

**- MINUTES -
CHASKA CITY COUNCIL
AUGUST 18, 2025**

1. Call to Order

The meeting was called to order by Mayor Hubbard at 7 p.m.

2. Pledge of Allegiance

3. Roll Call

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

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; Ashley Cauley, City Planner; Krista Mark, Communications Coordinator; Martin Godinez, Police Officer; and J. Michael Melchert, 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 – Aidan Coughlin and Griffin Williams

Officer Martin Godinez presented the GTO (Government Training Opportunity) program graduation. He recounted the eight-week journey that cadets Aidan and Griffin undertook, visiting various City Departments, including Administration, Administrative Services, Police, Fire, Communications, Water and Sewer, Community Development, Parks and Recreation, Electric, and Public Works.

A video presentation showed the cadets' activities across city departments, including flying drones, riding Zambonis, climbing utility poles, and working at the town course with "Handsome John."

Officer Godinez presented both cadets with the Department's newest challenge coin as a gesture of honor and recognition. The cadets shared their experiences, with one naming the Fire Department as his favorite and the other choosing the Police Department.

Aidan expressed his love for the city and thanked everyone for the opportunity. Both Council and Staff congratulated the cadets on their accomplishments.

Mayor Hubbard thanked the cadets and noted it had been wonderful to watch their journey through social media and see them develop skills through the program.

5.B. Southwest Park Master Plan Update

Parks and Recreation Director Marshall Grange presented an update on the Southwest Chaska Park Master Plan, reviewing the process and Phase 2 community engagement results.

Mr. Grange explained that during Phase 2 of the community engagement, the initiative garnered over 1,100 survey responses from approximately 600 unique participants. The community was presented with three concept plans, each aligned with specific themes: sports, nature, and play. Survey findings highlighted top-rated amenities, which included a nature-themed play area, a splash pad, open grass/lawn spaces, rectangular sports fields, and facilities offering food for purchase. Other popular features identified were adult swings, walking trails, a skating rink, and an outdoor amphitheater.

Mr. Grange pointed out that the results indicated a slight preference for areas with a natural/native appearance over manicured spaces. The universal design playground is poised to be a central feature and a significant attraction within the park's overall design.

Councilmember Sheveland asked about skepticism toward skate parks mentioned in the feedback. Staff explained it was mostly based on outdated stereotypes rather than safety statistics, with Mr. Grange noting that soccer and baseball likely produce more injuries than skateboarding.

Councilmember Grau emphasized the importance of keeping visitors on-site by offering food options. He pointed out that having accessible food options could extend the duration of visitor stays, as families who might otherwise leave for meals would tend to remain on-site if they had convenient dining options available.

Councilmember Hatfield expressed some concerns, likening the trend to past fads, while acknowledging the current appeal of having diverse food options on-site.

Staff highlighted other cities' practices, including the use of permanent restaurant spaces in parks, which could become stable attractions for regular visitors. They also mentioned creative solutions like shipping container restaurants with outdoor seating as examples found in densely populated areas. The idea of food halls was also mentioned, providing a shared dining space with various food options available in one location.

Councilmember Benesh asked about stormwater management. Staff explained that while stormwater areas would be created, they would be more for treatment than recreational use.

Mr. Grange continued the presentation.

Councilmember Sheveland suggested sensory play be incorporated into the plans.

5.C. Meadow Park Update

City Planner Ashley Cauley presented an update on Meadow Park.

Councilmember Hatfield expressed appreciation for the design's incorporation of police and fire elements without being overly themed.

Mayor Hubbard added that the pour-in-place surfacing would solve previous drainage issues at the old park.

City Administrator Podhradsky detailed the timeline of the project.

No one else wished to address the Council for Visitor Presentations.

6. Approve Previous Meeting Minutes

6.A. Approve the August 4, 2025 City Council Meeting Minutes

Motion by Councilmember Sheveland, second by Councilmember Benesh to approve the minutes of the August 4, 2025, City Council meeting.

Motion carried.

7. Consent Agenda

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

A. Approve Temporary Liquor License for Crown of Glory Lutheran Church

Motion to approve the Temporary On-Sale Intoxicating License TW 25-07 for Crown of Glory Lutheran Church, that allows them to serve intoxicating beverages at their fund-raising event, on November 15, 2025.

B. Agreements related to a Cell Tower Lease with New Cingular Wireless PCS, LLC

Motion to approve a Tower Cell Site Lease Agreement between the City and New Cingular Wireless PCS, LLC and an Access and Utility Agreement between the City, ISD 112, and New Cingular Wireless PCS, LLC, and authorize the Mayor and City Administrator to sign the agreements.

C. Appointment of HPC Chair Kaleb Snider and Vice Chair Prescott Phillips for 2025

Motion to appoint Kaleb Snider to serve as Chairperson of the Heritage Preservation Commission for calendar year 2025.

Motion to appoint Prescott Phillips to serve as Vice Chair of the Heritage Preservation Commission for calendar year 2025.

D. Mediated Settlement Agreement with Chaska Retail, L.L.C.

Motion to approve the Mediated Settlement Agreement between the City of Chaska and Chaska Retail, L.L.C.

Motion carried.

