic ownership of a parcel should be established regardless of litigation status.

David VanOrden, property owner of 117 2nd Street W, agreed the businesses have been impacted negatively by the relocation of River City Days. There has been deterioration in the downtown area, such as an increase in homelessness.

Mayor Windschitl stated the process has been challenging to restore the park. They are awaiting approval from multiple entities. Not to mention, River City Days is a privately run event, and the Council doesn't have a say in where the event is held.

Councilmember Hubbard noted there is an opportunity for the Downtown Business Alliance to collaborate with community-run events.

Councilmember Hatfield pointed out the paseos have received enhancements, and there is potential for new or improved events. The city is working on engaging students who are available to provide ideas for use of the paseos.

City Administrator Podhradsky stated one of the streets could be shut down to host an event that would bring visitors even closer to the businesses.

Mayor Windschitl added there aren't supposed to be events held at City Square Park according to the Minnesota Indian Affairs Council. Ultimately, the Minnesota Indian Affairs Council has more control over the park than the Chaska City Council does.

Mayor Windschitl closed the public hearing at 7:52 p.m.

Councilmember Hatfield commended local businesses for their perseverance throughout the recent years. She pointed out the City contributes money to the Alliance and detailed specific impacts from the City of Chaska throughout the Downtown area. Councilmember Hatfield added there are some negative comments on social media regarding Downtown Chaska, but those are untrue and need to be counteracted.

Mayor Windschitl and Councilmember Huang shared examples of Chaska altering construction plans per the request of the Alliance.

Motion by Councilmember Hatfield, second by Councilmember Huang to adopt Resolution 2024-76 Imposing Service Charges and Setting the 2025 Operating Budget and Plan for the Chaska Downtown Special Service District.

Motion carried.

10. Bills

10.A. Accounts Payable Claims Roster 7-10-2024

The Council requested further information about bills on pages 11, 12, 14, 17, 36, 37, 42, 48, and 50.

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.

11. Other Business

11.A. City Administrator's Report

11.A.i. Bi-Weekly Report 7-10-2024

Councilmember Grau:

- Asked for an update on banners for the Downtown Area. Ms. Grove confirmed the banners are completed and intended to reflect the story of Downtown Chaska and Chaska itself. These banners will remain up for several years because they will be located in the center median of Highway 41.
- Noted there will be candidate forums hosted by the League of Women Voters. The forums will be posted online as well.

Councilmember Hatfield:

- Stated Vote 411, *The Patriot*, and *Carver County Local News* are great resources for the upcoming election.
- Pointed out October 26, 2024 is the Halloween Jamboree and the Downtown Chaska Trick or Treat event.
- Noted the Chaska Police Department are hosting an event with Janie's Tacos on October 18, 2024.
- Added the Catrina Parade will be November 1, 2024.
- Stated SouthWest Transit served over 30,000 people for the Renaissance Festival.

Councilmember Huang:

- Pointed out Early Voting is open. More information is on the City website regarding locations and hours.
- Stated SouthWest Transit was awarded the State's Transit System of the Year Award.

Councilmember Hatfield:

- Noted October 26, 2024, stated there is a Trick or Treat at Chaska Commons.
- Stated October 26, 2024, is also the Fall Clean Up Day.

Assistant City Administrator Durbin:

- Celebrated Customer Service Recognition Week by thanking City employees for their services.

Mayor Windschitl:

- Pointed out Chaska Town Course's rates have been reduced for Fall.

12. Adjourn

Motion by Councilmember Huang, second by Councilmember Hubbard to adjourn the meeting at 8:32 p.m.

Motion carried.

- 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.

- MINUTES -
CHASKA CITY COUNCIL
NOVEMBER 4, 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; Kevin Wright, Community Engagement Manager; Elise Durbin, Assistant City Administrator; Matt Clark, City Engineer; and Christophe Morschen, City Attorney.

4. Adopt the Agenda

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

5. Visitor Presentation

5.A. Carver County – 82nd and Hwy 5 Projects

Eric Johnson, Carver County Program Manager for Arboretum Area Improvements, showed a map depicting the Arboretum and the surrounding projects. In Victoria, there will be a roundabout added near the Dairy Queen along with other changes. In Chanhassen, there is a project changing an access point to Hwy 5. In partnership with the University of Minnesota, access to the Arboretum will be moved to the west.

Mr. Johnson stated 82nd Street is a missing link in the highway system. It is a dirt road that will be converted. It is anticipated it will see 4,000 to 6,000 cars each day. It will also provide additional connectivity while the larger project is underway. There will be a roundabout at Bavaria Road as well. The plan is for a 40-mile-per-hour road and changing the name of the road from Hwy 18 to Lyman Boulevard.

Mr. Johnson added on the east side of the project, there will be a multi-span bridge with short abutments. The creek will be restored and run under the bridge.

