

- MINUTES -
CHASKA CITY COUNCIL
FEBRUARY 23, 2026

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 Grau, Sheveland, Benesh, and Hatfield.

Also Present: Elise Durbin, Assistant City Administrator; Nate Kabat, Community Development Director; Liz Hanson, City Planner; 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. Representative Jim Nash

Mayor Hubbard welcomed Representative Jim Nash.

Representative Nash explained that the legislature has just begun a policy-focused session and is awaiting the February budget forecast, which could confirm a projected \$6 billion structural deficit starting in fiscal year 2027. That deficit will make it difficult to pass a bonding bill this year, depending on the state's ability to manage additional debt. He expressed support for statewide legislation allowing cities to create social districts, arguing that communities like those in Carver County would benefit economically.

Representative Nash raised concerns about the fiscal disparities in the tax-sharing system, noting that Carver County cities are net distributors, and suggested reform may be worth revisiting. He noted his recent accomplishments, including modernizing the state's outdated child welfare software system, strengthening mandatory reporting laws, and increasing fraud oversight through the office of the Legislative Auditor. He noted that the upcoming budget forecast would most likely bring significant financial challenges. He asked if the Council had any questions.

Councilmember Hatfield said Chaska is in a joint powers agreement with Southwest Transit, and there is potential for the elimination of the suburban transit providers. She said she would love Representative Nash's support to ensure that does not happen. She noted that the CEO of Southwest Transit sent an email to Representative Nash outlining some key facts about Southwest Transit, such as being more efficient than Metro Transit, and that eliminating

Southwest Transit does not save any tax dollars when looking at the infrastructure, and would harm the local constituents.

Representative Nash said he has supported Southwest Transit for 12 years, and he has seen a detailed deep dive on the impact of Southwest and noted its importance. He added that he does not care that the Met Council wants to get rid of Southwest Transit, and they will have a fight with him and the caucus to get rid of Southwest Transit. He said the Met Council has not been able to run things efficiently for a very long time, and Southwest has done a fantastic job.

Representative Nash said a number of years ago, he fought on behalf of Southwest Transit when the Met Council was trying to take the bus station in Eden Prairie. He said the Met Council knows him well, and he will fight them tooth and nail to ensure that they do not rake Southwest Transit over the coals.

Councilmember Benesh asked about the potential closure of HCMC and the ballpark sales tax that is being proposed to be redirected to HCMC. He asked what Representative Nash's position is on the potential closure of a major metropolitan trauma center, and where patients would go if that happened, and the ambulance services surrounding the area that HCMC ambulance covers would be inundated with runs. Representative Nash said he has been talking to the Ridgeview CEO about this as well, and said that until he sees the bill, he could not weigh in on that, but generally speaking, healthcare assets need to be kept running and online. He added that health care regulations have driven the cost to the point that health care organizations are being forced to make drastic moves.

Mayor Hubbard said the Council is a fierce advocate of the Social District legislation, as there are cities nearby that have already enacted this, and that puts Chaska at an unfair advantage. This legislation would open up Chaska to opportunities for the downtown area and would help local businesses. She added City Square West request is something that would make Chaska a regional destination and tie in the rest of downtown. She noted that part of the City Square West is also the TIF extension request, which would help get that project over the finish line and does not cost bonding dollars.

Representative Nash said he is all in favor of things that do not cost money, but it is truly going to be difficult to sign up for something when the state does not know what the forecast for the economic future is going to look like.

Mayor Hubbard said she understands and respects that, and that project would be a reinvestment piece with money coming back from money that has been contributed, and citizens like to see infrastructure improvements downtown. She said there have been discussions about the utility extensions, as Chaska has an industrial park that is going to be coming online, which would be a great benefit, tax-wise, to the entire community, and having those dollars put towards infrastructure improvement would be helpful. Mayor Hubbard said she appreciated Representative Nash coming out and discussing things with the Council.

Representative Nash said he was not a no on the bonding request, but as a realist, if the state does not have the money, there is no project that rises to the top. He added that with a \$6

billion structural deficit on paper, it is fiscally imprudent to spend money in 2027 when looking at a structural deficit in the next year.

