

Chaska Parks & Recreation Commission
Work Session at 5:30 pm in the Council Chambers
on Autumn Woods neighborhood park
and SW Chaska Park

Regular meeting at 6:30 pm



AGENDA
CHASKA PARK & RECREATION COMMISSION
CHASKA CITY HALL - COUNCIL CHAMBERS & ZOOM
Tuesday, January 13, 2026
5:30 PM

1. Call to Order
2. Roll Call
3. Adopt Agenda
4. Visitor Presentation
5. Approve Previous Meeting Minutes
 - 5.A. Approve September 09, 2025 Commission meeting minutes
6. Receive Council and Planning Meeting Minutes
 - 6.A. City Council Meeting Minutes — 08/18/2025, 09/08/2025, 09/15/2025, 09/29/2025, 10/06/2025, 10/20/2025, 11/03/2025, 11/17/2025, 12/01/2025, 12/15/2025
 - 6.B. Planning Meeting Minutes 6/11/2025

7. Action Items
 - 7.A. Recommendation for City Council Appointment of the 2026 Parks & Recreation Commission Chair
 - 7.B. Recommendation for City Council Appointment of 2026 Parks & Recreation Commission Vice Chair
8. Discussion Items
 - 8.A. Parks & Recreation Department Happening
9. Other Business
 - 9.A. ROUND TABLE
10. Adjourn

Chaska
Parks and Recreation Commission
Meeting Minutes
September 9, 2025

1. Call to Order

September 9, 2025, 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, Donelle Heieie, Georgiann Keyport, Zach Saueressig, Karli Wittner, Michael Heuer, Terrence Schwerm

Absent: Kevin Hill

Staff: Parks and Recreation Director Marshall Grange

3. Adopt Agenda

Motion by Heieie, second by Heuer, to adopt the September 9, 2025, meeting Agenda.

Roll Call for Approval

4. Visitor Presentation

None in attendance

5. Approve Previous Meeting Minutes

6. Receive Council and Planning Meeting Minutes

6A. Council Minutes 05/05/2025, 05/19/2025, 06/02/2025, 06/16/2025, 06/30/2025, 07/21/2025, 08/04/2025

Schwerm asked about the lease with the University of Minnesota. The Community Center, in partnership with the U of M, hosted a summer/fall gardening program at the Community Center. Grange answered that this was a rental agreement that was worked out between the Attorney's for the event.

6B. Planning Meeting Minutes 12/11/2024, 02/12/2025, 03/12/2025, 04/09/2025, 05/14/2025

7. Discussion Items

7A. Park Updates

Grange gave an update on Meadow Park and presented the playground renderings. He said that the playground would be more accessible with the pour and play surface, although the park is

smaller. He stated there would be significant work completed between now and the end of the year.

Saueressig asked if the park would open before the facility was complete. Grange stated that there would be access to play on the playground, but the grass would not be established yet.

Branch asked if the grass would be seed-grown. Grange confirmed this information.

Branch asked if the pour and play surface cleaned up well from the mud. Grange answered that they could put material out to prevent erosion if necessary.

Branch asked if residents were excited. Grange confirmed this information.

Branch stated that there was a decent amount of green space remaining.

Grange said that the neighborhood had a desire to implement a basketball court, which could be discussed in the future in the green space. He suggested they could consider a basketball hoop in the parking lot also.

Saueressig what was between the pedestrian path and the container. Grange answered that he was not sure if it was curved or if there would be grass and turf. He stated that there could be some sections with a retaining wall.

Saueressig asked if they experienced any delays with the building similar to the roundabout experience. Grange answered that the delay was based on the weather, but the park site was on schedule.

Grange reviewed Southwest Chaska Park and discussed the potential to incorporate sport, nature, and play. He commented that they need to receive preliminary cost estimates and determine the best options. They had a meeting scheduled with Confluence on Monday.

Keyport stated that people appreciate the opportunities for engagement to share their opinions. She asked about brick donation memorials to help pay for the park options.

Grange stated that the more support they receive, the more options they can have at the park. This might become more apparent when they determine the budget.

Schwerm said that there were opportunities to stage things and have future phases of the park. He said that since a part of the park will remain natural, it will lend itself to phasing.

Branch commented that he was excited to see trees go back into the park.

Saueressig asked if they could get a VR artistic rendering. Grange answered that it was included in the RFP.

Saueressig said that might help them determine the different directions for the components.

Grange said it was hard to envision fifty acres looking at a piece of paper. They would continue to work with the consultant.

Heieie asked how they would handle it if the City Council was not happy with their decision. Grange answered that they serve as a recommending body to the City Council.

Wynveen stated that the City Council sees feedback from the community.

Grange stated that the staff can do their best to facilitate the process and incorporate feedback.

Branch asked if there was a timeline for the groundbreaking. Grange stated that they generally try to get an approved plan from the City Council by the end of the year before a detailed plan is created. He hoped they could grade the site next fall and construct it in 2027.

Grange stated that it was an important project, and we need to do it right.

Grange reviewed Autumn Woods Neighborhood Park. He stated that they would keep most of the trees, since there was a nice opening. He stated that they would not use consultants for this park plan and that they would manage it in-house. He commented that there would be a neighborhood meeting on October 2nd.

Grange stated that there was an online survey for residents' feedback that would close on October 6. He said they would go through the planning process in the winter and come up with a final plan in early winter to be a Fall 2026 project.

Grange talked about the redo of the gazebo at City square. He shared a picture of it. Another final layer of epoxy was being put on this week. Once it is cured, they can take down the fencing so people can experience the gazebo once again.

Keyport asked if they could resume the activities in the park. Grange responded that it would be a discussion they need to have. Some activities have outgrown the park, like River City Days.

Saueressig asked about the burial grounds. Grange answered that they had to restore it to how it exists today, but they were not able to move the gazebo out of respect for the burial mounds. He did not know what the plan would be for the mounds.

Branch stated he thought they did not want attention brought to the burial mounds out of respect.

Grange said there was a lot of importance to the gazebo.

Branch said that it is nice to have a peaceful space in the middle of downtown. Branch stated that the progress was great.

He enjoys the holiday decorations with the gazebo in the wintertime. Nice to have it done.

7B. Department Updates

Grange shared a photo from the Touch a Truck event at the Chaska Commons. He voiced appreciation for the property managers who helped make the event happen. They will need to consider where to host the event next year. Grange stated that they close the community center for a weekend to deep clean. They replaced the indoor playground at the community center. He stated that they removed trees in the median of the parking lot at the community center because of the emerald ash borer. He commented that they found a leak in the community center pool that they repaired. It was a difficult leak to repair.

Branch asked how they could get a tour of the bowels of the community center.

Grange stated that the pool was original. He reviewed the community center after school care.

Heieie said that the after-school care was a big need for the community. She thought it was amazing that they could accommodate more families.

Grange stated that they had 66 kids in the after-school program. He said that they were planning the 10th anniversary of the Chaska Curling and Event Center. He stated that there was an increase in curling after the winter Olympics, which were happening in 2026. He stated that they were putting new carpeting and chairs into the event center space. The lease agreement had a ten-year term for Crooked Pint, and they were interested in renewing for another five years. He stated they were discussing a food option that was more of a basket that could be thrown away, which the servers could carry down to the player's lounge.

Saueressig asked if they would still expand the player's lounge. Grange answered that they need to put more energy into the space to show that people would want to be there before there is an expansion down the road. Grange commented that the player's lounge had limitations.

Saueressig said that it was not big enough for what it needs to be. It could be great. He thought that it would need to be supported better by the restaurant and be a bigger space.

Heieie asked if the front line of tables against the glass could be partitioned off and be a bit of a player's lounge, and be a bit set apart from the public. Grange responded that they were to figure out how to better utilize spaces in the restaurant to support the players.

Saueressig asked who the likeness of the player was. Grange responded that it was a clipart.

Heieie asked if their knees were supposed to be on the ice. She thought there was supposed to be more of a split.

Grange said that they were trying to figure out who had been members of the curling club since they first opened, and they would get a special patch. They were trying to think of additional opportunities to honor the tenth anniversary. Grange stated that the big spiel would be January 8-11. They were hosting the Club National Championship, and two of their club teams got to be part of the event. He stated that the fall program activity guide was out and about, and there were a great number of programs. He encouraged people to register for activities. He highlighted the scholarship program in honor of Nick Mason. They expanded the scholarship program a year ago to support the 90-day pass to the fitness center. He commented that they were seeing a wait list for people who were utilizing this option, so he wanted to see if there was a way to build up the fund to support people who want to access the fitness center.

Wittner asked if they could reach out to different community partners, like the Lions Club, to donate to the fund. Grange answered that they donate to a lot of different events, but it was a good thought. They also considered fundraising during the season of giving. He said proceeds from the dunk tank go to support the fund. He said that participation in the pickleball tournament during River City Days supports the scholarship program. He said that the Latin Music and Food Festival was on Friday, September 12, at Fireman's Park. He stated that the Chaska Cares Music Fest was scheduled for September 20 at 4:00 pm, and the proceeds go to support Miracle Field. He said that the Rotary was selling Split the Cup raffle tickets at the event

as well. Grange reviewed the recreation management software, which they changed from ACTIVE Net to FinnlySport. He stated that FinnlySport was located outside of Minneapolis, so they would have additional customer support. He commented that their ownership used to run a software called Galaxy, which helped with ice area operations. He said that Galaxy was purchased by ACTIVE Net, and the original owner eventually created his own platform. He thought that the program would be easier for staff and provide more accurate reports. He commented that it was a major undertaking for their department.

Heieie answered whether user accounts would transfer over seamlessly. Grange answered that people would have to create new accounts.

Heieie said that it was not a good selling point, because the end users would have to be upset. Grange commented that they wanted to start with clean data, and he thought setting up an account would be rather simple.

Grange said that there might be pain to transition, but they thought they would see the benefits in the long run. It would manage the whole operating system, including facility scheduling. He stated that the staff was working on the back-end operation, and they hoped to transition over by December 1, when people were registering for winter activities.

Heieie said the user group would need to know weeks in advance about the new software, as they will be ready to sign up for the activities immediately. She suggested that they need to be able to create events in advance.

Grange said that they should have time for people to get accounts set up before registration. They would do a campaign to let people know they were moving to new software.

8. Other Business

8A. Round Table

Heuer said that he had a great time at River City Days representing the three plans. He said there were a lot of different viewpoints from people.

Keyport expressed excitement that the Community Center was open again.

Wynveen enjoyed volunteering at River City Days. She received comments about the dog park at Lion's Park. She asked if it will be maintained from buckthorn. People stated that the dog park did not get used because it was too wooded. Grange responded that he would bring it forward with the Park Maintenance Department.

Wynveen said she had more issues with drivers not seeing pedestrians and bikers in crosswalks. She expressed safety concerns and said Eden Prairie had a colored pedestrian area. She asked if the shopping districts had a management company that owned the parking lots and what they could do to make it more bike-friendly. She provided examples of kids on bikes near Target and Kohl's. Grange responded that the management company owned the parking lots, so they would have to create solutions to invite pedestrian traffic into their sites.

Heuer said that cities do not always do a good job of creating spaces for bikes and pedestrians.

Grange stated that public works would be installing more pedestrian flash signal lights along Hundertmark, he thought this would help with pedestrian bike options.

Saueressig said that the Hundertmark area was in the walk zone. It is hit or miss if vehicles stop for pedestrians.

Heieie suggested a brick fund for the crosswalk. She asked if the Bavaria-Hundert crossing would be getting flashing signal lights as well. Grange confirmed multiple locations would get the flashing signal lights.

Saueressig asked how much impact there had been throughout the community because of tree removal due to the emerald ash borer.

Wittner said that ash made up about 30 percent of the trees. She thought that Chaska was one to two years away from being at the peak of tree infection.

Saueressig said that people have a relationship with the trees, so when they must be removed, people can be emotional.

Branch commented that trees are an investment.