Mr. Johnson stated the design for the project is complete. There is some land acquisition that needs to occur. Eight parcels are in condemnation and the final land agreement with the University is underway. Construction will begin late fall of 2024. Tree clearing and ground disturbance is planned for November 2024, and the majority of the road work will occur in 2025. He showed a map depicting the detour route.

Mr. Johnson pointed out three roundabout projects will be constructed in 2025. He showed a map with the three projects and their respective timelines. The first is planned for spring, the second for summer, and the third for fall 2025.

Councilmember Hubbard noted Chaska was considering resurfacing a portion of Bavaria. City Administrator Podhradsky stated they are putting off the resurfacing until after the other projects are completed.

Councilmember Huang stated people living in the community will be frustrated with the constant projects and changes in 2025. He asked how the communication will be handled. Mr. Johnson stated they are working on more graphics and communication efforts to better inform the public.

Mayor Windschitl asked if the same contractor is doing all three roundabouts. Mr. Johnson stated they are three different projects.

Councilmember Huang requested a map detailing the County's various construction projects. Carver County Engineer Lyndon Robjant confirmed an interactive County-wide map is being created.

Councilmember Huang asked if any Minnesota Department of Transportation projects will be included in the map. Mr. Johnson stated a Hwy 212 project in Eden Prairie is planned. However, there aren't any MnDOT projects planned for the previously cited map area.

Mr. Johnson stated the total project is anticipated to cost \$22.69 million. A few years ago, State funds were received that will be going toward the project. The County is working on a contract with a potential administrator.

The Council thanked Mr. Johnson for the presentation.

Dan Lonnes, representative of Bolton & Menk, introduced himself. He showed a map of the 2025 regional projects. There has been concern about traffic impacts during the closure of Hwy 5. A lot of time and effort has gone into considering the best detour and timing plans.

Mr. Lonnes then showed a map with the 2026 regional improvements. The goal would be to build more north-south routes in 2026. In 2027, Hwy 5 would be closed for a portion of time for major east-west construction.

Mr. Lonnes pointed out community engagement was part of the construction staging effort. The three-year project was reduced to two, 82nd Street improvements advanced, the east end of the Hwy 5 in Victoria was consolidated to one season, all regional projects are sequenced, Hwy 5 will be closed for only one year instead of two, and a regional trail detour is included.

Mr. Lonnes showed the map of official detours for Hwy 5. He pointed out any number of unofficial detours may be used. For April through June of 2026, Bavaria Road from Hwy 5 to

82nd Street will be closed, as will a portion of Hwy 41 near Hwy 5. Bavaria will receive a mill and overlay and some road widening.

Mr. Lonnes stated Rolling Acres Road from Hwy 7 to Hwy 5 will be closed for June and July of 2026. A future project is planned to address the intersection of Rolling Acres Road and Hwy 7. In August through November of 2026, Rolling Acres Road will remain closed. Then Hwy 41 just south of Hwy 5 will be closed.

Mayor Windschitl stated Hwy 41 at Hwy 5 just redone. Mr. Lonnes explained additional widening will be completed.

Councilmember Hubbard noted it is difficult to make a left out of the Arboretum with traffic. She asked if a right out of the Arboretum to the U-turn will still be an option. Mr. Lonnes stated that is a good consideration that should be discussed with the staging team.

Mr. Lonnes showed a map for April through November 2027 closures. Hwy 5 will be closed from east of Victoria Drive to the southeast corner of Lake Minnewashta. He reiterated detours are planned, but local guidance will include subtle signage. They hope to keep trucks off of Bavaria Road and guide them to use 82nd Street. Mr. Lonnes added they hope to open Hwy 5 west of Rolling Acres Road as soon as possible. He explained more details of the individual projects within the Hwy 5 area.

Mr. Lonnes noted key construction issues include informing and preparing the public, providing assistance through information, expediting construction through planning, readying the public for changes in access and routing, and building excitement for the final product.

Mr. Lonnes showed a slide with the timeline of the Hwy 5 schedule and noted the aggressive timing of the project.

Councilmember Huang pointed out it was helpful to meet with local businesses while there was construction in downtown Chaska. He asked if a similar effort is planned for the Hwy 5 project. Mr. Lonnes stated they could include meetings with businesses in their ongoing communication plan.

Mr. Lonnes detailed more communication efforts such as email and website.

6. Approve Previous Meeting Minutes

6.A. Approve the October 21, 2024 City Council Meeting Minutes

Motion by Councilmember Hubbard, second by Councilmember Grau to approve the minutes of the October 21, 2024 City Council meeting.
Motion carried.

7. Consent Agenda

Councilmember Hubbard pointed out the approved compensation for the Board and not the City-appointees, referring to Consent Agenda Item 7G. Approve Compensation for Elected Fire Relief Trustees. It is very common practice in nearby cities.

Councilmember Huang stated Consent Agenda Item 7C. Adopt Resolution 2024-85 calling for a public hearing for a MIF application is a great use of resources to keep a small business in Chaska.