Councilmember Sheveland asked that when the education bill comes up, there is thought given to the money that is now allotted to the non-public education that provides busing and school nurses to work in private schools. She said it was on the table to be taken away last year, and was a huge source of debate, but it only comprises 0.5 percent of the education budget.

Representative Nash said his caucus was very supportive of that bill, and a student who attends a private school has every right to ride a bus, as does a student who attends public schools. He said trying to cut that bill was a very foolish way to try to balance spending.

Representative Nash said Councilmember Grau was the only one who did not ask a question. Councilmember Grau said he just wanted to comment on civil discourse, and that the environment they live in right now, everyone is either right or wrong, and there is no middle ground, but he is a firm believer that there is middle ground if people were willing to talk. He added that there needs to be open conversation and empathy, and it starts with the leaders.

Representative Nash said the child abuse bills that he has brought over the last number of years could not have been done without people like Kelly Mueller, who is a Democrat, and he is a Republican. He said that when Democrats and Republicans get along, it never gets the attention of the media. He said in order to make policy advancements, they have to talk to one another. He said if the Council has any need to get hold of him, they have his phone number. He thanked the Council for their time.

6. Approve Previous Meeting Minutes

6.A. Approve the January 26, 2026, City Council Meeting Minutes

Motion by Councilmember Hatfield, second by Councilmember Grau to approve the minutes of the January 26, 2026 City Council meeting.

Motion carried.

6.B. Approve the February 2, 2026 City Council Meeting Minutes

Motion by Councilmember Hatfield, second by Councilmember Grau to approve the minutes of the February 2, 2026 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. Motion to adopt Resolution Nos. 2026-09 approving the Final Site and Building Plans and Resolution No. 2026-10, vacating an easement for Peavey Business Center/ Shaw Construction/ PC #2026-01

A.i. Resolution No. 2026-09

A.ii. Resolution No. 2026-10

Motion to adopt Resolution 2026-09, approving the Final Site and Building Plans for Peavey Business Center at 4200 Peavey Road (PC #2026-01). Motion to adopt Resolution 2026-10, approving the vacation of drainage and utility easements created by the plat of Chaska Business Lofts.

B. City Administrator Performance-Based Salary Adjustment

Motion to approve administrator goals for 2026 and adjust the City Administrator's annual salary with 5% increase for performance and an additional 1% increase for market adjustment, retroactive to January 1, 2026.

C. Approve Chaska Rotary Temporary On-Sale Liquor License – Music Festival

Motion to approve Temporary On-Sale Intoxicating License TW 26.01 for the Chaska Rotary Foundation, which allows them to serve intoxicating beverages at Chaska Cares Music Festival, on Saturday, June 20, 2026.

D. Approve Chaska Rotary temporary On-Sale Liquor License – River City Days

Motion to approve Temporary On-Sale Intoxicating License TW 26.02 for the Chaska Rotary, which allows them to serve intoxicating beverages at Chaska City River Days, on July 24th – 26th, 2026.

E. Adopt Resolution 2026-12, Authorizing submission of an application to the MN-DNR Outdoor Recreation Program and Resolution 2026-13, Authorizing submission of an application to the Legislative-Citizen Commission on Minnesota Resources (LCCMR) for Environmental and Natural Resources Trust Fund (ENRTF) for Southwest Chaska Park Improvements.

E.i. Resolution 2026-12

Motion to adopt Resolution Authorizing and Supporting the City of Chaska's Application to the Minnesota Department of Natural Resources Outdoor Recreation Grant Program for Funding of Southwest Chaska Park Improvements

E.ii. Resolution 2026-13

Motion to approve the Resolution Authorizing and Supporting the City of Chaska's Application to the Legislative-Citizen Commission on Minnesota Resources (LCCMR) for Environmental and Natural Resources Trust Fund (ENRTF) for Southwest Chaska Park Improvements

E. Wetland Replacement Plan for Fultonwood Development

Motion to approve the wetland replacement plan for Fultonwood Development.

F. Adopt Resolution No. 2026-14 Approving the Final Plat for Fultonwood/Pulte Homes/PC #2026-02

Motion to approve the Resolution approving the Final Plat for the Engelen (4460 Spring Creek Drive) and 2-acre Frenz Property known as Fultonwood/Pulte Homes/PC #2026-02.