Saueressig asked for an update on the Community Master Plan. Grange responded that they were still trying to determine a source of funding. The Local Options Sales Tax is available again because the moratorium has expired.

Saueressig clarified that they had to have something passed at the state level to do the local options sales tax. He also asked about the data center. Grange responded that there had not been a lot of talk about the data center recently, and it was between the preliminary and final planning stages. He said it was at the pace of the developer, but they still seemed committed to the site.

Saueressig asked if there were rules or laws about speed limits on the pedestrian paths with the e-bikes. Grange responded that some cities were developing stricter ordinances, so they should keep their eyes on this option. He stated they could adopt ordinances, but their ability to enforce them would also be difficult. He commented that they can enforce the ordinances if they are in place. He said there was more education, so he hoped parents would take it more seriously with their kids.

Branch said he was in Prior Lake and biking down a hill going 50 miles per hour, and there was a young kid on an e-bike keeping pace with him. He expressed the danger if the child crashed.

Heieie stated that there were many fun festivals over the summer. She said that the music was so loud during River City Days that it kept her children up. She stated that the bass was unreal for two nights. She stated that her kids are riding bikes now, and she was impressed with the trail system.

Heuer thanked the staff for their work on the Fire & Ice Festival.

Branch thanked the staff for the great summer activities. He said he was strongly considering stepping down from the chair position. He said it was difficult to be the chair while he was busy

with his kids. He asked if anyone would be interested in stepping up to serve as chair. He will finish his chair term on the Parks and Recreation Commission at year end.

9. Adjourn Meeting

Motion to Adjourn September 9, 2025, meeting by Sauressig, second by Schwerm.

Roll Call to Adjourn at 8:57 p.m.

Next meeting: October 14, 2025

**- 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.

**- MINUTES -
CHASKA CITY COUNCIL
SEPTEMBER 8, 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, and Sheveland.

Absent: Councilmember Hatfield.

Also Present: Matt Podhradsky, City Administrator; Noel Graczyk, Administrative Services Director; Elise Durbin, Assistant City Administrator; Nate Kabat, Community Development Director; Krista Mark, Communications Coordinator; 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. Dr. Rathke ECCS Referendum

Dr. Rathke, Superintendent of Eastern Carver County Schools (ECCS), information on the upcoming referendum. Dr. Rathke explained that educational funding from the State has not kept up with inflation. Education careers have been more competitive, and the ECCS students deserve the best teachers and school staff.

Dr. Rathke stated the School Board has decided to move forward with a referendum. The 10-year levy is intended to increase the general education by \$742 per pupil, subject to an annual increase at the rate of inflation. She detailed the investments and strategic decisions ECCS has made to best support the students. If the referendum doesn't pass, there would be increased class sizes, a reduction of music offerings, a reduction of specialized programming, and a reduction in support staff.

Dr. Rathke showed a slide comparing ECCS funding to similar districts and explained that ECCS has received less funding on the whole. She explained the referendum voting process.

Mayor Hubbard noted that folks ask why administrative costs cannot be cut instead of seeking a referendum. Dr. Rathke stated that 80 percent of their funds go directly toward students. ECCS will always look for administrative efficiencies, but they are already a lean operation.

Councilmember Grau noted his appreciation of ECCS, highlighted the community benefits of a strong school district, and encouraged support of the referendum.

Councilmember Sheveland shared her appreciation of public education.

Councilmember Benesh expressed his support for the referendum.

Mayor Hubbard explained the impact of high school personnel on the trajectory of her life. Strong schools build strong communities and vice versa.

City Administrator Podhradsky stated that Staff can prepare a statement reflecting the Council's support of the referendum, along with details about early voting.

Councilmember Sheveland suggested ECCS communicate the potential cuts that would result from the referendum failing.

5. Visitor Presentation

Other Visitors

Two youth introduced themselves and explained they were in attendance to earn a Communications Badge.

6. Approve Previous Meeting Minutes

6.A. Approve the August 18, 2025 City Council Meeting Minutes

Motion by Councilmember Grau, second by Councilmember Benesh to approve the minutes of the August 18, 2025, City Council meeting.

Motion carried.

7. Consent Agenda

Motion by Councilmember Benesh, second by Councilmember Sheveland to approve the Consent Agenda Items A through H:

A. Approval of Amendment to AMI System Master Agreement

Motion to approve the First Amendment to AMI System Master Agreement between City of Chaska and Eaton Corporation, and authorize the Mayor and City Administrator to execute the amendment.

B. On-Sale Liquor at Community Event - La Hermosa Restaurant

Motion to approve On-Sale Intoxicating License at a Community Event, Lic# OSCF25.01, for La Hermosa Restaurant, 222 N. Chestnut Street, Chaska, MN, for Latin Music & Food Festival effective September 12, 2025, from 6 p.m. to 10 p.m.

C. On-Sale Liquor at Community Event - Crooked Pint

Motion to approve On-Sale Intoxicating License at a Community Event, Lic# OSCF25.02, for Crooked Pint, 3210 Chaska Blvd, Chaska, MN, for Latin Music & Food Festival effective September 12, 2025, from 6 p.m. to 10 p.m.

D. Adopt Resolution 2025-50, Approving Construction Plans, Bidding for Victoria Dr & Wells 11 & 12 Pumping Project

Motion to Adopt Resolution No. 2025-50, Approving Construction Plans and Authorizing the bidding for the Victoria Drive Utility Improvements and the Wells 11 & 12 Pumping Facilities projects.

- E. Adopt Resolution 2025-51, Authorizing Advertisement for Bid North Water Treatment Plant Sanitary Sewer Extension

Motion to Adopt Resolution No. 2025-50, Approving Construction Plans and Authorizing the bidding for the Victoria Drive Utility Improvements and the Wells 11 & 12 Pumping Facilities projects.

- F. Adopt Resolution 2025-52, Joint Resolution with Dahlgren Township for Orderly Annexation

Motion adopting Resolution 2025-52 Joint Resolution of the City of Chaska and the Township of Dahlgren pursuant to Minnesota Statutes §414.0325, designating an unincorporated area in need of orderly annexation, conferring jurisdiction of the area on the chief administrator law judge of the Minnesota State Office of Administrative Hearings.

- G. Adopt Resolution 2025-54 Final Plans & Specifications & Authorize Bid Advertisement Seminary Fen C2 Ravine Stabilization Project

Motion to Adopt Resolution 2025-54 final plans and specifications and authorize bid advertisement for the Seminary Fen C2 Ravine Stabilization Project.

H. Adopt Resolution 2025-55, Ordering Securing Vacant property at 1 Oak Ridge Drive
Motion to adopt Resolution 2025-55, ordering the owners of Oak Ridge to secure the building against further trespassing, and authorizing the City to secure the property if the owner fails to do so in a timely manner.

Motion carried.

8. Action Items

8.A. Renewal of a Gas Utility Franchise and Franchise Fee with CenterPoint Energy

City Administrator Podhradsky introduced the item to the Council and Administrative Services Director Noel Graczyk provided a presentation on it.

8.A.i. Adopt Ordinance 2025-1069 CPE Gas Franchise

Motion by Councilmember Grau, second by Councilmember Benesh to adopt Ordinance No. 2025-1069 Granting CenterPoint Energy a Gas Utility Franchise.

Motion carried.

8.A.ii. Adopt Ordinance 2025-1070 CPE Gas Franchise Fee

Motion by Councilmember Benesh, second by Councilmember Sheveland to adopt Ordinance No. 2025-1070 Implementing a Gas Energy Franchise Fee on CenterPoint Energy.

Motion carried.

8.A.iii. Adopt Resolution 2025-48 Summary Publication

Motion by Councilmember Sheveland, second by Councilmember Grau to adopt Resolution No. 2025-48 To Approve Summary Publication of Ordinances 2025-1069, and 2025-1070.

Motion carried.

8.B. Public Hearing to Consider Certification of 2025 Delinquent Utilities and Adopt Resolution 2025-53 Approving Certification of Delinquent Utilities and Miscellaneous Unpaid Charges

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

Administrative Services Director Graczyk explained that the varying payment schedule for some utilities, in particular stormwater, can cause folks to miss payments.

Mayor Hubbard opened and closed the public hearing at 7:41 as no one wished to address the Council.

Motion by Councilmember Benesh, second by Mayor Hubbard to approve a Resolution 2025-53 approving certification of delinquent utilities and miscellaneous unpaid charges to Carver County for collection with the payable 2026 property taxes.

Motion carried.

9. Bills

9.A. Accounts Payable Claims Roster 8-9-2025

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

Motion carried.

10. Other Business

10.A. City Administrator's Report

10.A.i. Bi-Weekly Report 8-9-2025

10.B. Q2 – 2025 Investment Report

Councilmember Benesh:

- Encouraged folks to slow down and avoid texting and driving.

Councilmember Sheveland:

- Wished students well as they start a new school year.

Councilmember Grau:

- Pointed out that SouthWest Transit is likely to set records for busing to large events.
- Encouraged community members to verbally support SouthWest Transit to ensure continued funding.
- Acknowledged the tragic event at a crosswalk in Eden Prairie.
- Suggested that Chaska consider a more restrictive peddling policy.

Assistant City Administrator Elise Durbin:

- Stated EDCO, who is hoping to move their headquarters to Chaska, is in the running for the top coolest thing created in Minnesota.

Mayor Hubbard:

- Congratulated the Water Department for having the best water at the Minnesota State Fair.
- Stated the Hwy 41 construction project won Project of the Year at the national level.
- Noted the City Square Park renovation is looking great.

- Pointed out that the Fire Department Open House was occurring at the same time as the Council meeting.
- Stated Latin Fest is September 12, 2025.
- Added Chaska CAP is hosting a celebration on September 18, 2025.
- Stated Books, Beats, and Treats is September 13, 2025.
- Asked for an update on the Hwy 41 roundabout. City Administrator Podhradsky stated the roundabout should be opened by the end of the month.

11. Adjourn

Motion by Councilmember Sheveland, second by Councilmember Benesh to adjourn the meeting at 8:01 p.m.

Motion carried.

**- MINUTES -
CHASKA CITY COUNCIL
SEPTEMBER 15, 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; Elise Durbin, Assistant City Administrator; Nate Kabat, Community Development Director; Liz Hanson, City Planner; Julie Grove, Economic Development Coordinator; Krista Mark, Communications Coordinator; 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

Jonathan, Chaska Troop 174, introduced himself and explained he was present to earn a badge.

6. Approve Previous Meeting Minutes

6.A. Approve the September 8, 2025 City Council Meeting Minutes

Motion by Councilmember Hatfield, second by Councilmember Benesh to approve the minutes of the September 8, 2025 City Council meeting.

Motion carried.

7. Consent Agenda

Councilmember Grau expressed his support for ISD 112's Referendum, referring to Consent Agenda Item 7.D. Adopt Resolution 2025-60 Supporting ISD 112's Referendum Request. Mayor Hubbard noted the Superintendent presented to the Council at the September 8, 2025, City Council meeting.

Mayor Hubbard thanked Rehn LeSueur and Juhi Ghatti for their service as Human Rights Commissioners, referring to Consent Agenda Item 7.F. Accept Rehn LeSueur and Juhi Ghatti's Resignations as Commissioners on the Human Rights Commission.

Councilmember Hatfield noted her appreciation of the Council's continued support of the businesses downtown, referring to Consent Agenda Item 7.C. Approve On-Sale Liquor License for Community Event Series-Downtown Business Alliance

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

- A. Adopt Resolution 2025-58 Calling for a Public Hearing for Proposed SSD 2026 Operating Plan, Budget, and Service Charges

Motion to adopt Resolution 2025-58 calling for a Public Hearing, to review and approve the proposed SSD 2026 operating plan, budget, and service charges and direct staff to give notice of the public hearing.

- B. Adopt Resolution No. 2025-59 Calling for Public Hearing to Consider a Grant Application to the Minnesota Investment Fund (MIF) Program

Motion to adopt Resolution 2025-59 calling for a Public Hearing to Consider a Grant Application to the Minnesota Investment Fund (MIF) Program.