Councilmember Hatfield noted her appreciation of another downtown business accessing a City resource, referring to Consent Agenda Item 7B. Adopt Resolution 2024-84 SAC WAC Assessment Agreement and Deferral for 115 2nd Street E. She also thanked the donors supporting the City, referring to Consent Agenda Item 7D. Adopt Resolution 2024-86 Accepting Gifts and Donations.

Mayor Windschitl added Chaska has a great relationship with the Minnesota Department of Employment and Economic Development (DEED), referring to Consent Agenda Item 7C. Adopt Resolution 2024-85 calling for a public hearing for a MIF application

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

A. Municipal Tort Liability Limits

Motion to direct the City Administrator to inform the League of Minnesota Cities Insurance Trust that the City of Chaska elects not to waive the monetary limits on municipal tort liability established by Minnesota Statute.

B. Adopt Resolution 2024-84 SAC WAC Assessment Agreement and Deferral for 115 2nd Street E

Adopt Resolution No. 2024-84 Receiving a petition and waiver of a public hearing and adopting the assessment for the Special Assessment related to city sewer and water connection fees for the work to be completed at 115 E 2nd Street and authorize the Mayor and City Administrator to execute the necessary documents.

Approve the deferral of Met Council SAC fees for Uncle Nicks Doggy Dippes at 115 E 2nd Street and authorize the Mayor and City Administrator to execute the necessary documents.

C. Adopt Resolution 2024-85 calling for a public hearing for a MIF application

Motion to adopt Resolution 2024-85 calling for a Public Hearing to Consider a Grant Application to the Minnesota Investment Fund (MIF) Program.

D. Adopt Resolution 2024-86 Accepting Gifts and Donations

Motion to adopt Resolution 2024-86 acknowledging and accepting gifts to the City of Chaska received during the period July 1, 2024 through September 30, 2024.

E. Adopt Resolution 2024-87 Ratifying Change to MMPA Agency Agreement

Motion to Adopt Resolution No. 2024-87 ratifying change to MMPA Agency Agreement addressing voting totals for communities selling electricity utilizing assets paid for and maintained by the Agency as a whole.

F. Approve Seminary Fen Ravine C-2 Ravine Stabilization Grant Acceptance

Motion to authorize City Administrator or City Engineer to execute grant agreements with the Board of Soil and Water Resources to accept funds for the stabilization of Seminary Fen Ravine C-2.

G. Approve Compensation for Elected Fire Relief Trustees

Motion to approve compensation from the Special Fund to Elected Trustees of the Chaska Fire Department Relief Association Board that are not also an officer of the Board in the amount of \$50.00 per meeting.

H. Approve 2024-2028 Master Service Agreement, the 2024 Statement of Work and to authorize the Mayor and City Administrator to sign both documents

Motion to approve the 2024-2028 Master Service Agreement and the 2024 Statement of Work – Audit Services with Clifton Larson Allen, LLP and that the Mayor and City Administrator be authorized to sign both documents.

I. Approve the Joint Power Agreement for the Highway 18 Improvement Project - Arboretum Area

Motion to Approve the Joint Powers Agreement for the Highway 18 Improvement Project – Arboretum Area.

Motion carried.

8. Action Items

None.

9. Bills

9.A. Accounts Payable Claims Roster 4-11-2024

The Council requested further information about bills on pages 4 and 24.

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.

10. Other Business

10.A. City Administrator's Report

10.A.i. Bi-Weekly Report 4-11-2024

Councilmember Grau:

- Encouraged community members to vote.

Councilmember Huang:

- Encouraged community members to vote.
- Noted the autonomous vehicles will be launched November 6, 2024.
- Added Hometown Holiday is the week of December 7, 2024.

Councilmember Hubbard:

- Pointed out she attended all sorts of Chaska Halloween events, and they were all well-done. She went to the downtown trick-or-treating, the Jamboree, and the Catrina parade.
- Noted Veteran's Day is November 11, 2024.

Councilmember Hatfield:

- Stated there is a community conversation about social media being hosted on November 7, 2024 at the Community Center.
- Noted many businesses are celebrating Deer Weekend.
- Added Foresight is having a warehouse sale on November 8, 2024.
- Pointed out Coffee with a Cup will be November 20, 2024.

Mayor Windschitl:

- Pointed out a lot of electrical work is underway throughout the City. City Administrator Podhradsky provided more details on the work.
- Noted a purchase agreement was signed for the new Public Works site. He thanked Staff for their work on the project.
- Asked if there is news on the old Dunn Brothers building. City Administrator Podhradsky stated Staff has been told it will be a coffee shop.
- Stated Creek Road will be dedicated on Veteran's Day.
- Added City Hall will be closed on Veteran's Day.
- Encouraged community members to vote.

11. Adjourn

Motion by Councilmember Hatfield, second by Councilmember Huang to adjourn the meeting at 8:28 p.m.

