

- MINUTES -
CHASKA CITY COUNCIL
SEPTEMBER 29, 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; Noel Graczyk, Administrative Services Director; Matt Haefner, Water and Sewer Director; Krista Mark, Communications Coordinator; Elise Durbin, Assistant City Administrator; and Christophe Morschen, City Attorney.

4. Adopt the Agenda

Motion by Councilmember Sheveland, second by Councilmember Benesh to adopt the agenda as presented. Motion carried.

5. Visitor Presentation

5.A. Recognizing Chaska Water as Best in Glass at State Fair Tap Water Taste Test

Stew Thornley, Minnesota Department of Health, detailed the history of the State Fair Tap Water Taste Test. He pointed out that Chaska is the first City to have won the award twice. He noted that the contest also promotes the use of tap water.

Councilmember Sheveland asked who the runner-ups were. Mr. Thornley stated St. Paul, White Bear Township, and Shoreview were in the top four.

Mayor Hubbard asked why water may taste different from different faucets in the same house. City Administrator Podhradsky stated kitchen water isn't typically softened.

Matt Haefner, Chaska Water and Sewer Director, added cold water is not often softened. Also, the more frequently used faucets may offer fresher water. He thanked the State Fair for putting on the contest.

6. Approve Previous Meeting Minutes

6.A. Approve the September 15, 2025 City Council Meeting Minutes

Motion by Councilmember Grau, second by Councilmember Sheveland to approve the minutes of the September 15, 2025 City Council meeting.

Motion carried.

7. Consent Agenda

Councilmember Hatfield congratulated Golden Kitchen on their opening.

Councilmember Sheveland asked if the menu would be the same as Patron's. Mayor Hubbard stated the menu may be similar. Their emphasis is on providing a family-friendly restaurant.

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

A. Adopt Resolution 2025-61, Awarding Bid for Victoria Dr. Utility Improvements

Motion to Adopt Resolution No. 2025-61, Awarding Bid for the Victoria Drive Utility Improvements to Widmer Construction, LLC in the low bid total amount of \$313,137.75.

B. Adopt Resolution No. 2025-62 Approving the Final Site & Building Plan and Final Plat for EDCO and the Petition for Public Improvement for Creek Road/Pope Design Group/PC #2025-13

Motion to adopt Resolution No. 2025-62 approving the final site & building plan and final plat for the EDCO building on Creek Road (PC #2025-13), and approve the Petition for Public Improvement to Creek Road.

C. Adopt Resolution No. 2025-67 approving the Lot Split at 5060 County Road 10 East/EDCO/PC #2025-16

Motion to adopt Resolution No. 2025-67 approving the lot split at 5060 County Road 10 East, based on the following graphic exhibits and conditions:

1. Subdivision Survey, prepared by Westwood, dated September 12, 2025

D. Modification to Redevelopment Plan for Redevelopment Project Area No. 4, Establishing Tax Increment Financing (TIF) Dist. No. 25, Adopting a TIF Plan, and Authorizing the Execution of a TIF Agreement and Granting a Business Subsidy

i. Adopt Resolution 2025-63 Modifying the boundary of Redevelopment Project Area No. 4 to Incorporate TIF 25, establishing Tax Increment Financing (economic development) District No. 25 therein and Adopting a Tax Increment Financing Plan

Motion to approve Resolution 2025-63 Modifying the boundary of Redevelopment Project Area No. 4 to Incorporate TIF 25, establishing Tax Increment Financing (economic development) District No. 25 therein and Adopting a Tax Increment Financing Plan.

ii. Adopt Resolution 2025-64 authorizing the execution of a TIF Financing Agreement and granting a Business Subsidy

Motion to approve Resolution 2025-64 authorizing the execution of a TIF Financing Agreement and granting a Business Subsidy.

E. Approve an On Sale Intoxicating and Sunday Liquor License for the Golden Kitchen

Motion to approve an On-Sale Intoxicating liquor license and Sunday Sale license for Jose Menjivar Portillo, DBA The Golden Kitchen, located at 207 Chestnut St., Chaska.

Motion carried.

8. Action Items

8.A. Adopt Resolution No. 2025-68 Adopting the Proposed 2026 Maximum Property Tax Levy

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

Mayor Hubbard asked how long it would take Chaska to meet its 40 percent reserves goal. City Administrator Podhradsky stated it shouldn't be long. If the permits continue to exceed the budgeted amounts, they will meet their goal faster.