- C. Approve On-Sale Liquor License for Community Event Series-Downtown Business Alliance

Motion to approve On-Sale Intoxicating License at the downtown Community Events, Lic#OSCF25-3 for Chaska Downtown Business Alliance Event Series on Saturdays between September 20-December 6, 2025.

- D. Adopt Resolution 2025-60 Supporting ISD 112's Referendum Request

Motion to adopt Resolution 2025-60 supporting Independent School District 112 November 2025 Referendum.

- E. School District 112 Contract for CPD School Resource Officers

Motion to authorize the City Administrator to sign the "Agreement for School Resource Officer Services By and Between Eastern Carver County Schools, IDS 112 and City of Chaska" document, thereby authorizing the Chaska Police Department to continue staffing 2 full-time SROs at ISD 112 schools in the City of Chaska.

- F. Accept Rehn LeSueur and Juhi Ghatti Resignations as Commissioners on the Human Rights Commission

Motion to accept the resignations of Juhi Ghatti and Rehn LeSueur from the Chaska Human Rights Commission and open the seat to applications during the commission recruitment process in fall 2025.

Motion carried.

8. Action Items

8.A. Adopt Resolution 2025-56 and Ordinance No. 1071 Approving the Preliminary Site & Building Plan, Zoning Ordinance Amendment (ZOA) and Easement Vacation for Auto Pros/Rylaur, LLC/PC #2025-10

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

Mayor Hubbard asked if the site had been reviewed for public safety access. Ms. Hanson confirmed that it was correct.

Mayor Hubbard asked if the power lines in the area are planned to be buried. City Administrator Podhradsky stated there are plans to bury the lines, but the project isn't imminent.

Councilmember Sheveland thanked Auto Pros for their continued interest in Chaska.

Peter Hilgar, representative of Rylaur, LLC, introduced himself to the Council. He explained the proposal to address the cross-property easement. They are happy to implement a covenant on the property. The developer is working with the Army Corps of Engineers on alternative plans.

City Administrator Podhradsky noted a prescriptive easement may be in existence, but Staff would need to do additional research. There can be an additional condition to address the easement at a future date.

Motion by Councilmember Hatfield, second by Councilmember Benesh to adopt Resolution No. 2025-56 approving the Preliminary Site & Building Plan for Auto Pros (1601 & 1603 Old Audubon Road) and Easement Vacation of the 10 foot wide drainage & utility easement along the joint boundary of Lots 3-4, Block 1 Channel Addition (PC #2025-56) with the condition of a prescriptive easement to be addressed at final.

Motion carried.

8.A.i. Ordinance No. 1071

Motion by Councilmember Sheveland, second by Councilmember Grau to adopt Ordinance No. 1071 approving the zoning ordinance amendment to PID-5.

Motion carried.

8.B. Public Hearing: Consideration of Modification of Redevelopment Plan Dist. No. 4, Establishing (TIF) Dis. No. 25, Adopting a TIF Plan, and Authorizing Execution of a TIF Agreement and Granting a Business Subsidy

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

Mayor Hubbard stated Ms. Grove did a great job explaining TIF. She also thanked EDCO for bringing jobs to the community.

Mayor Hubbard opened the public hearing at 7:43 p.m.

No one wished to address the Council.

Mayor Hubbard closed the public hearing at 7:44 p.m.

8.C. Adopt resolution No. 2025-57 approving the Concept Plan for the Municipal Services Building (MSB)/Oertel Architects on behalf of the City of Chaska/PC #2025-12

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

Councilmember Sheveland and Mayor Hubbard thanked Staff for their work on the item.

City Administrator Podhradsky pointed out that current residents have a positive outlook on the MSB as a neighbor.

Andrew Cooper, from Oertel Architects who is the architect for the city on this project, explained the next steps and noted his appreciation of City Staff.

Motion by Councilmember Grau, second by Councilmember Benesh to adopt Resolution No. 2025-57 approving the concept plan for the Municipal Services Building (MSB) (PC #2025-12). Motion carried.

9. Bills

9.A. Accounts Payable Claims Roster 15-9-2025

The Council requested further information about bills on page 13 and bills for mailing.

City Administrator Podhradsky provided further information regarding those bills.

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

10. Other Business

10.A. City Administrator's Report

10.A.i. Bi-Weekly Report 15-9-2025

10.B. Financial Reports as of 07/31/25

Councilmember Grau:

- Asked for an explanation of the solicitation ordinance. City Administrator Podhradsky provided further information regarding the ordinance.
- Stated September 10, 2025, is World Suicide Prevention Day. He encouraged those in need to ask for help. 988 is the phone number for the Suicide and Crisis Lifeline. He suggested community members to reach out to loved ones.
- Noted he discussed recent events with his children. He encouraged his kids to be kind and inclusive; he encouraged community members to also be kind and inclusive with one another.
- Pointed out the Curling Center was shown on a sports channel recently.
- Added it is Chaska High School's Homecoming week.

Councilmember Sheveland:

- Stated local officers attended her neighborhood's block party, and it was fun and informative.
- Pointed out that youth are door-knocking for fundraisers. She encouraged community members to be supportive when they answer the door.
- Acknowledged 9/11 was recent; many people living today didn't experience that tragedy.

Councilmember Benesh:

- Echoed Councilmember Grau's comments regarding mental health. Violence is not the answer for political discourse. Violence is never the answer. The actions of a few are appalling.

Councilmember Hatfield:

- Stated Latin Food Fest was September 12, 2025.
- Pointed out the Carver County Sheriff's Office is having an Open House on October 4, 2025.
- Noted Coffee With a Cop is September 17, 2025.
- Stated there will be a District Safety Presentation regarding school safety at Chanhassen High School on September 17, 2025.
- Added that the free food distribution is on September 18, 2025.
- Pointed out that Chaska Cares is planned for September 20, 2025.
- Congratulated Lieutenant Chris George for graduating from the 295th session of the FBI National Academy.

Mayor Hubbard:

- Stated it is important to recognize people's shared humanity.
- Pointed out that a bimonthly newsletter was sent out to residents.
- Noted Latin Food Fest was fabulous.
- Stated Chaska has been selected to be on the bonding tour for the Senate.
- Pointed out that the first female firefighter is retiring from the Fire Department. She read a quote from an event recognizing her retirement.

11. Adjourn

Motion by Councilmember Grau, second by Councilmember Sheveland to adjourn the meeting at 8:35 p.m.

Motion carried.

- 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. Chanhasen 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.

**- MINUTES -
CHASKA CITY COUNCIL
OCTOBER 6, 2025**

1. Call to Order

The meeting was called to order by Mayor Hubbard at 7:03 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; Elise Durbin, Assistant City Administrator; Nate Kabat, Community Development Director; Julie Grove, Economic Development Coordinator; Krista Mark, Communications Coordinator; 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

Ed Driscoll, 2500 Christian Drive, explained that the traffic noise is very amplified at his home. The Minnesota Department of Transportation (MnDOT) told Mr. Driscoll that greenery was intended to mitigate noise, but the greenery was recently torn out. He requested that the greenery be replaced or that other methods, like signage, be implemented to mitigate noise.

Mayor Hubbard asked City Administrator Podhradsky to address the removal of greenery. City Administrator Podhradsky stated that the cause is unclear, but appears to be a miscommunication and error by MnDOT. He noted that MnDOT has been contacted to replace the greenery, provide a timeline for restoration, and he will address the request for signage.

Mayor Hubbard asked about a direct contact for road signage. City Administrator Podhradsky said it would be more efficient to address the signage request and greenery replacement together through MnDOT. Mayor Hubbard thanked Mr. Driscoll for bringing the concerns forward and stated the City would work with MnDOT to resolve the issues.

5.A. Sheri Meyers & Brandondale Residents Association

Sheri Meyers, Administrator of the Brandondale Residence Association, introduced herself and addressed the Council regarding ongoing issues with Haven Park Capital's ownership of the Brandondale Community. She reported significant rent increases, lack of maintenance, and

safety concerns, and urged support for the Manufactured Housing Bill of Rights (HF 2381/SF 2691) to protect residents.

City Administrator Podhradsky acknowledged the concerns, noting that many Minnesota cities face similar issues with privately owned manufactured home parks. He stated the City is collaborating with other municipalities and the Attorney General's office to explore solutions and legislative action. He also cited the City's challenges with emergency access and utilities within Brandondale.

Mayor Hubbard and Councilmembers expressed support for Brandondale residents, recognizing the seriousness of the conditions and emphasizing the need for legislative advocacy. Residents raised additional concerns about safety, maintenance, and communication with Haven Park management. Mayor Hubbard agreed to follow up on local issues, including trees and streetlights, and to continue supporting legislative efforts to protect residents.

6. Consent Agenda

Councilmember Hatfield wanted to draw attention to item 6C on the resolution supporting suburban transit providers, since there was a desire from some to get rid of it. Chaska is a part of a joint powers agreement to have its own transit service that was put in place many years ago, and is lucky to have it. She noted that residents' taxes will not go down if Southwest Transit goes away, and that is a common misconception. Regional sales tax and motor vehicle sales tax pay for it.

Mayor Hubbard encouraged residents to email legislators to ensure that other cities do not opt out of local public transit options.

Councilmember Sheveland highlighted local public transit as essential for residents to get around town for necessities such as food, work, and healthcare, and ease of access is not something to take for granted.

Councilmember Grau said public transit is easy to take for granted, but it is a process to get that funding, takes a lot of work and effort, and he is happy to support this resolution.

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

A. 2026 Prosecution Contract

Motion to authorize the Mayor and City Administrator to execute the 2026 County Prosecution Contract.

B. 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.

C. Resolution 2025-70 Supporting Suburban Transit Providers

Motion to Adopt Resolution 2025-70 supporting Suburban Transit Providers.

D. Election Judge Hourly Rate Increase for 2026

Motion to approve an increase in the pay of the Head Judge to \$13.41/hr., Asst. Head Judge \$12.41/hr., and Regular Judge \$11.41/hr. for the 2026 election cycle.

E. Adopt resolution 2025-72 awarding Bid for Wells 11 & 12 Pumping Facility

Motion to adopt Resolution No. 2025-72, Awarding Bid for the Wells 11 and 12 Pumping Facility to Municipal Builders, Inc., in the low bid total amount of \$1,189,686.00.

F. Accept Service Area Exception Agreement between Chaska Public Utilities and Northern States Power Company

Motion to accept the proposed Service Area Exception Agreement between Chaska Public Utilities and Northern States Power Company, and authorizing the Mayor and the City Administrator to execute the agreement.

Motion carried.

7. Action Items

7.A. Public Hearing - Adopt Resolution 2025- 71 Approving the City's Application to MN Department of Employment and Economic Development for the MIF Program

Economic Development Coordinator Julie Grove presented the item to the Council and said a representative from Marotta Controls, Heather Nygaard, was there to answer any questions for the Council.

Mayor Hubbard thanked them for being here and for their investment in the community.

Mayor Hubbard opened the public hearing at 8:02 p.m.

Ms. Nygaard thanked the Council for allowing them to be a part of the community and noted that a lot of new jobs will be coming to the area as a result of this program.

Mayor Hubbard closed the public hearing at 8:04 p.m.

Motion by Councilmember Sheveland, second by Councilmember Benesh to adopt Resolution No. 2025-71 approving the City's Application to the Minnesota Department of Employment and Economic Development on Behalf of Marotta Controls Inc. to the Minnesota Investment Program.

Motion carried.

8. Bills

8.A. Accounts Payable Claims Roster 10-6-2025

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

Motion carried.