Motion carried.

- MINUTES -
CHASKA CITY COUNCIL
NOVEMBER 13, 2024

1. Call to Order

The meeting was called to order by Mayor Windschitl at 5:33 p.m.

2. Pledge of Allegiance

3. Roll Call

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

Absent: Councilmember Huang.

Also Present: Matt Podhradsky, City Administrator; Elise Durbin, Assistant Administrator; Kevin Wright, Denise Beebe, Senior Clerk.

4. Adopt Agenda

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

5. Action Items

5.A. Adopt Resolution 2024-88 Approve General Election Results for the City of Chaska
City Administrator Podhradsky introduced the item to the Council and Senior Clerk Denise Beebe provided a presentation on it.

Councilmember Hubbard shared her experience voting and some of the challenges. Mayor Windschitl noted the process was quick.

Mayor Windschitl thanked Staff for their work on the election. He asked who had to attend the vote audit. Senior Clerk Beebe explained four election judges need to attend the audit. There are two judges representing each party. It is usually a three- to four-hour process.

Motion by Councilmember Hatfield, second by Councilmember Grau to adopt Resolution 2024-88 certifying the City of Chaska results of the November 5, 2024 Municipal General Election. Motion Carried.

6. Adjourn

Motion by Councilmember Hubbard, second by Councilmember Hatfield to adjourn the meeting at 5:50 p.m.
Motion carried.

**CHASKA PLANNING COMMISSION
MINUTES
AUGUST 14, 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 Gaare, Aasen, Urbanski, Baswa, Purdy, Campbell, and Chairperson Brass.

Members absent: Commissioners Olson and Kerber

Also present: Ashley Cauley, City Planner

3. Adopt the Agenda

Motion by Chairperson Brass, 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 July 10, 2024, Planning Commission Meeting Minutes

Motion by Chairperson Brass, second by Commissioner Purdy to approve the minutes of the July 10, 2024, Planning Commission meeting.

Motion carried.

6. Consent Agenda

Motion by Chairperson Brass, second by Commissioner Urbanski, to approve the Consent Agenda as follows:

- a. Recommend Approval of the Final Plat for Carlson Bluffs/Johnson-Reiland Builders/PC #2024-12.

Motion carried.

7. Action Items

There was none.

8. Other Business

There was none.

9. Receive Other Meeting Minutes

- a. Receive the July 1, 2024 EDA Meeting Minutes
- b. Receive the June 17, 2024, July 1, 2024, and July 15, 2024 City Council Meeting Minutes

10. Adjourn

Motion by Commissioner Brass, second by Commissioner Gaare to adjourn the meeting at 7:02 pm.

Motion carried.

**CHASKA PLANNING COMMISSION
MINUTES
SEPTEMBER 11, 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, Baswa, Purdy, Kerber, Campbell, and Chairperson Brass.

Members absent: Commissioner Urbanski

Also present: Nate Kabat, Community Development Director; and, Liz Hanson, City Planner.

3. Adopt the Agenda

Motion by Commissioner Brass, second by Commissioner Olson, to adopt the agenda as presented.

Motion carried.

4. Visitor Presentation

No one appeared under Visitor Presentation.

5. Approve the Previous Meeting Minutes

- a. Approve the August 14, 2024 Planning Commission Meeting Minutes

Motion by Commissioner Brass, second by Commissioner Kerber, to approve the minutes of the August 14 2024 Planning Commission meeting.

Motion carried.

6. Consent Agenda

7. Action Items

- a. POSTPONED TO OCTOBER 9, 2024: Review Preliminary Site & Building Plan, Preliminary Plat, Conditional Use Permit and Zoning Ordinance Amendment for CloudHQ/CloudHQ/PC #2024-13

Chair Brass explained that this item was postponed to October 9, 2024 so if there was anyone here tonight for this item, he wanted to make it clear that it would not be discussed this evening.

- b. PUBLIC HEARING: Recommend Approval of the Conditional Use Permit (CUP) for a Dog Groomer at 115 2nd Street East/River Valley Groomers/PC #2024-14

City Planner Hanson presented the item to the Commission and noted that it would come before the City Council on September 16, 2024.

Commissioner Campbell asked if the building was currently vacant.

City Planner Hanson stated that there were currently two other tenants in the building, a photography studio and a printing company user. She explained that this use would fill out the building.

Commissioner Kerber asked if the only access would be from 2nd Street East.

City Planner Hanson stated that the front door would face 2nd Street East.

Commissioner Gaare asked about the maximum number of 8 kennels for holding pets before or after they were being groomed and if the applicant had any plans to have larger numbers than that in the future.

City Planner Hanson stated that the applicant was currently shaking their head and indicating 'no'.

Chairperson Brass opened the public hearing at 7:12 p.m. There being no public comment, he closed the public hearing at 7:13 p.m.