G. Approve LELS Local #385 Sergeant Contract

Motion to approve the employment contract for 2026 between the City of Chaska and LELS Local 385 with the agreement retroactive effective January 1, 2026.

Councilmember Hatfield said she was excited to see the final site and building plans for the Peavey Business Center coming. She added that she is always excited to see the Music Festival and River Days getting their liquor licenses in order to host their summer events.

Motion carried.

8. Action Items

8.A. PUBLIC HEARING: Adopt Resolution No. 2026-16 Approving the Easement Vacation on 1525 Clover Preserve Way/DR Horton/ PC #2065-05

Mayor Hubbard introduced City Planner Liz Hanson to present this item. Ms. Hanson gave an overview of the project.

Councilmember Grau said the easement there is not protecting anything anymore because the tree is not there. Ms. Hanson confirmed that was correct.

Mayor Hubbard opened the public hearing at 7:38 p.m.

No one wished to address the Council.

Mayor Hubbard closed the public hearing at 7:39 p.m.

Motion by Councilmember Hatfield, second by Councilmember Sheveland to adopt Resolution No. 2026-16 to approve Vacating the Conservation Easement on the property of 1525 Clover Preserve Way and recorded in Carver County as Doc. No. A755355 (PC #2026-05).
Motion carried.

8.B. Adopt Resolution 2026-11, approving the Concept Plan for The Inn/Community Asset Foundation/ PC 2026-03

Mayor Hubbard introduced Community Development Director Nate Kabat to present this item. Mr. Kabat presented the item to the Council.

Mayor Hubbard asked if the plan is to add more units eventually. Mr. Kabat said that what is being pursued is the development of two of the four lots, and there would be four additional lots that are not built, and those lots would continue to be guided as part of the approved concept plan in zoning.

Mayor Hubbard asked if parking is allowed along Yellow Brick Road. Mr. Kabat said that is something that will be verified as the project moves forward.

Councilmember Sheveland asked if this project is close to Lions Park. Mr. Kabat confirmed that it is the location. Councilmember Sheveland asked if there could be additional separate garage units for parking in this project or an additional parking pad off to the side. Mr. Kabat said he would have to look to the Applicant to speak a little about that, and ask if there would be room. He added that it is not required in the zoning code to have additional parking in a development like this, but it would be an amenity for the users.

Mayor Hubbard said additional garages would incur high costs to the project. Councilmember Sheveland said it would not have to be a garage, but additional parking, like a carport. Mayor Hubbard said that could be something Mr. Kabat could ask about.

Mayor Hubbard asked if the townhome properties nearby are rentals or owner-occupied. Mr. Kabat said he did not know.

Ms. Hanson said those townhomes are rental properties.

Mayor Hubbard asked the Applicant if this project made him nostalgic. Dave Pokorney, the applicant, introduced himself and said he was with the Community Asset Foundation, and said the foundation will be the owner and developer of the building, and once the building is up, there will be very little involvement with the foundation. He said the project will be run by their partners in this project, which is Beyond New Beginnings, to serve young mothers who struggle with housing. He noted that this project would require an amendment to PRD 57 regarding zoning, with the setbacks and density issues.

Mr. Pokorney said he wanted to ask about the second neighborhood meeting, as during that meeting, he was notified that four nearby property owners did not receive a notice about the project. He said that those property owners were sent an additional letter, and one person did come to the neighborhood meeting and showed support for the project. He added that he attended the Homeowners Association meeting from Yellow Brick Road, and they were also supportive of the project. Mayor Hubbard asked if the one person who still claims they did not get a notice was on the rental side. Mr. Pokorney said it was not a renter, but a homeowner in the Brickyard.

Mayor Hubbard said that with projects in the past, people have shown up and said they were not provided any information, so it is prudent that the City allows people the transparency of what is coming. She asked if there was a sign on the property with the proposed development information on it. Mr. Kabat said there should be a sign on the property.

Mr. Pokorney said he was not sure that there was a sign on the property, but he would ensure that there is a sign put up on the property. He added that the one homeowner who did not receive a notice was sent a personal letter with a full set of plans for the development, and an invitation to the next meeting. He said he never heard back from that homeowner. Mayor Hubbard said she appreciated that extra effort.