9. Other Business

Councilmember Hatfield

9.A. City Administrator's Report

9.A.i. Bi-Weekly Report Day-Month-2025

Councilmember Hatfield:

- Shared that all through October, residents can bring yard waste to the Dakota Prairie Composting site on Highway 41.
- Mentioned Sip and Shop Saturdays are happening downtown, where residents can drink while shopping at the local businesses.
- Announced upcoming events: Katrina Festival (October 24 at 6:00 p.m. at the Chaska Event Center), Halloween All-Day (October 25 at Chaska Commons and the Community Center), Deer Weekend (November 8), Tree Lighting (November 23 at Fireman's Park), Small Business Saturdays (November 29), and Hometown Holiday (December 6).

Mayor Hubbard:

- Recapped Staff Appreciation Day.
- Reported on attending the Chaska Yards ribbon cutting last week, and looked through the historic Ernst House that was remodeled and refurbished, along with three other homes.
- Announced the upcoming event: Pizza with a Cop on October 22 from 5:00 p.m. to 7:00 p.m. at Redbench.

10. Adjourn

Motion by Councilmember Hatfield, second by Councilmember Benesh to adjourn the meeting at 8:12 p.m.

Motion carried.

- MINUTES -
CHASKA CITY COUNCIL
OCTOBER 20, 2025

1. Call to Order

The meeting was called to order by Mayor Hubbard at 7:01 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; Elise Durbin, Assistant City Administrator; Nate Kabat, Community Development Director; Liz Hanson, City Planner; Ashley Cauley, City Planner; Krista Mark, Communication Coordinator; and Christophe Morschen, City Attorney.

4. Adopt the Agenda

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

5. Visitor Presentation

5.A. Southern Valley Alliance, Domestic Violence Awareness Month

Christie Larson, Executive Director at Southern Valley Alliance, presented information on the Southern Valley Alliance organization. She stated Kim Lohse was unavailable. She noted that Southern Valley Alliance is the only organization to provide services to victims of domestic abuse in all of Scott and Carver counties. She stated the organization provides emotional support, resources, and safety planning to victims.

Ms. Larson said that as a community-based and community-funded organization, Southern Valley Alliance is facing significant federal, state, and local foundation funding cuts. She noted it is important that the City of Chaska recognizes Domestic Violence Awareness month and does all it can to support victims and survivors, today and throughout the year. Ms. Larson encouraged community members to follow the organization on social media and check out their website.

Mayor Hubbard thanked Ms. Larson for speaking and stated she appreciates her agency as a resource and support center for the community.

5.B. Oak Ridge Conference Center Update

Connie Cain, Consultant and Engineer for Oak Ridge Center, introduced herself to the Council.

Susan Elzy, Director of Operations for Oak Ridge Center, expressed excitement about the reopening of the Oak Ridge Hotel, noting strong community support and a pending MOU with Staff addressing security, phased occupancy, and required property improvements, including additional parking. She noted that a security staff member, Walter Hudson, was also present for questions.

Ms. Elzy added that she and staff are actively working toward securing a temporary certificate of occupancy and are fulfilling all City requirements.

Mayor Hubbard thanked Ms. Elzy for introducing herself, and is aware of the problems that the property has had while vacant, and looks forward to action happening on that property.

City Administrator Podhradsky emphasized that parking and landscaping were conditions of the original development agreement, with escrow held by the City to ensure completion if needed.

Ms. Elzy confirmed permits have been pulled and contractors hired, with a parking and landscaping completion target set for June 15.

Councilmember Sheveland said it is nice that there is work being done on that building since it has been vacant for quite some time. She asked if the restaurant in the building is planning to reopen. Ms. Elzy said the reopening will be phased due to the parking situation, but long-term plans include a hotel, restaurant, and conference center.

Mayor Hubbard stressed that adequate parking must be in place before operations resume, consistent with City standards.

Mr. Kabat confirmed receipt of the MOU draft just an hour prior to the Council meeting and had not had a chance to review it yet, but noted City Staff would coordinate with Ms. Elzy moving forward.

Ms. Elzy asked if there were any questions from the Council, especially about security.

Mayor Hubbard and Councilmembers agreed that the security of the property is imperative.

6. Approve Previous Meeting Minutes

6.A. Approve the September 29, 2025, City Council Meeting Minutes

Motion by Councilmember Grau, second by Councilmember Sheveland to approve the minutes of the September 29, 2025 City Council meeting.

Motion carried.

7. Consent Agenda

Councilmember Sheveland asked if Higher Place had won the state lottery certificate to open a dispensary. City Administrator Podhradsky said getting a dispensary certificate is a lengthy and complicated process in both the state and local governments to get approval to open.

Councilmember Sheveland said it is exciting that it will open because it is a local business. Mayor Hubbard said it is nice to see this on the agenda, that it is moving forward, and the owner has made an investment in the community of Chaska.

Councilmember Hatfield added that it is nice that this business has already established itself and invested in the community.

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

A. Mediated Settlement Agreement with JAMS Properties LLC and John M. Siegfried
Motion to approve the Mediated Settlement Agreement between the City of Chaska and JAMS Properties LLC and John M. Siegfried.

B. Approval of Cannabis Retail Local Registration – Higher Place LLC
Motion to approve a Cannabis Retail Local Registration for Higher Place LLC, located at 103 2nd St. W., Chaska

C. Approval of the Preliminary Plat Extension for Fultonwood (Pulte)
Motion to adopt Resolution No. 2025-77 approving the preliminary plat extension request for Fultonwood for an additional six months.

D. Motion to adopt Resolution No. 2025-76 to Accept Improvements at Hwy 41 and Peavey Road
Motion to approve Resolution No. 2025-76, Accepting the MnDOT Public Improvements (SP 1008-104) at Highway 41 and Peavey Road.

E. Approve Pole Attachment Agreement from Comcast
Motion to accept the proposed Pole Attachment Agreement with Comcast of Arkansas/Louisiana/Minnesota/Mississippi/Tennessee, LLC, and authorizing the Mayor and the City Administrator to execute the agreement.

F. Adopt Resolution No. 2025-78 Ordering Preparation of a Feasibility Study for Creek Road Street & Utility Improvements
Motion to adopt Resolution No. 2025-78 ordering preparation of the feasibility study for Creek Road Street & Utility Improvements.
Motion carried.

8. Action Items

8.A. Public Hearing-Adopt Resolution No. 2025-75 Approving the Imposition of Service Charges for the 2026 Chaska Downtown Special Services District

City Administrator Podhradsky introduced the item to the Council, and Economic Development Coordinator Julie Grove provided more information on it.

Jen Angell, Administrator of the Downtown Business Alliance, reported that road construction has helped drive downtown Chaska's growth. She highlighted the success of events like Halloween and Hometown Holidays, but emphasized the need for more community events and stronger engagement with local businesses. The Downtown Alliance is addressing challenges in attracting customers to service-based businesses by partnering with Orange Ball for social media and scalable content. Continued City and Parks and Recreation support is needed for larger events. The Downtown Alliance is also exploring district expansion and building a foundation to increase its future event budget.

Ms. Angell noted the Halloween Trunk-or-Treat event is this Saturday from 2:00 p.m. to 5:00 p.m., along with the Sip-and-Shop event.

Councilmember Hatfield said she has loved being the liaison to the Downtown Business Alliance for the last seven years, and noted significant growth and increased participation over the past two years.

Councilmember Sheveland asked if the Downtown Business Alliance has tried partnering with St. John's or Guardian Angels to sponsor service industries for school events. Ms. Angell said that there is still an opportunity for the Downtown Business Alliance. She added that St. John's joined the Halloween event a few years ago, and it has brought a whole new group of individuals into the downtown area.

Mayor Hubbard said she has been able to attend a few of the Downtown Business Alliance meetings, and she has seen the energy and is excited about the future plans and infrastructure that will be utilized in the future. She noted that for many residents and herself, the success of downtown Chaska is extremely important. Ms. Angell added that she knows the community is very supportive of the Downtown Business Alliance since it started a community-based newsletter four months ago, and already has 900 subscribers.

Mayor Hubbard thanked Ms. Angell and Mel Carlson, Board member of the Downtown Business Alliance, for all of their efforts and hard work.

Mayor Hubbard opened the public hearing at 7:47 p.m.

No one wished to address the Council.

Mayor Hubbard closed the public hearing at 7:48 p.m.

Motion by Councilmember Hatfield, second by Councilmember Grau to adopt Resolution No. 2025-75 Imposing Service Charges and Setting the 2026 Operating Budget and Plan for Chaska Downtown Special Service District.

Motion carried.

8.B. Motion to adopt Resolution No. 2025-73, approving the Concept Plan for O Creek Road/Jenn & Scott Schlauderoff/ PC #2025-15

City Administrator Podhradsky introduced the item to the Council, and City Planner Liz Hanson presented the item to the Council.

Mayor Hubbard asked if the future local road would feed off the roundabout. Ms. Hanson confirmed that the road would feed off the roundabout.

Councilmember Sheveland asked about property ownership and utility availability. Ms. Hanson confirmed that Jenn and Scott Schlauderoff own the land, and water and sewer are already set up.

Councilmember Benesh asked about the distance between the proposed road and the off-ramp. Mr. Kabat answered that the off-ramp is north of the road on Engler.

City Administrator Podhradsky noted that the plan helps visualize future developments and supports additional road connections as needed. Mr. Kabat added that although some areas are less than expected, a network is still necessary to support what has developed.

Mayor Hubbard referenced a similar project involving the county and asked whether the current service roads would become driveways. Ms. Hanson confirmed that the service road would be moved to meet setbacks and grading.

City Administrator Podhradsky stated that the road connection shown in the plan is not guaranteed and will depend on future density and needs.

Councilmember Hatfield asked if there were any concerns about a residential driveway being off a roundabout. Ms. Hanson said that due to the low density of that roundabout, there have not been any concerns raised from an engineering standpoint.

Councilmember Grau said that the driveway is not really right off the roundabout, and the driver has to go all the way through the roundabout, and then there would be a driveway. Mr. Kabat said this plan is for two single-family homes, so the level of traffic is not significant.

City Administrator Podhradsky said there is a similar situation on the other side of the road with a farm, and if there were a high density of homes there, the City would say that would not work.

Mr. Kabat confirmed that emergency vehicle access to the property has been addressed and appears sufficient.

Councilmembers expressed support for the plan, noting their appreciation for preserving wooded areas and that the proposed homes fit the character of the property. Mayor Hubbard concluded by expressing her excitement over the development and complimenting the aesthetics of the proposed homes.

Motion by Councilmember Sheveland, second by Councilmember Grau to adopt Resolution No. 2025-73 approving the Concept Plan for a 3-lot single-family subdivision at O Creek Road (PC #2025-15).

Motion carried.

8.C. Motion to adopt Resolution No. 2025-74, approving the Concept Plan for Peavey Business Center/ Shaw Construction/ PC #2025-14

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

Councilmember Hatfield asked about the orientation of the buildings on the site. Ms. Cauley stated the front of the building would face Highway 41.

Councilmember Grau asked about the ordinances and visibility of the outdoor storage from Highway 41 and enforcement issues. Mr. Kabat said visibility would be minimal due to fencing and existing buildings.

City Administrator Podhradsky added that the outdoor storage would not be visible over the fence.

Councilmember Grau said it may not be visible over the fence now, but it could cause future enforcement issues if it does.

Craig Jongerius, owner of Southwest Rental and Sales, explained that stored equipment-including tents, tables, chairs, and small machinery, would be shielded from view by fencing. Councilmember Grau said as long as the equipment is shielded, he would be flexible to make the exception.

Councilmember Sheveland asked if the fence drawings submitted were accurate to what would be built. Mr. Jongerius said the fence in the drawings would be the fence that is built.

Councilmember Hatfield said she always worries about setting a precedent, but the landscaping and mature trees in that area will help.

Councilmember Sheveland said she appreciates that Mr. Jongerius wants to keep his business in Chaska.

Mayor Hubbard asked when the proposed second building timeline would be. Mr. Jongerius said the future building would be built as business needs grow.

Mayor Hubbard said the fence to shield the equipment is important, and the Council is really careful about setting a precedent and making exceptions. She thanked Mr. Garyius for keeping his business in Chaska.