Motion by Commissioner Brass, second by Commissioner Aasen, to recommend to the City Council approval of the Conditional Use Permit (CUP) to operate a dog grooming use at 115 2nd Street East, subject to the following conditions:

1. Approvals shall be based on the following graphic exhibits:
 - a. Project Narrative & Exhibit, Pages 1-4, written by HTG Architects, dated August 5, 2024
2. Housing/boarding of dogs overnight will not be permitted.
3. Outdoor storage of any kind will not be permitted.
4. Compliance with section 15.08.070.D 'Standards for Granting Conditional Use Permits' of the Zoning Ordinance.
5. Provision of a SAC determination by the Metropolitan Council and all determined SACs paid prior to release of a building permit.
6. Provision of a building permit being obtained for change of occupancy at 115 2nd Street East.
7. Provision of a plumbing plan review by the State of Minnesota

Motion carried.

- c. Recommend Approval of the Concept Plan for the Engelen Property (4460 Spring Creek Drive)/Pulte Homes/PC #2024-15

City Planner Hanson presented to the Commission and noted that this would come before the City Council on September 16, 2024.

Chair Brass noted that even though this item was not a Public Hearing, he would open it up for public comment following some initial Commission discussion. He asked if this development would be able to tap into Carver utilities.

City Planner Hanson stated that because it is located within the City, they will need to have Chaska utilities.

Chair Brass stated that he felt that meant that unless the applicant was planning to take on the financial burden of extending the utilities, there would most likely be in a waiting period before anything moves forward with this project.

A Commissioner asked about the price point of the homes.

City Planner Hanson stated that they are between \$500,000 to \$600,000.

Chair Brass asked if things have reached the point in our economy where that would be the price of a starter home.

Members of the Commission chimed in and stated that they felt that may actually be the case in the current economy.

Commissioner Campbell asked whether it was suggested to the developer that they should consider installing a park in the neighborhood which he felt would be a good idea with the location of Spring Creek Road.

Chair Brass agreed that was something that was also on his mind.

Commissioner Olson asked about the point made by City Planner Hanson regarding the diversification of adding townhomes which was something new and asked why they felt it should be done now and not with other projects, such as High Point Vistas.

Chair Brass stated that he believed it had something to do with the number of driveways on Spring Creek and the possibility that could be resolved with a rear loading townhome or villa.

Commissioner Olson asked if that was the reason for it and if so, how receptive the developer was to that idea and reiterated his original question of 'why now?'.

Community Development Director Kabat stated that some of the reasons raised by Chair Brass weighed into this suggestion because this was a relatively small site which helps gives them the opportunity to think a bit more creatively. He stated that staff has heard, numerous times, the desire to see more diversity in housing options offered and they felt this would be a good opportunity to have that discussion. He stated that he felt it was a valid conversation to have any time there is development to see if there may be a way to work with developers to pursue diversity in the housing options, because that is a long-held priority within the City.

Commissioner Olson stated that he agreed that it was worth having a conversation about, but noted that this was literally the first time it had come up in his 6 years on the Commission.

Chair Brass referenced the Clover Ridge Development, but noted that had happened before their time on the Commission.

Commissioner Olson acknowledged that it had happened in the past, but reiterated that it made him questioned why this development and why now.

Chair Brass stated that he did not think staff was saying that the developer had to do this.

Commissioner Olson stated that he would also like to gain an understanding of what the problem is that they were trying to solve in this situation.

Chair Brass stated that he did not think they actually knew that yet.

Commissioner Gaare stated that she felt that the price point also had to figure into the equation.

Commissioner Kerber asked to see the renderings for the concept plan and zoom in a bit.

Chair Brass stated that he was not a fan of lots 39, 40, 41, 47, 48, 49, 32, 33, and 34 as they were depicted. He stated that he understands that this is a free market and people will buy whatever they want to buy, but felt that there may be a better way to design this and noted that it just felt really dense.

Commissioner Olson stated that he thinks that may be addressed by not having two access points.

Chair Brass reiterated that the concept as shown right now just looks a little dense. He stated that he felt there may also be the chance to have a tot lot or something so they don't just have the houses facing each other because the nearest park is about ½ mile away.

Commissioner Olson stated that he would throw his hat in the ring related to lot 1 and possibly lot 2 and the trees. He stated he would like to see them save as many of those trees as possible even though there aren't too many trees on the lot now.

Chair Brass reiterated that this was not a public hearing, but invited members of the audience to address the Commission on this item.

Chair Brass opened the public comment portion of the meeting at 7:42 p.m.

Karen Moschkau, 1894 Spring Creek Drive, Carver, stated that she is concerned about the number of driveways coming out onto an already busy street. She stated that they already have a police sign that tells people their speed as they travel through with the hope that will help control speeding. She stated that she did not like the cross street that they have shown coming into the middle of the development and expressed concerns about bringing in more families with kids on bikes and people walking with strollers with that layout because adding traffic in the middle would just not work well.