Mayor Hubbard noted that the Council has had two work sessions on the budget. Two of the budgetary priorities are to better capture new growth and to build up the reserves. She summarized other highlights of the budget and pointed out that the proposed levy is the maximum potential levy for 2026.

Councilmember Sheveland explained she ran for Council because she believed taxes were being increased too much. However, after sitting through presentations from Staff, the proposed budgets and tax impacts are reasonable and continue to offer basic services and key amenities to the community. She added that some of the tax increases are due to the School District and County impacts.

City Administrator Podhradsky stated that the 24/7 Duty Crew and adding a Social Worker to the Police Department are important offerings for Chaska residents.

Councilmember Sheveland noted there is a clear need for a new Public Safety Facility based on the presentation provided by Staff. Mayor Hubbard added that the on-call fire response model is difficult to staff and maintain. The new facility and employment positions are more attractive to potential candidates as well. Plus, a larger community requires a larger public safety response.

Councilmember Hatfield added that the Council doesn't take budgetary decisions lightly. The Councilmembers themselves pay taxes, as do their neighbors and community members on fixed incomes. The Council is asking the community to trust the time and effort that has been put into developing and considering the budget. Councilmember Hatfield noted her household relies on a single income, and the Council tries to consider the impact of the levy on various types of households.

Councilmember Grau noted there are likely to be a lot of social media posts about the levy. He encouraged community members to reach out to the Council with questions and concerns rather than feeding into online complaints. Some folks believe the Public Safety Facility is unnecessary, expensive, and will cause people to leave Chaska. The new building may entice folks to move to or stay in the City as well. There will always be another city with lower tax rates, but the tradeoff is fewer, lower-quality, or less reliable services.

Councilmember Sheveland stated that the cost of many services and amenities is increasing throughout the country. If someone values the service, then the cost increase is worth it.

Mayor Hubbard also encouraged community members to reach out to the Council to have conversations.

Motion by Councilmember Grau, second by Councilmember Hatfield to adopt Resolution No. 2025-68 adopting the proposed assessed 2025 payable 2026 maximum property tax levy.

Motion carried.

City Administrator Podhradsky pointed out that the EDA meeting following the City Council meeting will also require a vote on the EDA levy.

9. Bills

9.A. Accounts Payable Claims Roster Day-Month-2025

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

Motion carried.

10. Other Business

10.A. City Administrator's Report

10.A.i. Bi-Weekly Report 29-09-2025

Councilmember Hatfield:

- Stated the Carver County Government Center will be hosting an Open House on Saturday, October 4, 2025.
- Noted Sip & Shop Saturdays in Downtown Chaska are underway.
- Encouraged folks to shop local for the holidays.
- Stated the Katrina Festival is October 24, 2025.
- Pointed out the Halloween Jamboree is October 25, 2025.
- Added Downtown Chaska also hosts a Halloween event on October 25, 2025.
- Noted folks could bring yard waste to the Dakota Prairie Compost Site throughout October.
- Stated Chaska's Clean-Up day is November 1, 2025.
- Noted November 23, 2025, is the Chaska Tree Lighting.
- Added November 29, 2025, is Small Business Saturday.

Councilmember Benesh:

- Congratulated Golden Kitchen on its opening.

Councilmember Sheveland:

- Wished her daughter a Happy Birthday.
- Pointed out that many students are going door-to-door for fundraisers and encouraged community members to be kind.
- Added the new roundabout is opening.

Councilmember Grau:

- Stated the Chaska vs. Chanhassen football game is coming up and encouraged folks to be patient with traffic and respect the rivalry.

City Administrator Podhradsky:

- Explained the agenda items for the upcoming Council meeting and work session.

Mayor Hubbard:

- Noted Friends of the Chaska Library will be hosting a book sale on October 24-25, 2025.
- Stated Chaska hosted the Capitol Financing Committee recently, and it went well.
- Pointed out there is a ribbon cutting for the new homes at Chaska Yards on October 2, 2025.
- Added Pizza with a Cop is on October 22, 2025.

11. Adjourn

Motion by Councilmember Hatfield, second by Councilmember Sheveland to adjourn the meeting at 8:46 p.m.

Motion carried.