Motion by Councilmember Sheveland, second by Councilmember Benesh to adopt Resolution No. 74 approving the concept plan for Peavey Business Center at 4200 Peavey Road (PC #2025-14). Motion carried.

9. Bills

9.A. Accounts Payable Claims Roster 20-10-2025

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

10. Other Business

10.A. City Administrator's Report

10.A.i. Bi-Weekly Report 20-10-2025

Councilmember Hatfield:

- Shared Trick-or-Treating is all Day on Saturday, October 25, at Chaska Commons in the morning, at the Jamboree from 2:00 p.m. to 5:00 p.m., and at the Community Center at 6:00 p.m.
- Upcoming events: Pizza with a Cop (October 22, 5:00 p.m. at Red Bench), Katrina Fest (October 24, 6:00 p.m. to 8:30 p.m.), Deer Weekend (November 8), Fireman Tree Lighting (November 23), Small Business Saturday (November 29), Hometown Holidays (December 6).
- Shared that Chaska made the top 100 best small cities to live in America list.

Councilmember Sheveland:

- Noted that there are great businesses on the other end of downtown and encouraged residents to visit those businesses as well.

City Administrator Podhradsky

- Shared that upcoming bonding tours of City Square West with the House Representative Capital Investment Committees are on Thursday, October 23, from 2:30 p.m. to 3:10 p.m.
- Shared that a Santa's Parade will be happening, but a date has not been chosen yet.
- Shared that next week he would be at the International City County Managers' Association's Conference.

Councilmember Grau:

- Reminded everyone to be safe and drive carefully while out trick-or-treating.

City Attorney Morschen:

- Noted he was pleased the Comcast Pole Attachment agreement was adopted in the Consent Agenda.

Mayor Hubbard:

- Shared that a Chamber of Commerce Mayor's Luncheon will be happening, and is currently in the planning phase.
- Shared there is a Highway 41 ribbon cutting on Tuesday, October 28, at 1:00 p.m.
- Noted that Yard waste drop-off is available at Dakota Prairie, and another site is available on Saturday, November 1, at Athletic Park from 8:00 a.m. to 2:00 p.m.
- Shared that Latino Voices at the Community Center and Human Rights Commission for Días de los Muertos will be there through November 9.
- Noted that the next Council meeting is on November 3.

10.B. Financial Reports as of 31-08-2025

11. Adjourn

Motion by Councilmember Hatfield, second by Councilmember Grau to adjourn the meeting at 9:13 p.m.

Motion carried.

**- MINUTES -
CHASKA CITY COUNCIL
NOVEMBER 3, 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; Elise Durbin, Assistant City Administrator; Matt Clark, City Engineer; Brent Alcott, Water Resources Coordinator; Krista Mark, Communications Coordinator; and Christophe Morschen, City Attorney.

4. Adopt the Agenda

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

5. Visitor Presentation

Jack Schwartz from Boy Scout Troop 174 addressed the Council and stated he was working on the Communication Badge. He explained that this is part of earning an Eagle Merit Badge, where troops use active listening to address an issue and write down the pros and cons of the issue.

Mayor Hubbard congratulated the boys on their work towards earning an Eagle Merit Badge.

6. Approve Previous Meeting Minutes

6.A. Approve the October 6, 2025, and October 20, 2025 City Council Meeting Minutes

Motion by Councilmember Sheveland, second by Councilmember Benesh, to approve the minutes of the October 6, 2025, and October 20, 2025, City Council meetings.

Motion carried.

7. Consent Agenda

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

A. Approve 2026 Rates for Recreational Fund Budgets

Motion to approve a 2026 rate schedule for the Community Center, The Loop at Chaska, Town Course, and Curling and Event Center funds.

B. Establish a Public Hearing to consider an amendment to the City's Temporary Transfer Authority Spending Plan.

Motion to set a Public Hearing for November 17, 2025, to review a spending plan associated with the Temporary Transfer Authority.

C. Adopt Resolution 2025-80, Awarding Bid for North Water Treatment Plant Sanitary Sewer Extension

Motion to Adopt Resolution No. 2025-80, Awarding Bid for the North Water Treatment Plant Sanitary Sewer Extension to Widmer Construction LLC, in the low bid total amount of \$217,252.75.

D. Approving Farmer's Fridge and Roast Wave Coffee Vending opportunities at the CCC Staff recommending approval for both Farmers' Fridge and Roast Wave Coffee vending opportunities.

Mayor Hubbard asked if Chaska had used the Widmer Construction company before, regarding the construction for the Water Treatment plant. City Administrator Podhradsky said the City had used them before.

Motion carried.

8. Action Items

8.A. Adopt Resolution 2025-79 Award Bid for Seminary Fen C-2 Ravine Stabilization Project

City Administrator Podhradsky introduced the item to the Council, and Water Resources Coordinator Brent Alcott provided a presentation on it.

Councilmember Sheveland asked if the city of Chanhassen is contributing to the project. Mr. Alcott said Chanhassen is not due to their city border being right in the middle of the Wetland complex, and the ravine is on the Chaska side.

Mayor Hubbard asked if snow would affect the project timeline. Mr. Alcott said the soil would be seeded and covered with paper mulch, which glues the soil down to hold the seed over for spring.

Mayor Hubbard and Councilmember Sheveland congratulated Mr. Alcott on receiving significant grant money to help out with funding.

Mayor Hubbard asked how long it takes for vegetation to fill in. Mr. Alcott said a cover crop will be included in the seed mix that is fast-growing within the first year, and full growth will take two to three years.

Motion by Councilmember Hatfield, second by Councilmember Benesh to adopt Resolution 2025-79 awarding the bid for the Seminary Fen C-2 Ravine Stabilization project to Sunram Construction, Inc., in the low bid total amount of \$948,421.00, and authorize the City Engineer to finalize and execute grant agreements with the Carver County Water Management Organization and the Lower MN River Watershed District.

Motion carried.

9. Bills

9.A. Accounts Payable Claims Roster 3-11-2025

The Council requested further information about bills on page one regarding the Speed Trailer and page 16 regarding Trauma Plates.

City Administrator Podhradsky provided further information regarding those bills.

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

10. Other Business

10.A. City Administrator's Report

10.A.i. Bi-Weekly Report 3-11-2025

Councilmember Hatfield:

- Shared upcoming events, including Deer Weekend (November 8), as well as Sip-and-Shop Saturdays, Fireman's Park Tree Lighting (November 23), and Small Business Saturday (November 29)
- Shared that she, Assistant City Administrator Durbin, and Mayor Hubbard spoke at the Chaska Historical Society's Annual meeting, and Chaska history books are on sale at the Chaska Historical Society.
- Shared that the local food shelf, Bountiful Basket, has been taxed due to the government shutdown, but is accepting food and cash donations, and Comcast and Xfinity just announced they would match up to \$20,000 of giving. She encouraged local residents to give back if they can.

Councilmember Benesh:

- Shared that he celebrates "Movember", and will be excited to see various stages of the Fire Department's mustache growth over the month of November.

City Administrator Podhradsky:

- Shared that the 100 Club is a non-profit organization that raises money for the holiday decorations around town, and each year an event is held at the Event Center before the tree-lighting ceremony (November 23), and the money raised at that event is used to purchase new holiday decorations.
- Reminded everyone that the next meeting at 5:30 p.m., there will be a Work Session to go over the final budget for the Utility funds.
- Shared that the following meeting on December 1 will be the annual Truth and Taxation hearing.

Councilmember Grau:

- Encouraged people to vote on November 4 at the Chaska Event Center, as there is a referendum.
- Thanked all the volunteers, board members, coaches, and referees who helped out with the Chaska Basketball Association boys' basketball tournament that was held at the Chaska High School.

- He encouraged people to give back to the community by volunteering to referee both basketball and football games, as there is a shortage of referees for sports in the community.

Mayor Hubbard

- Recapped Halloween and the celebrations at Uptown Chaska and downtown Chaska.
- Recapped the Katrina Event and parade that was hosted by Latino voices in partnership with the Chaska Police Department and the Human Rights Commission.
- Shared that the Minnesota House of Representatives' Capital Investment Committee bonding tour was well-received two weeks ago.
- Shared that a new business recently opened in the old Tommy Malt Shop at the hotel downtown, called the Chaska Tire Restaurant, and the food was very good.
- Shared the upcoming events: Bountiful Basket is holding an additional food drive on Thursday (November 6) on Stoughton, the India Celebration hosted by the Human Rights Commission (November 14) from 5:30 p.m. to 8:30 p.m. at the Chaska Event Center, and the Veterans Day ceremony at Chaska Middle School West starting at 8:40 a.m.
- Shared that Commission applications are open for the Human Rights Commission, Planning, and Parks and Heritage Preservation and information is available for those positions on the Chaska City website.
- Reminded the Council that the next meeting is on November 17.

Jim Bieniek at 1887 Waterford Court, addressed the Council about needing shuttles to take volunteers and spectators to and from the Ryder Cup, as there is not sufficient parking. City Administrator Podhradsky said that it is a high priority, and previously Southwest Transit provided a shuttle that went from the High School down to the event, but very few people used it. City Administrator Podhradsky said he is certain that a shuttle will be available again, and the City will try to make that information more readily available to the public.

Mr. Bieniek continued that the construction on Park Ridge through the roundabout prevents residents from getting through that area with a trailer. City Administrator Podhradsky said that the area was purposely designed to slow traffic.

Mr. Bieniek asked if there would be no parking signs from the roundabout all the way up the road, because once soccer season starts, additional parking is needed there. City Administrator Podhradsky said there would not be no parking signs on the street that goes into the Middle School.

Mayor Hubbard said she agreed with Mr. Bieniek regarding parking and shuttles for the Ryder Cup, and local businesses should benefit from the international tourism that the Ryder Cup brings to Chaska.

11. Adjourn

Motion by Councilmember Hatfield, second by Councilmember Sheveland to adjourn the meeting at 7:53 p.m.

Motion carried.

- MINUTES -
CHASKA CITY COUNCIL
NOVEMBER 17, 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; Elise Durbin, Assistant City Administrator; Liz Hanson, City Planner; Julie Grove, Economic Development Coordinator; Krista Mark, Communications Coordinator; and Christophe Morschen, City Attorney;

4. Adopt the Agenda

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

5. Proclamation

5.A. Small Business Saturday

Mayor Hubbard read aloud a Proclamation declaring November 29, 2025, as Small Business Saturday.

6. Visitor Presentation

No one wished to address the Council.

7. Approve Previous Meeting Minutes

7.A. Approve the November 3, 2025, City Council Meeting Minutes

Motion by Councilmember Hatfield, second by Councilmember Benesh, to approve the minutes of the November 3, 2025, City Council meeting.

Motion carried.

8. Consent Agenda

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

A. Amend Chapter 5, Article 5.45 Section 5.45130 Low-Potency Hemp Edibles

Motion to adopt Ordinance No. 2025-1072 amending Chapter 5, Article 5.45, Section 5.45.130 of the Chaska City Code regarding low-potency hemp edibles.

B. Legislative Services Agreement with Lockridge Grindal Nauen PLLP

Motion to approve a Legislative Service Agreement with Lockridge Grindal Nauen PLLP for lobbying services from January 1, 2026, to December 31, 2027.

C. Motion to adopt Resolution No. 2025-81 approving the Final Plat for Chevalle 19th Addition/ Quadriga Ventures/ PC #2025-11
Motion to adopt Resolution No. 2025-81 approving the Final Plat for Chevalle 19th Addition at 3910 Bavaria Road (PC #2025-11).

D. Adopt Resolution No. 2025-85 Approving the AUAR Order and Scoping Document for Big Woods Business Park/City of Chaska/PC #2025-20
Motion to adopt Resolution 2025-85, approving the AUAR Order and Scoping Document for Big Woods Business Park (PC #2025-20).

E. Approval of Cannabis Retail Local Registration – Precision Processing LLC
Motion to approve a Cannabis Retail Local Registration for Precision Processing LLC, located at 722 N. Chestnut St., Chaska.