8. Action Items

8.A. Adopt Resolution Nos. 2025-46 & 2025-47 and Ordinance No. 1068 Approving the Preliminary Plat, Rezoning and Comprehensive Plan Amendment for Chevalle 19th Addition (Talero Curve)/Quadriga Ventures/PC #2025-07

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

Councilmember Grau pointed out that it is odd for only half of the cul-de-sac to have sidewalks. Councilmember Hatfield noted her agreement and stated there should be sidewalks throughout every neighborhood.

Ms. Cauley stated planning Staff would also like to see more sidewalks. Mayor Hubbard explained that the neighboring HOA owns the land required for sidewalks, so there needs to be negotiation.

Mayor Hubbard added that sidewalks are important for public safety.

Megan Rogers, representative of the developer, stated that the neighborhood has requested an island in the center of the cul-de-sac and has requested additional space for snow storage. Hence, the proposal has green space incorporated for snow storage.

City Administrator Podhradsky stated that Chaska plows snow to the center of the cul-de-sac, whether or not there is an island.

Mayor Hubbard asked if the development would join the existing HOA. Ms. Rogers confirmed that it is correct.

Community Development Director Nate Kabat noted Staff is open to continuing discussion with the developer and HOA to benefit all parties.

Ms. Rogers explained that the developer prefers no center island, while current residents have requested the island.

Councilmember Grau stated he doesn't support a center island.

Ms. Rogers requested flexibility concerning landscaping requirements. The developer aimed to allow visibility of the horse pasture from the new homes, suggesting a layered approach to screening that includes retaining the broader equestrian fields. This would involve a berm and trees, but not as heavy as what is currently proposed, to preserve some of the viewshed from the new homes to the equestrian spaces. Ms. Rogers added that the fields will be maintained as fields and horse training space.

Mr. Kabat explained that Chavelle was planned in the greenbelt in a way that key community entrances feel visually remote, preserving Chaska's identity as a standalone community. This vision is supported by extensive landscaping and berming that create a visual block, ensuring that people driving through don't see homes, thereby maintaining a rural character at these entry points. Staff's request is to promote consistent application of the City Code. More of the greenbelt does need to be developed, which makes this project even more vital in its development.

Councilmember Grau expressed agreement with the Staff's position, underscoring the importance of preserving the community-wide benefit of the rural viewshed over individual homeowner views.

Mayor Hubbard pointed out that the original plan of the neighborhood was for there to be homes on either side of the street. The outlots were purchased as a way to maintain some of the view. Current and future residents of the neighborhood are selecting their homes based on the rural feel.

Councilmember Sheveland added that the Code must be applied consistently, as it sets a precedent.

Mayor Hubbard asked if the farm is being lived in. Ms. Cauley noted the site is an Airbnb property.

City Attorney J. Michael Melchert noted that the comprehensive plan amendment would require a four-fifths vote for approval.

Motion by Councilmember Hatfield, second by Councilmember Grau to adopt Resolution No. 2025-46 approving the preliminary plat for Chevalle 19th Addition.
Motion carried.

8.B. Resolution No. 2025-47

Motion by Councilmember Hatfield, second by Councilmember Benesh to adopt Resolution No. 2025-47 for the comprehensive plan amendment for Chevalle 19th Addition.
Motion carried.

8.C. Ordinance No. 1068

Motion by Councilmember Sheveland, second by Mayor Hubbard to adopt Ordinance No. 1068 approving the rezoning for Chevalle 19th Addition. Motion carried.

9. Bills

9.A. Accounts Payable Claims Roster 18-08-2025

The Council requested further information about the Nick Mason Fund and the Mt. Pleasant Cemetery maintenance schedule.

City Administrator Podhradsky provided further information regarding those items.

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

10. Other Business

10.A. City Administrator's Report

10.A.i. Bi-Weekly Report 18-08-2025

10.B. Financial Reports as of 30-06-2025

Councilmember Grau:

- Congratulated the Chaska Cubs baseball team on qualifying for the state tournament
- Noted the start of school and extracurricular activities
- Reminded drivers to be cautious with buses and new traffic patterns
- Recognized his son Elijah's upcoming 13th birthday

Councilmember Sheveland:

- Reminded residents about the bus service to the State Fair and Renaissance Festival.
- Urged drivers on Highway 41 to slow down and observe traffic signals despite reduced traffic.
- Wished students well as they return to school, including both public and private school students.

Councilmember Benesh:

- Echoed comments about school starting and being mindful of new drivers.
- Shared that the Patron restaurant would be reopening soon.

Councilmember Hatfield:

- Congratulated Carver for winning the Night to Unite food collection competition, which gathered 5,567 pounds of food and \$18,259.41 for Bountiful Basket.
- Announced upcoming events: Coffee with a Cop (Wednesday at Jones Coffee), Latin Music and Food Fest (September 12 at Fireman's Park), and Chaska Cares (September 20).
- Shared the news that the City of Chaska now has an official TikTok account.

Mayor Hubbard:

- Thanked Parks and Recreation for organizing Touch a Truck at Chaska Commons.
- Recapped Night to Unite events.
- Reported on attending the ribbon cutting for DBAT, a new baseball/softball training facility that has already partnered with local sports associations.
- Acknowledged Electric Director Pete Wyffels, whose last day would be Friday before moving to Marshall to be closer to family.
- Mentioned Metro Cities committee opportunities for Councilmembers.

11. Adjourn

Motion by Councilmember Hatfield, second by Councilmember Benesh to adjourn the meeting at 9:45 p.m.

Motion carried.