

**- MINUTES -**  
**CHASKA CITY COUNCIL**  
**MARCH 18, 2019**

1. Call to Order

The meeting was called to order by Mayor Windschitl at 7 pm.

2. Pledge of Allegiance

3. Roll Call

Roll call was taken. Present: Councilmembers Hatfield, Bostrom, Huang, Grau and Mayor Windschitl. Absent: None

Also Present: Kevin Ringwald, Community Development Director; Liz Hanson, City Planner; Luke Melchert, City Attorney; Nate Kabat, Assistant Administrator; Matt Clark, City Engineer; Noel Graczyk, Administrative Services Director; and Matt Podhradsky, City Administrator.

4. Adopt the Agenda

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

Motion carried.

5. Visitor

None.

6. Minutes

Motion by Councilmember Bostrom, second by Councilmember Huang to approve the minutes of the March 4, 2019 City Council meeting.

Motion carried.

7. Consent Agenda

Councilmember Huang requested detail regarding Consent Item D and reporting to work.

City Administrator Podhradsky explained that this would be for non-essential employees and stated Staff can clarify the language.

Motion by Councilmember Huang, second by Councilmember Bostrom to approve the Consent Agenda Items A through D subject to added language defining essential and non-essential employees in Item D:

- A. Adopt Resolution No. 2019-21 Approving Transient Permit – Minnesota Gardens  
Motion to Adopt Resolution No. 2019-21 approving Transient Permit TRA.19-03 in the name of Jennifer Buse of Minnesota Gardens of 4733 Cumberland Rd, Mound, Minnesota, 55364, valid April 1, 2018 through August 31, 2019.
- B. Adopt Resolution 2019-22 Approving Solicitor Permits for Renewal by Andersen  
Motion to Adopt Resolution No. 2019-22 approving Solicitor Permit No. SOL.19-04 –

SOL.19-08, for the above representatives of Renewal by Andersen, located at 760 Parklawn Ave, Edina, Minnesota, 55435, for the period of March 18, 2019, through December 31, 2019.

C. Wetland Replacement Plan for Harvest West Development

Motion to approve the wetland replacement plan for Harvest West Development.

D. Adopt Consider Employee Handbook and Fire Manual Update

Motion to approve the City of Chaska Employee Handbook and Fire Manual.

Motion carried.

## 8. Action Items

### 8.A. Adopt Resolution 2019-23, Approving the Concept Plan for Hazel View Senior Cooperative/Lake West Development, LLC/PC #2019-04

City Administrator Podhradsky introduced the item to the Council.

City Planner Hanson presented the item to the Council.

Mayor Windschitl stated that he had thought this land was unbuildable.

City Administrator Podhradsky explained that it is buildable, and City Planner Hanson continued her presentation of the item.

Councilmember Huang asked what the City's definition of high-density versus medium-density.

City Planner Hanson explained the definition and threshold for density determination and stated that this concept plan is at 14 or 15 dwelling units per net acre.

Councilmember Huang expressed concern for potential crosswalk location and misalignment of the driveways.

Councilmember Bostrom inquired about emergency vehicle access issues at the point of entry.

City Planner Hanson explained that is something Staff and the applicant will look at more heavily once they go through the traffic report.

Councilmember Bostrom asked about the unmarked trees in the concept plan draft.

City Planner Hanson explained how Staff marks trees in the concept plan for the applicant to focus upon.

Councilmember Grau stressed that the applicant needs to engage with the neighborhood regarding and concerns or issues since it has changed in purpose from a daycare to residential use. He also expressed concern with the unit being four-stories and asked how many units are lost if it were to be three-stories.

City Planner Hanson stated there are ten units per floor and that they can get more exhibits showing the scale during the preliminary.

The Council and Staff discussed the scale of the proposed building in regards to the site layout. Councilmember Bostrom asked if Pioneer Point could be asked again about access.

Community Development Director Ringwald stated there is an easement there but that they do not want to push too much.

Mayor Windschitl commented that he is concerned about the offset driveway, the crosswalk, and the peaked roof.

Perry Ryan with Lake West Development, 14525 Hwy 7, Minnetonka, provided further detail into concept plan and addressed some of the comments made by the Council.

Melissa Nelson with Bradford Development, 501 N Riverfront Drive, Mankato, detailed the amenities of the proposed building.

Mayor Windschitl commented that he is concerned with the amount of parking proposed at this stage. He also asked about the purchasing process.

Ms. Nelson explained the process prospective buyers would undergo to purchase a unit and the details of ownership within the co-operative. She also detailed the range of payment for mortgage, fees, and maintenance responsibilities and explained how this building would be run as a limited equity co-operative.

City Administrator Podhradsky pointed out that many of the Council's concerns are listed in the conditions outlined by Staff.

Community Development Director Ringwald stated that Staff will pursue discussions regarding access.

Councilmember Bostrom asked if Chaska will be moving to support more co-operatives within the City.

Community Development Director Ringwald responded that they are open to it as it provides a different style of ownership.