Mr. Pokorney said he would like to introduce Executive Director Molly Koivumaki of Beyond New Beginnings to speak about the project.

Ms. Koivumaki stated that they have a Beyond New Beginnings site that is owned by the Carver County CDA at Second Street and Walnut Street that has four two-bedroom apartments that serve four families at a time. She said there are more families in need than Beyond New Beginnings can accommodate, which is why they are very excited for this new development project, because the need is there. She added that stable housing, especially for the kids, makes a world of difference in the child's behavior and ability to learn. She asked if the Council had any questions for her.

Mayor Hubbard asked if the setup would be similar at the new development, with programming available. Ms. Koivumaki said they are working with the developer now to provide an on-site program area and will use the same model that they are currently using at the other location. Mayor Hubbard said this program is wonderful and has impacted so many lives since 2020.

Bob Roepke with Community Asset Foundation said that stories from New Beginnings are incredibly inspiring, especially with the challenges that these young women are facing. He said one thing that is unique about this program is that if people donate to this program, they receive a tax credit. He noted that last week \$11 million was allocated for this program, which highlights the community support for affordable housing.

Councilmember Hatfield asked if the other four lots have the other concept plan, as detached townhomes. Mr. Pokorney said they have spoken with the owner, which is DDK Construction, and that is their plan, but there are no plans as of today to do anything with those lots. He added that there is no designated parking along the street in this area. He said they hoped to break ground this summer on the project.

Councilmember Sheveland asked if the rent is very discounted, in order for these women to live there. Mr. Pokorney said this is something he is working with the CDA to allocate four rental vouchers for this project. He added that if the CDA does not do that, then each unit will get a monthly rent subsidy of \$1,000. The budget was built around \$1,000 each for the three units, assuming that the other one would not get any subsidies, and the foundation would subsidize that.

Mayor Hubbard said the concept plans are really nice, and thinks this project is great for the community.

Councilmember Grau said he wanted to ensure that the parking issue was worked through for long-term success.

Motion by Councilmember Hatfield, second by Councilmember Sheveland to adopt Resolution No. 2026-11, approving the concept plan for The Inn at 1201 and 1207 Yellow Brick Road (PC #2026-03).

Motion carried.

8.C. Adopt Resolution No. 2026-15 and Ordinance No. 1078 Approving the Preliminary Plat and Rezoning for Firefly Acres (fka 0 Creek Road)/Jenn & Scott Schlauderaff/PC #2026-04

Mayor Hubbard introduced City Planner Liz Hanson to present this item. Ms. Hanson presented the item to the Council.

Councilmember Hatfield asked if the proposed home would be up on a hill. Ms. Hanson confirmed that Councilmember Hatfield was correct, and retaining walls will be needed.

Councilmember Sheveland asked if there was going to be a third house as part of the development, or if they could not build on the third lot because of the driveway. Ms. Hanson confirmed they would not build on the third lot until either a public street or a private drive meets City standards, then it could be platted into a third lot to build on.

Mayor Hubbard asked if that meant the owners would have to make a driveway off of the other driveway. Councilmember Hatfield said it would not have to be a public road; it could be a private drive, but it would have to be bigger.

Ms. Hanson said a private drive still has minimum standards that have to be met. Councilmember Sheveland said this is not a private drive; this is a driveway. Ms. Hanson said it is a shared driveway.

Councilmember Grau asked how the property to the south is zoned, and if it is intended to be residential space. Ms. Hanson said that the property is zoned open and guided in the same way. Councilmember Grau said it is not a deal breaker, but his only concern is that people will not be prepared to make a right turn, right after a roundabout, even though there is not a lot of traffic. However, if there is more development south of this area, it would stress that roundabout more.

Mayor Hubbard asked what the timeline is for that road becoming a future collector road. Mr. Kabat asked if she was referring to the connection that would head northward. Mayor Hubbard confirmed that that is what she was talking about. Mr. Kabat said that it depends on the development demands that occur. He said part of what drove the connection that the City was looking at during the last Comprehensive Plan was that before there was certainty that an interchange would occur at Big Woods Boulevard and 212, and if that never occurred, there still needed to be north-south circulation happening. Now that the interchange at Big Woods Boulevard exists and there is a north-south collector road, there is a question as to whether another collector road is needed.