Councilmember Grau asked if the Cannabis Retail Location was a local business that had already been established. City Administrator Podhradsky said it is a new business.

Councilmember Hatfield said the City is allowing three Cannabis Retail Locations, and this location would be the second. She asked if there were any other applications to fill the final spot. City Administrator Podhradsky said there is another location that someone has shown interest in, but it would require a significant amount of work.

Councilmember Sheveland asked if the next location of a Cannabis Retail Location has to be uptown, since the other two will be downtown. Mayor Hubbard stated that there are no zoning restrictions on the locations. City Administrator Podhradsky said the Council had approved the ordinance to establish a Cannabis Retail Location in commercial districts.

Councilmember Benesh asked if this new Cannabis Retail Location was going to only be distributing cannabis, or if it would also distribute THC and edibles, since there is a nearby retail location that is already doing that. City Administrator Podhradsky said that the low-hemp industry is going to change completely because of new federal law changes, which will dictate that all THC products have to go through a dispensary.

Motion carried.

9. Action Items

9.A. Adopt Resolution No. 2025-83 and Ordinance No. 1074 Approving the Preliminary Site & Building Plan and Zoning Ordinance Amendment for the Municipal Services Building (MSB)/City of Chaska/PC #2025-18

City Administrator Podhradsky introduced the item, and City Planner Hanson provided an overview to the Council.

Councilmember Sheveland asked if this project is close to the Schlauderaff project that the Council heard about a few weeks ago. City Administrator Podhradsky said this project is located at a different site. Ms. Hanson said this project is across the highway from the Schlauderaff parcel.

Councilmember Sheveland asked if the power lines would be buried once the project is done. City Administrator Podhradsky said those power lines are transmission lines, not distribution lines, and they have to stay in place. Ms. Hanson said there is an easement where equipment will travel through to avoid the transmission lines.

Councilmember Sheveland said the rendering looked very nice and looked similar to Chanhassen High School. She inquired about the size of the trees that would be affected by this project. Ms. Hanson said the site is already graded, and there is no need to remove any additional trees for the project.

Councilmember Grau asked if the building included glass garage doors. Andrew Cooper from Oertel responded that the garage doors would be made of full-vision glass, but would be translucent to diffuse daylight throughout the space.

Mayor Hubbard said that this planning process is similar to all other developmental planning processes and noted that the Council has reviewed this plan several times. She stated that the original intention for this project was to add on to the existing building, but it was more cost-effective to build a more efficiently designed building for the City.

Councilmember Grau asked if the building would be in the Minnesota Valley Electric Cooperative territory and if, over time, it would become part of the City's power district. City Administrator Podhradsky said there is an agreement in place with Minnesota Valley Electric Cooperative through 2040, and after that, the City has the right to purchase that territory.

Councilmember Sheveland asked if the City could negotiate for the solar panel energy to be brought back to Chaska, since the City is paying for the solar panels. City Administrator Podhradsky said the City attempted to negotiate for the building to be located within its own parcel, within Chaska's power district that Chaska could serve, but Minnesota Valley Power declined.

City Administrator Podhradsky said part of the planning process for this project also included neighborhood meetings to ensure the surrounding residents would be happy, and he got positive feedback from those meetings.

Councilmember Grau said most residents in that area seem very happy with the project.

Mayor Hubbard said City crews will handle the project and will not be bad or intrusive to the neighboring properties. City Administrator Podhradsky said the location of this building is ideal for housing large equipment used in operations around the City.

Motion by Councilmember Sheveland, second by Councilmember Benesh to adopt Resolution No. 2025-83 approving the Preliminary Site & Building Plan for the Municipal Services Building (MSB) (PC #2025-18).

Motion carried.

9.A.i. Ordinance No. 1074

Motion by Councilmember Grau, second by Councilmember Hatfield, to adopt Ordinance No. 1074 approving the Zoning Ordinance Amendment to PID-10.

Motion carried.

9.B. Public Hearing: Adopt Resolution 2025-82 Temporary Transfer Spending Plan Extension

City Administrator Podhradsky introduced the item, and Economic Development Coordinator Grove provided an overview.

Mayor Hubbard opened the Public Hearing at 7:44 p.m.

No one wished to address the Council.

Mayor Hubbard closed the Public Hearing at 7:45 p.m.

Motion by Councilmember Benesh, second by Councilmember Sheveland, to Adopt Resolution 2025-82 Amending the Temporary Transfer Spending Plan for Tax Increment Financing District No. 12, Tax Increment Financing District No. 13, and Tax Increment Financing District No. 19.
Motion carried.

9.C. Public Hearing: Adopt Ordinance 2025-1073 – 2026 Development Fees, Planning Application Fees, Building and Fire Permit Fees

City Administrator Podhradsky presented this item to the Council.

Councilmember Hatfield asked if the fees charged would only be the application fee or if there would be an additional processing fee. Mayor Hubbard asked if the fees are being consolidated into one fee as well. City Administrator Podhradsky said that both fees will be charged as the application cannot be processed without the processing fee, but it will be displayed as one fee.

Councilmember Hatfield asked if the rental penalty and reinstatement fees are new fees. City Administrator Podhradsky said those fees are new because there have been problems with some rental properties.

Councilmember Hatfield said the language on the Rental Dwelling Fees may need to be clarified, because from her experience, the notice was postmarked by March 1, but there was no clarity on a specific deadline to fulfill those obligations.

Mayor Hubbard stated that the fees are in place to ensure the safety of rental dwelling units. Councilmember Hatfield said she can attest, as a landlord, that the Fire Department does a very thorough job of conducting inspections. City Administrator Podhradsky said rental homes do not have as many problems due to this program and the inspections.

Mayor Hubbard opened the Public Hearing at 7:53 p.m.

No one wished to address the Council.

Mayor Hubbard closed the Public Hearing at 7:54 p.m.

Motion by Councilmember Sheveland, second by Councilmember Grau, to adopt Ordinance 2025-1073, establishing the 2026 Development, Planning Application, Building Inspection, and Fire Fees.

Motion carried.

10. Bills

10.A. Accounts Payable Claims Roster 17-11-2025

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

Motion carried.

11. Other Business

11.A. City Administrator's Report

11.A.i. Bi-Weekly Report 17-11-2025

Councilmember Grau:

- Shared that the Santa Parade (December 17) has been scheduled.
- Shared that Chaska has been named a "Film Ready Community."
- Wished the Chanhassen team luck at the state football tournament at Spring Lake Park this weekend, and Southwest Transit is providing some transportation to the tournament.
- Shared that a Chaska team made it to the USA Team qualifier for curling for the Olympics.

Councilmember Sheveland:

- Shared that the tree lighting is scheduled for this weekend, and the weather should be nice.
- Shared that there is no other meeting before Thanksgiving and wished everyone a Happy Thanksgiving.
- Shared that if anyone is in need of food, there are several places that are offering meals.
- Reminded everyone that the Community Center does a great job offering events for kids during school break. She noted that her daughter is going to a Swim and Movie party at the Community Center next week.

Councilmember Hatfield:

- Shared that Parks and Recreation put on a Puzzle Mania event that she and Mayor Hubbard attended last weekend, and said it was really fun, and another one is scheduled in February.
- Recapped Deer Weekend this past weekend downtown.
- Reminded everyone that Sip-n-Shop Saturdays are still happening downtown.
- Shared that Max Musicant gave a presentation to the Downtown Business Alliance and made plans for next year, encouraging partnerships among all the businesses.

- Shared information about the upcoming events: the Tree Lighting Ceremony (November 23) at 6:00 p.m., Hometown Holidays (December 6), Cops and Donuts (November 19), and Small Business Saturday (November 29).

Assistant Administrator Durbin:

- Praised Economic Development Coordinator Julie Grove, and Communications Coordinator Krista Mark, who got certified in order to make the "Film Ready Community" Chaska title happen.
- Shared that the Chaska Human Rights Commission has its annual Human Rights Award nominations open until December 9, and applications are available online.
- Shared that staff toured and ate at the Supermercado Loma Bonita in Richfield. This is the same organization that will be opening in Coopers old space.

Officer Pesheck:

- Stated that the speed trailer is put away for the winter. If residents want it by their homes, it will not be available now until spring.

Mayor Hubbard:

- Shared that she was Cy's for lunch and spoke with the owner, who said there would be a dinner party there prior to the Tree Lighting.
- Shared that the Tree Lighting Ceremony is happening at Fireman's Park at 6:00 p.m. on November 23.
- Recapped the Veteran's Day event at the Chaska Middle School West.
- Shared that the Referendum passed for the school district.
- Recapped the Celebrate India Event that was hosted by the Human Rights Commission last Friday.
- Shared that she was doing the upcoming State of the City speech at the Southwest Chamber luncheon with Carver, Chanhassen, and Victoria.
- Reminded everyone that the ribbon-cutting ceremony is happening for the Family Resource Center from 1:30 p.m. to 3:30 p.m. at the Moravian Church, following the Chamber luncheon.
- Shared that 82nd Street is now open and is now considered Lyman Boulevard.
- Shared the upcoming construction project that is happening next summer through 2027 in Chaska at the intersection of Highway 41 and Highway 5.
- Reminded everyone that there are Commission openings and applications are available.
- Wished everyone a Happy Thanksgiving.

City Administrator Podhradsky:

- Shared that the 100 Club that pays for the City's Christmas decorations has a fundraiser with hors d'oeuvres right before the Tree Lighting Ceremony.

11.B. Financial Reports as of 09/30/25

12. Adjourn

Motion by Councilmember Sheveland, second by Councilmember Benesh to adjourn the meeting at 8:29 p.m.

Motion carried.

**- MINUTES -
CHASKA CITY COUNCIL
DECEMBER 1, 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; Elise Durbin, Assistant City Administrator; Noel Graczyk, Administrative Services Director; Nate Kabat, Community Development Director; Krista Mark, Communications Coordinator; and Christophe Morschen, City Attorney.

4. Adopt the Agenda

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

5. Visitor Presentation

No one wished to address the Council.

6. Approve Previous Meeting Minutes

6.A. Approve the November 17, 2025, City Council Meeting Minutes

Motion by Councilmember Benesh, second by Councilmember Sheveland to approve the minutes of the November 17, 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. Memorandum of Understanding with Cain Development Group and RCS-RCA Oak Ridge, LLC for Temporary Certificate of Occupancy

Motion authorizing the City Administrator to sign a Memorandum of Understanding with Cain Development Group and RCS-RCA Oak Ridge, LLC for Temporary Certificate of Occupancy contingent upon any and all outstanding balances for utilities being fully paid, and contingent upon passing a final building and fire code inspection.

- B. Audit Engagement Agreement

Motion to approve the 2025 Statement of Work – Audit Services with Clifton Larson Allen, LLP, and that the Mayor and City Administrator be authorized to sign.

- C. Approve Business License Renewals

Motion to approve the 2026 Business Licenses to include games of skill, refuse haulers, massage therapists, massage business, tobacco sales, solicitors/peddlers/transients effective January 1, 2026, through December 31, 2026.

D. Southwest Metro Intermediate School District 288 Contract for CPD School Resource Officer

Motion to authorize the City Administrator to sign the "Agreement for School Resource Officer Services By and Between Southwest Metro Intermediate School District 288 and City of Chaska" document, thereby authorizing the Chaska Police Department to staff a full-time SRO at the 401 Education Center in the City of Chaska.

Councilmember Hatfield asked if the Council had seen updated safety plans from Oak Ridge regarding the security of the building. City Administrator Podhradsky said it was required for Oak Ridge to submit new safety plans in order for the City to issue a Temporary Certificate of Occupancy.

Councilmember Hatfield asked if there was an Officer ready to take over as a School Resource Officer. City Administrator Podhradsky said Officer Hunter Panning will take that position at the Intermediate District.

Councilmember Sheveland asked if Costco is going to share its parking lot with Oak Ridge Community Development Director Nate Kabat said there is a shared lot across from Costco that would be used, and there is an agreement with Costco to share its lot until Oak Ridge is done with construction.