Motion by Councilmember Huang, second by Councilmember Grau to adopt Resolution No. 2019-23 approving the Concept Plan for Hazel View Senior Cooperative (PC #2019-04). Motion carried.

8.B. Adopt Resolution 2019-24, Approving the Preliminary Site & Building Plan for China Pagoda at 798 Yellow Brick Road/China Pagoda/PC #2019-05

City Administrator Podhradsky introduced the item to the Council.

City Planner Hanson presented the item to the Council.

City Administrator Podhradsky outlined the next steps in the approval process for the item.

Community Development Director Ringwald noted that because of the favorable approach the applicant has made regarding recommendations, the Council could anticipate the final plan coming back as a consent item.

Councilmember Huang inquired of the project timeline.

City Administrator Podhradsky gave the details of the project schedule.

Councilmember Grau asked about the history of the business.

The applicant stated they have been in business over twenty years.

Motion by Councilmember Bostrom, second by Councilmember Huang to adopt Resolution No. 2019-24 approving the Preliminary Site & Building Plan for China Pagoda at 798 Yellow Brick Road (PC #2019-05). Motion carried.

8.C. Adopt Resolution 2019-25, Approve Issuance and Sale of Temporary Financing for MN HWY 212 and CSAH 44 Interchange Project

City Administrator Podhradsky introduced the item to the Council.

Paul Steinman, with Springsted, detailed the results of the request for proposal.

Mayor Windschitl inquired how much the City is paying in interest.

City Administrator Podhradsky provided further clarity into interest payment.

Councilmember Huang asked what the risk of not getting money back from the State or the County would be.

City Administrator Podhradsky explained it is covered in the joint powers agreement.

Mayor Windschitl inquired when the dollars from the State would come.

City Administrator Podhradsky stated it comes throughout the project as it is based on portions of the contract getting done.

City Engineer Clark provided a breakdown of the payment process.

City Administrator Podhradsky explained the benefits of using this financing vehicle.

Administrative Services Director Graczyk provided further insight into the financing and joint powers agreement.

City Administrator Podhradsky provided a timeline of the process to get to this point in the interchange project.

The Council and Staff discussed the location and design of stormwater along CSAH 44.

Mayor Windschitl inquired if there was property acquisition near the cemetery for this project.

City Engineer Clark stated there are construction easements there for the grading work that needs to be done.

Motion by Councilmember Grau, second by Councilmember Hatfield to adopt Resolution No. 2019-25 Authorizing Issuance, Awarding Sale, Prescribing The Form And Details And Providing For The Payment of \$20,000,000 General Obligation Temporary State Aid Street Bonds, Series 2019A. Motion carried.

City Administrator Podhradsky thanked Springsted for their involvement.

8.D. Adopt Resolution 2019-26, Approving Joint Powers Agreement with Carver County for Construction on CSAH 44/TH 212 Interchange

City Administrator Podhradsky presented the item to the Council.

City Engineer Clark provided a timeline for the project.

City Administrator Podhradsky explained the project would be bid all at once and divided into two years.

The Council and Staff discussed the project design.

Motion by Councilmember Bostrom, second by Councilmember Huang to adopt Resolution No. 2019-26 approving the Joint Powers Agreement with Carver County for the construction CSAH 44/212 Interchange and CSAH 44 Improvements. Motion carried.

9. Bills

Mayor Windschitl asked if the bill for slope restoration was final payment.

City Engineer Clark stated that is was final payment.

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

10. Other Business

10.A. City Administrator's Report

10.B. Bi-Weekly 3-18-2019

10.C. Receive the February 11, 2019 Park & Rec Board minutes.

City Administrator Podhradsky:

- Summarized the tour of Schram Brewery.

Councilmember Huang:

- Commented that the U18 Tournament was well attended and a great event.
- Reported the League of Women Voters is sponsoring MN Secretary of State Steve Simon on March 19, 2019 at the Crown of Glory Church.
- Noted District 112 will have public input equity meetings coming up and to check the District 112 website for more information.

Councilmember Bostrom:

- Recognized Parks & Recreation Director Grange and his staff, as well as the Park Board, for the bicycle-friendly community update.
- Noted that the March 14, 2019 edition of the Chaska Herald honored Jenna Paschke and was well written.

Councilmember Hatfield:

- Reported that Taste of Chaska is on May 8, 2019 at 5pm.
- Thanked the City for offering sandbags. City Administrator Podhradsky and Mayor Windschitl provided further information about flood control within the City.
- Thanked the Police Department for another successful Citizens Academy.
- Noted the American Legion celebrated 100 years last weekend.

Mayor Windschitl:

- Commented that St. Johns offers free dinner for everyone every Monday nights and that they have been doing this for ten years.
- Stated that Brady Juell just got the job as Police Chief in Elko New Market.
- Noted the next Council meeting is Monday, April 1, 2019.

#### 11. Adjourn

Motion by Councilmember Huang, second by Councilmember Hatfield to adjourn the meeting at 9:32 pm.

Motion carried.