Councilmember Grau asked how that additional collector road would even happen. He said if this property were not being developed, there could potentially be a road off the roundabout heading north, but now it would go right through this future development.

Mr. Kabat said this area is constrained, and time will tell if there is a need for a potential connection, and he will work with the Applicant to show how that could happen, due to a significant grade change in that area. He said they have looked at the surrounding properties as well and evaluated what that would look like, including these proposed properties, to ensure that homes are set up in a way that they are not in the path of a potential road in the future.

Councilmember Grau said the access to that property, if it were ever sold, would be off of Saratoga or Liberty Heights.

Mayor Hubbard said it was stubbed out to be at Prescott Lane or Newberry. Mr. Kabat said there are opportunities, such as across from Prescott, that could be explored, too, but right now it is an unknown.

Mayor Hubbard said the homes look beautiful in the plans, and she appreciates the Staff working through all future plans and options to make this happen.

8.C.i. Ordinance No. 1078

Motion by Councilmember Grau, second by Councilmember Sheveland to adopt Ordinance No. 1078 approving the rezoning from Open (O) zoning district to R1B (Low Density Single-Family Residence).

Motion carried.

8.C.ii. Resolution No. 2026-15

Motion by Councilmember Sheveland, second by Councilmember Grau to adopt Resolution No. 2026-15 approving the preliminary plat for Firefly Acres (PC #2026-04).
Motion carried.

8.D. Adopt Resolution No. 2026-17 Approving the Concept Plan for Big Woods Business Park/Scannell Properties/PC #2025-23

Mayor Hubbard introduced City Planner Liz Hanson to present this item to the Council. Ms. Hanson presented the item to the Council.

Councilmember Hatfield asked if the property in Dahlgren would be slated for Chaska in the future. Ms. Hanson confirmed that would happen now, and the annexation would be part of the process.

Councilmember Grau asked about the property to the west of the Kloos family property, which is not selling, and if it is in Carver County. Ms. Hanson said that the property is in Chaska. Councilmember Grau asked what that property is zoned for. Mr. Kabat said the City's boundary line is between Chaska and Carver on County Road 11. The property that Councilmember Grau is asking about does have a residence on that property, and it is in the City and is guided for green belt as it has wetlands and is zoned residential. Councilmember Grau said if development continues all around that area, they will be surrounded by industrial. Mr. Kabat said that would be correct.

Councilmember Grau asked if the road through the proposed development would become Big Woods Boulevard. Ms. Hanson said it will all be Big Woods Boulevard. Councilmember Grau said there is currently no curb and gutter along that stretch of road. Ms. Hanson confirmed there was no curb and gutter because it is a rural section of road.

Councilmember Sheveland asked for a reference point on the Carver side. Mayor Hubbard answered that a reference point would be Fleet Farm and Engler. Councilmember Sheveland asked if there was anything there now or if it was open fields. Ms. Hanson confirmed that right now, it is open fields.

Mayor Hubbard asked if multi-level parking ramp was discussed on the north side of the development. Ms. Hanson said that the specific question has not been posed, and might be a good thing for the developer and the Applicant to address. Mr. Kabat said that would be something the developer could weigh in on. He said a flat parking lot may be easier to screen, and Ms. Hanson has some cross sections that she will show the Council at a concept level. He stated that it is noted in some of the conditions of approval that the viewshed protection is a critical item for Jonathon Carver Parkway because of the greenbelt policy. Mayor Hubbard said she understands, and this is a high-level concept.

Councilmember Sheveland said there is a parking ramp off of 212 and County Road 41, and it is barely visible. Mayor Hubbard said that the parking ramp is tucked out of the way and cannot be seen.

Mr. Kabat said the parking ramp off of 212 has some elevation advantages. Mayor Hubbard said the site off of Jonathon Carver Parkway is flatter. Mr. Kabat said it does have some topography, but the objective is to screen and create a rural viewshed as a gateway to Chaska, and there is a clear distinction between Carver and Chaska.

Mayor Hubbard said the intention of the green belt and the viewshed coming off the highway would be accomplished because you would not see a parking garage tucked in there.