Councilmember Sheveland asked if Clifton Larson Allen is the audit firm that the City has always used. City Administrator Podhradsky said it was the audit firm that was used last year, and that was the first time the City used them.

Motion carried.

8. Action Items

8.A. Truth in Taxation Public Hearing – 2026 Tax Levy and Budget

City Administrator Podhradsky presented the item to the Council.

Councilmember Sheveland asked if high-rises and new apartment buildings would all be built on the available land. City Administrator Podhradsky said after full build-out at the 15-year mark, Chaska will be in the position of slow to no growth, as it has been in the position of growth and building over the last 40 years. He noted that at that point, the City will probably see redevelopment projects.

Councilmember Sheveland pointed out that Chaska's school district still encompasses areas that are rapidly growing. City Administrator Podhradsky agreed and said that it is a big deal.

Councilmember Hatfield said it was nice to see how much permit revenue is being generated from residents who are adding on or remodeling their homes. City Administrator Podhradsky

said there is a large number of permits the City issues to residents that are reinvesting in properties, which makes a difference in how the City keeps value in the community.

Councilmember Grau said 2023 was a great time to sell a house, because the values were really high, but the shock at the proposed tax values was huge because home values went up so much. City Administrator Podhradsky said that was the first year of the City's building program. Mayor Hubbard said home values went up, and then the City was implementing a tax levy, which required some in-depth conversations.

Councilmember Sheveland pointed out that new construction growth has steadily risen since then. Councilmember Grau said more controlled growth is a better scenario.

Mayor Hubbard pointed out that during COVID-19, a lot of people decided not to live in the big city anymore. City Administrator Podhradsky said that it also put a huge demand on housing and the county, and it all happened at once.

Councilmember Sheveland asked where residential developers are interested in building. City Administrator Podhradsky said builders are looking at the area on McKnight Road, which is south of the arboretum and north of McKnight Park.

Councilmember Sheveland asked if \$20,000 per mile to resurface the trail is a normal price, and if that includes only adding a new top layer. City Administrator Podhradsky confirmed that resurfacing takes off the top layer of the trail and is then repaved. He said the City crew does it, and it would cost more if it were hired out by a third party.

Mayor Hubbard pointed out that a lot of the residents may fight City Administrator Podhradsky on the library not being the top priority for the building improvement program, but stated it is ranked appropriately.

Councilmember Sheveland asked how Minnesota Valley has Chaska's territory where the Big Woods Industrial Park will be. City Administrator Podhradsky said that Chaska annexed that area as it used to be Chaska Township, and Minnesota Valley has it, but Chaska may have the opportunity to purchase it in 2040 if Minnesota Valley agrees. Councilmember Sheveland said Chaska could make a lot of money off the electricity in that territory.

Mayor Hubbard noted that the new budget additions to the Fire Department are good recruitment tools.

Councilmember Sheveland asked if there is any way for medical calls to be directly routed to the ambulance or EMTs. City Administrator Podhradsky responded that EMTs and ambulances are not always in the community and move around where needed.

Mayor Hubbard noted that the addition of an overnight duty crew is a very cost-effective way to provide coverage for emergency services.

Mayor Hubbard asked if the new Administrative Assistant position would float between the Police and Fire Departments. City Administrator Podhradsky said the new position would work strictly for the Fire Department.

Councilmember Sheveland asked how the City is getting an unmarked car for \$35,000. City Administrator Podhradsky said that is the state contract price.

Councilmember Grau asked about the new wrap-around stripe on the police cars. City Administrator Podhradsky said the new white stripe will be implemented as the police cars are replaced.

Councilmember Hatfield pointed out that when she considered the valuation of her home went up by nine percent, and her taxes went up by 10 percent, but it is part of capturing growth.

Councilmember Sheveland noted that for many years, property taxes did not go up, and now the City is playing catch-up, and she pointed out the referendum is not on the tax statement.

Councilmember Sheveland asked why the City is doing maintenance on some school district properties. City Administrator Podhradsky answered that the school district pays the City for maintenance.

Mayor Hubbard thanked City Administrator Podhradsky for the presentation, and said all Councilmembers should talk about their thoughts and feelings regarding the upcoming budget.

Mayor Hubbard opened the Public Hearing at 8:14 p.m.

No one wished to address the Council.

Mayor Hubbard closed the Public Hearing at 8:15 p.m.

Councilmember Grau said he is very proud and supportive of the City building program since its inception, along with the services provided to the residents, and will never minimize and understands what the percentage increase on taxes means to the residents.

Councilmember Benesh said the property tax levy is fair and equitable, and is a decision that the Council does not take lightly.

Councilmember Sheveland reiterated that the Council does not take this decision lightly, and good schools reflect a good community, and a good community reflects the services the residents have, and those services cost money.

Councilmember Hatfield said she understands that all residents may not be happy paying higher taxes, but there has been a lot of effort behind the reason taxes have to go up. She said the services the City provides are necessary things that make Chaska a great place to live.

Mayor Hubbard said all the Councilmembers collectively see a vision for Chaska and the end goal of maintaining high-quality services for the residents, especially emergency services, which should always be a top priority. She said the Council is tasked with carrying those services forward, and asking residents to pay more is difficult, but it ensures that services are the best and as efficient as they can be for the residents. She reminded residents that if they have any questions, they should not hesitate to contact anyone on the Council.

Motion by Councilmember Hatfield, second by Councilmember Sheveland to close the Truth in Taxation Public Hearing, and to establish December 15, 2025, as the date to consider the adoption of the 2026 budget and final tax levy.

Motion carried.

9. Bills

9.A. Accounts Payable Claims Roster 01-12-2025

The Council requested further information about the Ancom Communications and Cellular System Public bill.

Assistant City Administrator Elise Durbin 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 Hatfield, Sheveland, Benesh, Grau, and Mayor Hubbard. Voting nay: None

Motion carried.

10. Other Business

10.A. City Administrator's Report

10.A.i. Bi-Weekly Report 01-12-2025

Councilmember Hatfield:

- Recapped the Tree Lighting Ceremony.
- Recapped Small Business Saturday last weekend and urged residents to support small businesses.
- Shared that a lot of the downtown Chaska stores provide a gift with purchase.
- Shared upcoming events that include: Fire Department Mustache Vote (December 3), Santa at the Community Center (December 5), carriage rides downtown for Hometown Holiday (December 6), holiday markets (December 7), Sip and Shop Saturdays are still happening, and the Santa Parade (December 17).
- Shared that Commission applications are due by December 12.
- Shared that the Human Rights Award nominations are due by December 9, and the awards will be presented at the MLK Breakfast (January 19).
- She thanked the snowplow drivers for how quickly and efficiently they got the roads plowed over the weekend.
- Encouraged other Councilmembers to meet with Kevin Spencer to give input on the library rebuild.

Councilmember Benesh:

- Thanked Public Works employees and the snowplow drivers for doing such an amazing job.
- Shared that a small business recently announced it was closing in Chaska and urged residents to support small businesses to keep them open.

Councilmember Sheveland:

- Commended Public Safety for responding quickly after the Tree Lighting to a two-vehicle accident on the Highway.

Councilmember Grau:

- Recapped the Tree Lighting Ceremony.
- Encouraged people to apply for the open Commissioner positions to learn about the City.
- Shared that the Santa Parade is coming up on December 17, and Chaska will probably get a huge snowstorm during that event, and encouraged residents to use the app to track Santa to know when he will be in their neighborhood.

Mayor Hubbard:

- Shared that the City was able to close on the Big Woods property for conservation, and thanked City Staff for all the work put into closing that deal.
- Shared that a new Deputy Police Chief, Mike TenEyck, has begun and the swearing in is on Friday, December 5.
- Recapped the Tree Lighting.
- Shared that she and City Staff, Commissioner Anderson, a librarian, and several county staff toured five metro area libraries and looked at the amenities each library provided and the layout, to get ideas for Chaska's library rebuild.
- Reminded everyone that the next Council meeting is scheduled for December 15.
- Shared that the Tree Lighting for Hometown Holidays (December 6) is at 5 p.m., and there is a coloring contest children can enter online, and the winner will be chosen at the event.

City Administrator Podhradsky:

- Shared how important and meaningful it was for him to purchase the Big Woods property for the City.

10.A.i. Metropolitan Mosquito Control District

10.B. Q3 – 2025 Investment Report

11. Adjourn

Motion by Councilmember Hatfield, second by Councilmember Benesh to adjourn the meeting at 9:01 p.m.

Motion carried.

**- MINUTES -
CHASKA CITY COUNCIL
DECEMBER 15, 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 Grau, Hatfield, and Sheveland.

Absent: Councilmember Benesh.

Also Present: Matt Podhradsky, City Administrator; Noel Graczyk, Administrative Services Director; Elise Durbin, Assistant City Administrator; Matt Clark, City Engineer; Krista Mark, Communications Coordinator; and Christophe Morschen, City Attorney.

4. Adopt the Agenda

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

5. Visitor Presentation

No one wished to address the Council.

6. Approve Previous Meeting Minutes

6.A. Approve the December 1, 2025 City Council Meeting Minutes

Motion by Councilmember Hatfield, second by Councilmember Grau to approve the minutes of the December 1, 2025 City Council meeting.

Motion carried.

7. Consent Agenda

Motion by Councilmember Hatfield, second by Councilmember Sheveland to approve the Consent Agenda Items A through N:

A. Approve Carver County, MN River Bluffs Regional Trail – Waiver Notice

Motion to approve the draft Waiver Notice allowing the transfer of transportation easements from the Carver County Regional Rail Authority (CCRA) to Carver County and authorize the Mayor and City Administrator to fully execute a final draft.

B. Adopt Resolution No. 2025-97 Approving 82nd Street Chaska/Chanhassen JPA for maintenance

Motion to adopt Resolution No. 2025-97 Chaska/Chanhassen Joint Powers Agreement for Repair, Maintenance, and Operation of 82nd Street West and Authorize the Mayor and Administrator to execute.

- C. Adopt Resolution No. 2025-89 Approving Renaming and Address Conversions of 82nd Street

Motion to adopt Resolution No. 2025-89 Renaming and address conversions of 82nd Street to Lyman Boulevard, Aspen Court and 82nd Street West.

- D. Adopt Resolution No. 2025-93 Approving the MnDOT Cooperative Construction Agreement -County Highway 10 Engler.

Motion to adopt Resolution 2025-93 approving the MnDOT Cooperative Construction Agreement Amendment No. 1 for the construction on County State Aide Highway/County Highway 10 Engler.

- E. Approve Authorization of Feasibility Study – 2026 Downtown Reconstruction

Motion to approve Authorizing a Feasibility Study for the 2026 Downtown Reconstruction Project.

- F. Planning Commission Chair and Vice-Chair for Calendar Year 2026

Motion to recommend Todd Urbanski to serve as Chairperson of the Planning Commission for calendar year 2026.

Motion to recommend Jon Purdy to serve as Vice-Chairperson of the Planning Commission for calendar year 2026.

- G. Adopt Resolution No. 2025-94 Approving the Final Site & Building Plan for MSB/City of Chaska/PC #2025-19

Motion to adopt Resolution No. 2025-94 approving the Final Site & Building Plan for the Municipal Services Building (MSB) (PC #2025-19).

- H. Paid Family Medical Leave Memorandum of Agreement

Motion to approve Memorandum of Agreement for PFML between the City of Chaska and Teamsters Local 320, LELS Local #210 Police Officers, LELS Local #385 Sergeants, and LELS #447 Lieutenants, with these agreements effective January 1, 2026.

- I. Adopt 2026 Employee Pay Classification Plan, Salary Adjustment Rate Chart

Motion to approve the 2026 Pay Classification Plan and 2026 Salary Adjustment Chart.

- J. Adopt 2026 Employee Handbook Updates

Motion to approve the City of Chaska Employee Handbook.