Chair Brass asked if by the cross street in the middle was the second access point.

Ms. Moschkau confirmed that she was referring to the second access point and noted that she liked the cul-de-sac idea that had been raised by staff. She stated that another suggestion would be to have the access be at the west corner, where the large trees are, because it is a natural slow down point. She explained that she felt it may serve as almost a continuation of Green Ash Drive if they had the intersection in that location. She stated that the main point she wanted to make was to ask the City not to allow the second cross street coming into the middle of their neighborhood.

Jacqueline Stordahl, 1964 Mulberry Lane, stated that they had attended the first public hearing and, generally, people liked the first plan that the builder had presented better. She stated that version did not have the driveways facing Spring Creek and she felt it had a better flow to it, did not seem so regimented, was more free-flowing, and less visually obtrusive for people who live across the street. She reiterated that, in general, they liked the first plan better and doesn't know why the plans had switched.

Chair Brass asked if there had been a previous iteration that the Commission had not seen.

City Planner Hanson stated that there was a previous iteration and agreed that it was consistent with what Ms. Stordahl was describing with all the lots fronting off of the internal streets. She stated that they got commentary back from the City of Carver about possibly putting the driveways on Spring Creek Drive from a traffic calming perspective and for symmetry.

Ms. Moschkau offered to give the Commission her copy of the plan referred to by Ms. Stordahl.

Community Development Director Kabat offered to take the plan from Ms. Moschkau and noted that he just wanted to be clear that it was not unusual that before an application is submitted that there were multiple iterations. He stated that these iterations may be provided to staff in order for them to weigh in and provide direction. He stated that prior to the concept plan submission, the City requires a neighborhood meeting, so they may have been putting different options forward in order to seek feedback. He stated that the feedback provided at the neighborhood meeting had perhaps influenced the direction the developer chose to go. He noted that there had also been feedback that staff had provided and also feedback and coordination with the City of Carver. He explained that the idea of having the driveways connected to the street is consistent with what already exists across the street so there would be neighborhood cohesion. He noted that driveways connecting to a street can often serve as a traffic calming device. He stated that Carver does not consider this a collector road so they were trying to establish it as a neighborhood street and explained that his understanding was that it was a bit of a legacy road which can present a bit of a challenge. He stated that it was important to remember that the Commission should be evaluating the plan that was in front of them tonight and encouraged them to give direction or feedback on the actual concept plan that has been submitted.

Kevin Gillick, 1929 Birch Street, Carver, expressed his appreciation to whoever had sent out the notices for the meeting because he felt that the fact that they live in Carver but received an invitation to attend a Chaska meeting was pretty cool. He stated that he believes that they were now looking at either plan 3 or 4 and noted that he wasn't sure when their questions and the

City's answers would be considered 'final'. He asked when the public would actually know exactly what plan they were talking about.

Chair Brass stated that they were talking about what was presented tonight by staff and not what Mr. Gillick had seen in the past. He stated that, as Community Development Director Kabat had stated, it is very common for developers to go through numerous iterations of their plans while they are garnering feedback. He explained that this proposal was only at the 'concept' stage and noted that the next step as the Preliminary Plat would be more major. He noted that once it goes to the City Council, they would also have to approve it. He explained that if that happens, then the developer will go back and work on all the things that the City has added as conditions of approval and come back and present it again with their new and improved plan. He assured the public that they would also be involved at that point.

Mr. Gillick asked if the public would continue getting notifications like they did this time with a postcard, once it starts moving to the City Council.

Chair Brass outlined the process and stated that they would be notified if and when this came with an application for a Preliminary Plat. He reiterated the point he made earlier in the meeting that there were currently no utilities nearby and it would be very expensive to extend them, so it may be a year or two before this would even get to the next step.

Mr. Gillick stated that he would just ask that the public be kept informed along the way so they have a chance to participate in the process and the decision. He explained that people do not know how to hunt and peck for information between Chaska and Carver and asked the City to keep the process simple for everyone who lives in the neighborhood.

Chair Brass asked if the applicant would like to address the Commission.

Haley Daily, Pulte Homes Minnesota, stated that they have heard the concerns and comments that have been shared so far but asked if anyone had anything additional to add.

Chair Brass stated that he felt that having park space was a big deal and would recommend that they include something in their plans because the nearest park space is too far away. He stated that he also felt that the second access point seemed a bit redundant, especially if they will have a bunch of driveways on Spring Creek. He stated that he was not a traffic engineer but he would not be in favor of the suggestion by Ms. Moschkau to build the road all the way to the left because it made more sense, from a safety standpoint, to have roads connect with other roads and create a perfect 'T'. He noted that density was kind of a new thing and was not sure if it had even been discussed yet, but asked the applicant to consider it.

Ms. Daily stated that she understood the need for a lot and noted that they would consider the possibility of removing the western entrance and putting in a cul-de-sac. She stated that regarding density, they had really looked to the Comprehensive Plan which had this guided for low density residential of 2-5 units/acre and explained that their proposal falls into those guidelines. She stated that they can look into including other things like townhomes or villas, but it would add more density.