Councilmember Grau asked if this would be halfway between Highway 212 and Jonathon Carver Parkway. Ms. Hanson confirmed that was correct. Councilmember Grau asked if there was anything at that location now. Ms. Hanson confirmed there is nothing at that location now, except an existing roundabout at the interchange for Highway 212.

Councilmember Sheveland asked if there was a reason why phase one is the furthest west. Ms. Hanson said she would have the Applicant respond to that and explain their thought process. Jake Kurth from Scannell Properties introduced himself and said the reason why phase one is in that westernmost location is how the site functions. He added that building one requires the size of the building and the parking, as well as the internal road and utilities through the site; it made the most sense to do it that way.

Mayor Hubbard asked if there was already an end user signed on for that particular area. Mr. Kurth said for phase one, they are talking directly to an end user. Mr. Kurth added that when building an internal road, it needs to be split right down the middle so the road can be utilized and utilities can be pulled off on either side.

Councilmember Sheveland said that the internal road would force the annexation to happen first because the westernmost part of the project is still considered Dahlgren. Mayor Hubbard confirmed that was correct. Mr. Kabat said there is an orderly annexation with Dahlgren Township already in place with a timeline.

Councilmember Sheveland asked what the timeline is for starting this work. Mr. Kurth said the current timeline for the start is in June, and he has a fully enclosed building before it gets cold.

Councilmember Grau asked where the construction access will be for the site. Ms. Hanson said the entry point for construction access has not been defined yet.

Councilmember Grau said that Big Woods Boulevard is a narrow road with a lot of traffic going to Carver Elementary, and that needs to be taken into consideration. Mr. Kabat said that with the concept plans, they are not usually discussing details on construction access, but will make note of those concerns. Mr. Kabat added that another aspect not part of this proposal is the connection from Savannah Way that would carry all the way to Chaska Boulevard, which will be happening next summer, and once that connection is created, it will provide a different route to access Carver Elementary. He added that this project is over a very large area and will take ten to 15 years to finish development, so construction traffic will be spread out.

Mr. Kurth said Scannell Properties does this all the time, and will be as accommodating as possible and as safe as possible.

Councilmember Grau said Scannell Properties should talk to the school district for busing as well.

Councilmember Grau added that building a destination park to the east, with everyone coming from the west, a lot of traffic will go through this space.

Councilmember Grau asked if all the entrances to maintenance and delivery will be gated to building one on site. Jason Venice, a representative for the end user, stated that these areas would all be open with no gates or guard shacks, but the facility would be staffed 24 hours a day, seven days a week. Councilmember Grau said in theory, he could enter that space and look at everyone's personal cars, and nothing would prevent him from going into that space. Mr. Venice confirmed that would be correct, but during the day, there would be personal employee vehicles in that lot, and at night, there would be delivery vans with security cameras on site. Councilmember Grau said he works at a large industrial park in Shakopee, and most of those spaces have gates, but it is not welcoming and does not look nice.

Mayor Hubbard asked if the exit point on Jonathon Carver Parkway will be right in-right out access with a concrete island that ensures that drivers can only turn right, because that road is very dangerous. Mr. Kabat said that this will be part of the process the Applicant has to go through with Carver County to meet their requirements. He added that access control to County Road 11 will also be evaluated, because there is value in allowing access points to serve more than one end user.

Councilmember Sheveland asked if this building is a proposed large one-story building or multiple levels. Mr. Venice said this building will be a one-story office warehouse, industrial building.

Mayor Hubbard thanked Ms. Hanson for her detailed Staff report and said she looks forward to the preliminary plans as work starts on items that were addressed. She thanked City Staff for all the work and energy that has gone into this project so far, as there are a lot of different property owners involved in this, and it is a big undertaking. She thanked the developers and businesses for choosing to invest in the community of Chaska, as this industrial park will bring a lot of jobs and tax-based opportunities to the area.

Councilmember Hatfield said this is a fantastic addition to the area, and noted the importance of the greenbelt as this is such a visible property, and she will be eager to see how the parking lot interacts with the road and the viewshed, because it is such a beautiful area.