- K. Adopt Resolution No. 2025-95 Establishing Interfund Tax Increment Financing

Motion to adopt Resolution 2025-95, establishing terms and conditions of interfund tax increment loans.

- L. Adopt Resolution No. 2025-96 Amending Fund Balance Commitments

Motion to adopt Resolution No. 2025-96 amending General Fund Balance commitments.

- M. Adopt Resolution No. 2025-98 Approving an Agreement with Carver County for 2026 Assessment Services

Motion to adopt Resolution 2025-98 approving an agreement with Carver County for 2026 assessment services.

- N. Adopt Resolution No. 2025-99 Authorize Offers for Easements for Highpoint Vistas Utilities

Motion to adopt Resolution No. 2025-99 to authorize city staff to send offer letters to affected property owners for the CSAH 61 utilities connection.

Mayor Hubbard thanked City Staff for all the work done on the Feasibility study for the downtown project.

Councilmember Hatfield asked about the curb on the south side of 3rd Street, as it is very high, and if it will be fixed with the downtown project. City Administrator Podhradsky said the purpose of that curb is for the stormwater system, and until the stormwater system is in place, that curb has to be that high.

Mayor Hubbard thanked Planning Commission member Rob Brass for his time, energy, and efforts on the Planning Commission.

Mayor Hubbard expressed a lot of excitement over the final approval of the building site for MSB. City Administrator Podhradsky said there was a lot of time spent with engineering to ensure that the project would go smoothly and within budget. He thanked Oertel and RJM for all of their work on this project.

Motion carried.

8. Action Items

8.A. Memorandum of Understanding with Trident Development LLC for City Square West Project

City Administrator Podhradsky introduced Assistant City Administrator Elise Durbin to present the item to the Council.

Roger Frink with Trident Development thanked City Staff for all their hard work and dedication to put this project together. He stated that he has a team of consultants on standby, ready to get to work on this project, and that it will be great for the City.

Councilmember Sheveland said the Council was excited to see Trident Development as the developer on this project because of the quality of previous work that Trident Development has done.

Councilmember Hatfield said City Square West is an important piece of downtown Chaska, which is why the Council is so excited to see Trident Development come up as part of the project. She thanked Mr. Frink for being responsive and listening to the Council's questions and requests for the project as well.

Mayor Hubbard said it is exciting to continue the City's relationship with Trident Development. She said City Square West is a key catalyst site for the redevelopment of downtown to tie everything together. She said she is working hard to close the legislative loophole for funding for the project, and asked when the Council would see the plan for the project.

City Administrator Podhradsky said there is an internal effort to ensure the project is financially viable, and a planning effort that will be finalized when a formal concept plan and a developer agreement are secured. A Work Session with the Council, and the developer will also have to happen to gather feedback and make sure everyone is on the same page regarding the project.

Motion by Councilmember Grau, second by Councilmember Hatfield to approve the Memorandum of Understanding with Trident Development, LLC, and the Chaska Economic Development Authority, and authorize the Mayor and City Administrator to execute the MOU.

Motion carried.

8.B. 2026 Tax Levy and Fund Budgets

City Administrator Podhradsky presented this item to the Council.

Councilmember Sheveland asked about the work being done on the 18th hole of the Town Course. City Administrator Podhradsky said that the area will be worked on with funds from the Storm Water fund and that the area will be maintained by that fund.

Councilmember Sheveland asked if the chairs that are being replaced in the Event Center are being used somewhere else. City Administrator Podhradsky said the state will sell them at auction.

Mayor Hubbard said that the Council has discussed this budget since June, and the building program is a large part of the tax levy this year, but has also been discussed for several years.

Councilmember Sheveland said the tax levy is not something the Council takes lightly, and anytime the cost has to be raised in this economy, the Council has to look at how the money will be used to better the City, and keeping that in mind, the increase is not terrible considering what they are getting in return.

Mayor Hubbard said anytime anyone in the community has questions about the budget, there is always an opportunity to ask the Council questions to see where that money is going. She said she wants residents to know that the money is being used to help the services and amenities that the residents desire and expect are well cared for and run effectively.

Councilmember Sheveland said City Staff has done an amazing job in a relatively small city like Chaska to provide the residents with a lot of amenities and services. City Administrator Podhradsky said that goes back to the Councilmembers in the 1980s who made a decision at that point that they wanted Chaska to have the services to keep residents in the community. Councilmember Sheveland said City Administrator Podhradsky and other City Staff have managed all those amenities, such as the new parks, trails, and overlays, very well. City Administrator Podhradsky said it is their responsibility to maintain what the City has for future generations to enjoy.

8.B.i. Adopt Resolution 2025-90 Property Tax Levies for Payable 2026

Motion by Councilmember Grau, second by Councilmember Sheveland to adopt Resolution 2025-90 Adopting Property Tax Levies for Payable 2026.

Motion carried.

8.B.ii. Adopt Resolution 2025-91 2026 Fund Budgets

Motion by Councilmember Hatfield, second by Councilmember Grau to adopt Resolution 2025-91 Adopting 2026 Fund Budgets.

Motion carried.

8.B.iii. Annual 2026 Budget Message

8.B.iv. 2026 Fund Budget Reports

8.C. Establish 2026 Utility Rates

City Administrator Podhradsky presented this item to the Council.

Mayor Hubbard asked about the rates of other cities that are on the chart presented to the Council, and if those rates are the 2025 or the 2026 rates. City Administrator Podhradsky said those are other cities' 2025 rates. He said that Chaska's rates would be right in the middle of the other cities in comparison.

8.C.i. Adopt Ordinance 2025-1075 Establishing 2026 Electric Utility Rates

Motion by Councilmember Sheveland, second by Councilmember Hatfield to adopt Ordinance No. 2025-1075 establishing 2026 Electric Utility Rates.

Motion carried.

8.C.ii. Adopt Resolution 2025-86 Summary Publication of 2026 Electric Utility Rates

Motion by Councilmember Grau, second by Councilmember Hatfield to adopt Resolution 2025-86 Approving Summary Publication of Electric Ordinance 2025-1075.

Motion carried.

8.C.iv. Adopt Resolution 2025-87 Summary Publication of 2026 Water and Sewer Utility Rates

Motion by Mayor Hubbard, second by Councilmember Sheveland to adopt Ordinance No. 2025-1076 establishing 2026 Water and Sewer Utility Rates.

Motion carried.

Motion by Councilmember Hatfield, second by Councilmember Sheveland to adopt Resolution No. 2025-87 Approving Summary Publication of 2026 Water and Sewer Ordinance 2025-1076.

Motion carried.

8.C.v. Adopt Resolution 2025-88 Establishing 2026 Stormwater Utility Rates

Motion by Councilmember Hatfield, second by Mayor Hubbard to adopt Resolution No. 2025-88 establishing 2026 Storm Water Utility Rates.

Motion carried.

9. Bills

9.A. Accounts Payable Claims Roster 15-12-2025

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

Motion carried.

10. Other Business

10.A. City Administrator's Report

10.A.i. Bi-Weekly Report 15-12-2025

Councilmember Grau:

- Recapped the Chanhassen Winter Storm Basketball Classic last weekend.
- Reminded everyone about the upcoming Santa Parade (December 17) and to follow the route online.

Councilmember Sheveland:

- Recapped the St. Hubert's performance of The Wizard of Oz, and encouraged people to support it over the weekend.
- Reminded residents to watch out for kids that are out of school over winter break and will be sledding, or on ice skates in neighborhoods, and to drive carefully.

City Administrator Podhradsky:

- Shared that the ice-skating rink will be ready for kids over their winter break. He said the lakes are not safe to walk or skate on.
- He noted that he put a few options in the report for a retreat, and asked the Council to email him and let him know if those dates work for the retreat.
- He shared that the technical opening of the Public Safety building and getting the temporary CO should happen on the first of the year, but Public Safety will be moved into the building by the end of February.

Councilmember Hatfield:

- Shared that the Plaza designs that the Council saw at their last meeting were presented to the Downtown Business Alliance on Friday, and there was good feedback.
- Coffee with a Cop is on Wednesday at 10:30 a.m. (December 17) at the north McDonald's.
- Shared information regarding the upcoming events: Health and Wellness Expo (January 10) at the Community Center at 9:00 a.m., MLK Breakfast (January 19) at the Event Center, and Fishing Contest (February 14).
- Wished everyone Happy Holidays.

Mayor Hubbard:

- Shared that she met with Senator Coleman and toured the Public Safety building with the Fire Chief and an Officer, and when it becomes open to the public, it will be well-received.
- Recapped Heroes and Helpers that the Chaska Police Department puts on with support from Bountiful Basket, Chaska Lions, Chaska Rotary, Target, Latino Voices, Senior Living, and others helped out, and over 70 kids participated, and \$8,000 went through the checkout line.
- Recapped Hometown Holiday downtown last weekend, with the Gazebo Lighting at City Square Park.
- Recapped her meeting with the Scout Troop, where she talked about her job duties as an elected official.
- Recapped doing interviews with fifth graders for La Academia's Business Town, met with students from Southwest Christian over a DECA project that they were doing, and participated in a class video.
- Shared that the next Council meeting is on January 5, and wished everyone Happy Holidays to all those who celebrate in the community.

10.B. Financial Reports as of 10/31/2025

11. Adjourn

Motion by Councilmember Sheveland, second by Councilmember Hatfield to adjourn the meeting at 8:18 p.m.

Motion carried.

**CHASKA PLANNING COMMISSION
MINUTES
JUNE 11, 2025**

1. Call to Order

Chairperson Brass called the meeting to order at 7 pm.

2. Roll Call

Roll call was taken. Members present: Commissioners Aasen, Urbanski, Purdy, Kerber, Campbell, Sailer, Rostad, and Chairperson Brass.

Members absent: Commissioner Baswa

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

3. Adopt the Agenda

Motion by Commissioner Brass, second by Commissioner Kerber, 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 May 14, 2025, Planning Commission minutes

Motion by Commissioner Brass, second by Commissioner Aasen, to approve the minutes of the May 14, 2025, Planning Commission meeting.

Motion carried.

6. Consent Agenda

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

- a. Recommend Approval of the Final Site & Building Plan for 316 Lake Hazeltine Drive/Beckman Coulter/PC #2025-09

Motion carried.

7. Action Items

There were none.

8. Other Business

- a. City Council Meeting Minutes May 19, 2025

9. Adjourn

Motion by Commissioner Brass, second by Commissioner Sailer, to adjourn the meeting at 7:04 pm.

Motion carried.

**REQUEST FOR ACTION
CHASKA PARKS & RECREATION
01/13/2026**

Subject: Chaska Parks & Recreation Commission Appointment for 2026 Chair

Prepared By: Mary Monteith, Assistant to the Director of Parks & Recreation

Background:

City Ordinance states that the Chaska City Council is to appoint the Chair for the Chaska Parks and Recreation Commission each year. The Council has historically relied on members of the Parks and Recreation Commission to recommend individuals for this position in order to make appointments.

January 13, 2026: Parks and Recreation Commissioners Motioned to Recommend Parks & Recreation Chair.

Chair:
Motion by:
2nd:

Chaska Parks & Recreation Commission Action Requested

Motion to Approve Recommendation to City Council for approval of:

Parks & Recreation Chair

**REQUEST FOR ACTION
CHASKA PARKS & RECREATION
01/13/2026**

Subject: Chaska Parks & Recreation Commission Appointment for 2026 Vice Chair

Prepared By: Mary Monteith, Assistant to the Director of Parks & Recreation

Background:

City Ordinance states that the Chaska City Council is to appoint the Vice Chair for the Chaska Parks and Recreation Commission each year. The Council has historically relied on members of the Parks and Recreation Commission to recommend individuals for this position in order to make appointments.

January 13, 2026: Parks and Recreation Commissioners Motioned to Recommend Parks & Recreation Vice Chair.

Vice Chair:

Motion by:

2nd:

Chaska Parks & Recreation Commission Action Requested

Motion to Approve Recommendation to City Council for approval of:

Parks & Recreation Vice Chair