Commissioner Olson asked Ms. Daily to elaborate on the previous versions of their plans and how the current version with the two entrances came about.

Ms. Daily stated that originally they had a different concept plan which staff had seen and they received some feedback that suggested that they look at a layout with homes facing Spring Creek Drive which would mimic what already exists. She noted that typically local roads have homes that face each other on both sides of the street. She explained that they thought that having a second access point would work best because cities typically prefer that, but reiterated that was something that they can take another look at.

Chair Brass stated that if there were 20 homes that had access directly onto Spring Creek there would only be about 20 other homes that would need a road. He referenced the idea that had been raised to put in a cul-de-sac and a tot lot, and noted that may mean there would be even less homes that would need an access road.

Commissioner Campbell stated that the neighborhood meeting had already been held and asked what the developers impression was of that meeting.

Ms. Daily explained that they heard a lot of opinions and were asked a lot of questions. She stated that because this was still so early in the process, they could not answer all their questions. She stated that they were just looking for feedback from the neighborhood, City staff, the Commission, and the City Council.

Commissioner Campbell asked the developer felt was the biggest concern that came out of the neighborhood meeting.

Ms. Daily stated that it was hard to say, but traffic was a concern but noted that there were improvements scheduled for High Point Vista and County Road 61.

Chair Brass asked if the improvements she was referring to were the roundabout.

City Planner Hanson stated that there were a few different options being considered and noted that the ultimate option would be a single lane roundabout.

Commissioner Olson stated that he felt that actually puts a little different twist on things because it creates a border between Carver and Chaska and asked who would ultimately have responsibility for Spring Creek Drive.

Community Development Director Kabat stated that this was a conversation that has been initiated with staff from the City of Carver about what may make sense. He stated that up until this point, since Spring Creek Drive has served Carver, Carver has maintained and taken care of it, but believes that both cities recognize that dynamic will most likely be changing.

Commissioner Baswa stated that this development was in Chaska.

Community Development Director Kabat stated that this development is in Chaska and will follow Chaska's process.

Chair Brass stated that technically it is Chaska's development so they can do what they want, but felt the City was trying to be neighborly as well. He asked if there was anyone else in the audience that wanted to address the Commission.

Jim Streiff, 1941 Mulberry Lane, Carver, asked about Mount Hope and Chaska Boulevard and the possibility of a roundabout. He asked if that meant that Chaska Boulevard would then become a four-lane roadway.

Chair Brass stated that because of the development on the north side, he felt that there may be a second lane within the roundabout, but it would be a one-lane roundabout, with turns.

Mr. Streiff stated that there is a tremendous amount of traffic that comes out of Carver and funnels to the corner of Mount Hope Road and Chaska Boulevard. He stated that he understands that there will be a lot of versions of the plans as they find out new information but asked if there was an environmental impact statement that went along with the plans.

Chair Brass stated that would not happen at this level of consideration because this was a high level concept plan review.

Community Development Director Kabat clarified that the scale of this development would not rise to the level of requiring an environmental impact statement.

City Planner Hanson noted that there was someone on-line who had their hand raised to speak.

Michael Muhich, stated that he lives right across the street from the main driveway that goes into the Engelen property. He stated that he has not heard anything during tonight's discussion about safety, which had been brought up at the neighborhood meeting with Pulte. He noted that there is a bus stop at Birch Street and Carver for the school kids and asked the Commission to take that into consideration when looking at the construction traffic. He stated that he wanted to reiterate the issue with the second access point to the west and explained that he also did not feel it was needed. He stated that there were comments that changes had been made by the developers after they got comments from the neighborhood meeting, but explained that he did not feel that was accurate. He stated that Pulte sent out a diagram of the proposal and when they got to the meeting, they had a different picture up and the neighborhood was told to disregard what had been sent and that they would be presenting the new layout. He stated that there was no input from the neighborhood about their plans because they had already switched it prior to the meeting. He stated that he understood that the Commission was only considering the plan in front of them tonight, but wanted to make it clear that there was actually no input from the neighborhood taken into consideration.

Chair Brass assured Mr. Muhich that the City will definitely consider construction traffic at the appropriate time later in the process.

Ms. Moschkau stated that the Commission had mentioned the density and noted that the picture shown of homes on Spring Creek only showed the western section. She explained that the eastern section of Spring Creek consists of villas and there were also villas immediately on Birch Street.

She asked the Commission to consider that villas were already in the neighborhood as they were considering this application. She noted that it may be also be helpful to know that GPS sends people off of 212 onto County Road 61 in order to get to them.

Chair Brass closed the public comment portion of the meeting at 8:10 p.m.

Chair Brass noted that he felt they should add a condition that the second access point be removed and also that there be some sort of park or tot lot included in the development. He noted that he liked that they were proposing to have sidewalks on both sides of the street.