Councilmember Grau said he appreciates the focus on the big project. He asked if the mailings went out to all the properties around this project. Ms. Hanson confirmed the mailings have already gone out. Councilmember Grau said all of the houses near this project do not hit the boundary in order to receive a mailer, but a neighborhood meeting might be helpful so those residents have access to the same information, so no one is surprised. He said this project is

very exciting, but it is bittersweet because this is the last big piece of property left in the area to be developed.

Mayor Hubbard asked, since this area is also slotted for commercial, if any of the properties will be convenience stores or small business retail stores. Mr. Kurth said they anticipate the demand will be for C stores.

Councilmember Sheveland said a Starbucks would be great in this location. Mr. Kabat said the comprehensive plan for this area will be for businesses that provide support services, and is not intended to be regional in nature. He said supporting services would look like hotels, daycares, and grab-and-go lunch businesses to support the employees who will work there.

Mayor Hubbard said she appreciated Mr. Kabat elaborating on that.

Motion by Councilmember Grau, second by Councilmember Benesh to adopt Resolution No. 2026-17 approving the Concept Plan for the Big Woods Business Park (BWBP) (PC #2025-23). Motion carried.

9. Bills

9.A. Accounts Payable Claims Roster 02-23-2026

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

10. Other Business

Councilmember Hatfield:

- Shared the following upcoming events: Cops and Donuts (February 25) at Bubble Time from 4:00 to 5:00 p.m., Chaska Community Center Carnival (March 6) at 5:30 p.m., and applications for Christmas in May are up on the City's Facebook page.
- Recapped that she and Mayor Hubbard attended the League of Minnesota Cities leadership meeting regarding emergencies for communities.

Councilmember Grau:

- Shared that Southwest Transit has information on their website that can be shared with elected officials about eliminating the opt-out.

City Attorney Christophe Morschen:

- Shared that he attended the League of Minnesota Cities' City Attorney conference this month, and learned that Cannabis licenses and registrations will be handled on a rolling basis, and renew registrations at the same time as the office of Canada's management. This means that renewals will be seen more frequently on the Consent Agenda.

Assistant Administrator Elise Durbin:

- Shared that the City received open bids for the MSB project on Thursday, and will bring the project to the Council on March 16.

- Shared that the Library has drafted a general overview memo of the process and envisions the Library design process going through, and will finalize those plans and get them to the Council by the end of the week.
- Shared that she does not anticipate having a Council meeting next week, due to a light agenda.
- Shared that the Annual Employee Breakfast is on March 18, and will include the Years of Service Award and Employee Nominated Awards.

Mayor Hubbard:

- Stated that the Council should stay vigilant on the Southwest Transit issue because there are entities lobbying to eliminate it.
- Recapped the League of Minnesota Cities learning opportunity conference.
- Recapped the Chaska Police Department's Awards Ceremony, and noted Medal of Valor recipient Officer Hastings, Officer George and Officer Jamie received Meritorious Conduct Awards, Officer Bankston received the Medal of Distinction, and Kevin Wright and Officer Panning received Chief's Letters of Commendation.
- Recapped the Polar Plunge last weekend.
- Recapped the Chaska Fishing Contest last Saturday.
- Recapped the Chamber Legislative Dinner last week.
- Recapped her trip to the Capital to kick off the Manufacturer's Home Rally.
- Shared that she met with business owners of Chaska Commons about opportunities.
- Shared that she attended the Municipal Legislative Committee of Cities legislative breakfast.
- Recapped the VFW Post 1791 celebration of their 94th birthday.
- Recapped the Chaska Bash.
- Shared the following upcoming events: First Responder Coffee (February 24) at 8:00 a.m. in Chambers, Slam the Stigma ribbon cutting ceremony (February 24) near Sarpino's Pizza.
- Shared her congratulations and well wishes to Linda from Linda's Cellar on her retirement.
- Shared that she is still getting emails about the impact of ICE in their community, and this is still at the forefront of her mind, and she is still working with various organizations to help people get the help that they need.
- Shared that her son Ethan turns 11 on Thursday, and wished him a Happy Birthday.
- Shared that the next Council meeting will be on March 16.

10.A. City Administrator's Report

10.A.i. Bi-Weekly Report 02-23-2026

11. Adjourn

Motion by Councilmember Hatfield, second by Councilmember Sheveland to adjourn the meeting at 10:42 p.m.

Motion carried.