City Planner Hanson noted that condition #23 includes evaluation of a cul-de-sac, so they would not need to add a condition related to the second access because that was already included.

Motion by Commissioner Brass, second by Commissioner Kerber, to recommend approval to the City Council of the concept plan for the Engelen property, subject to the following conditions:

1. Approvals shall be based on the following graphic exhibits unless modified by the conditions below:
 - a. Narrative (pgs 1-8), prepared by Pulte Homes, dated August 22, 2024
 - b. Regional Context Exhibit, prepared by Pulte Homes, dated June 21, 2024
 - c. ALTA/NSPS Land Title Survey (pgs 1-2), prepared by Pulte Homes, dated June 3, 2024
 - d. Site Forces Exhibit, prepared by Pulte Homes, dated June 21, 2024
 - e. Concept Sketch Plan, prepared by Pulte Homes, dated July 10, 2024
 - f. Site Option 2A Chaska Sanitary, prepared by Westwood, dated July 2, 2024
2. Adherence to the City Engineer memo dated September 5, 2024.
3. Adherence to the Carver County Public Works memo dated August 28, 2024.
4. Adherence to the City's Boulevard Tree Policy and local street section design.
5. In addition to the items required by City Code Sec. 15.36.050, the following must be submitted for a preliminary plat application to be complete:
 - a. Tree inventory and preservation plan;
 - b. Grading plans; and
 - c. Landscaping plans in conformance with City Code Sec. 15.28.070.
6. Coordination with:
 - a. City Engineer regarding utilities, grading, access, and drainage.
 - b. MnDOT regarding noise mitigation plans.
 - c. Electrical department (and Minnesota Valley) on service locations.
7. Compliance with City Ordinances, including:
 - a. Sec. 15.28.290, Anti-monotony and Design requirements: including LP Smartside on front elevations and 4-inch window trim on all windows.
 - b. Sec. 15.28.100, Setback from Steep Slopes: including 50 feet from the edge of the 18-percent slope and 30-foot "no-grade/ mow" zone adjacent to the 18-percent slope for purposes of erosion control.
 - c. Sec. 15.36.080, Subdivision Design Standards: including streets and sidewalk
8. Setbacks are as follows:
 - a. Front yard setback: 25 - feet
 - b. Side yard setbacks:

Interior: 7.5 – feet

Corner: 20 – feet

c. Rear yard setback: 20 – feet

d. Wooded Steep Slopes: 50 feet building setback and 30 feet no grade/no mow setback

e. Wetlands: Varies based on wetland type

f. County Road 61: 150 feet from centerline

g. Trunk Highway 212: 50 feet from the ROW line or 225 feet from the centerline, whichever is greater

9. A construction management plan will be required prior to the release of a permit for any construction [site or building]. The plan must address work hours, construction access and parking, and overall site maintenance compliance.

10. Provision of a noise study of the adjacent highways and how the proposed development plan mitigates noise, and to be submitted at preliminary submittal.

11. Provision of sidewalks on both sides of all local streets.

12. Provision to show how the development can safely connect into the existing and proposed trails adjacent to the development, and to be shown on the preliminary plans.

13. Provision of boulevard trees every 50 feet between the curb and sidewalk for the full extent of all local streets, and to be shown on the preliminary plans.

14. Prior to final plat approval, developer shall enter into an agreement with the City for the provision of necessary infrastructure and associated development costs, including but not limited to park dedication fees.

15. Provision of a storm water management plan meeting City and Carver County WMO standards.

16. Provision that adequate maintenance accesses are provided for the stormwater ponds, be placed in outlots and not private properties, and to be shown on the plans at preliminary submittal.

17. Provision to provide adequate landscaping, berming, and buffering along the development edges abutting Highway 212 and County Road 61, and to be shown on the preliminary plans.

18. Provision that applicable easements, as identified by the Engineering department, for the extension of City utilities are secured prior to final plat recording.

19. Provision of a wetland mitigation plan to be completed and approved prior to issuance of a grading permit and prior to final submittal.

20. Provision that roadway access can be accommodated through the Engelen property to access the Frenz property east of Engelen.

21. Provision to further explore housing diversity options in this development such as incorporating another housing product in addition to detached single-family, and to be addressed at preliminary submittal.

22. Provision that city utilities are extended to the site by the developer and paid for by the developer.

23. Provision to further evaluate the west proposed Spring Creek Drive access to be a cul-de-sac, and to be addressed at preliminary submittal.

24. Provision to add a tot lot within the development, and to be shown on the plans at preliminary submittal.

Motion carried.

8. Other Business

9. Receive Other Meeting Minutes

- a. Receive the August 5, 2024 City Council Meeting Minutes

10. Adjourn

Motion by Commissioner Kerber, second by Commissioner Aasen, to adjourn the meeting at 8:14 pm.

Motion carried.